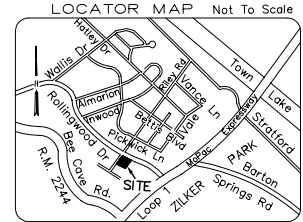


# THE BRICKHOUSE AT RILEY SUBDIVISION



STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 KNOW ALL MEN BY THESE PRESENTS,  
 THAT WE, PORTNER CONSTRUCTION, LLC., OWNER OF 0.3630 ACRES OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, ABSTRACT 14, IN TRAVIS COUNTY, TEXAS,  
 TOGETHER WITH ALL OF LOT "A" OF ROLLINGWOOD PARK ESTATES RECORDED IN VOLUME 76, PAGE 91, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2020167797, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN ACCORDANCE WITH THE ACCOMPANYING PLAT TO BE KNOWN AS:

## THE BRICKHOUSE AT RILEY SUBDIVISION

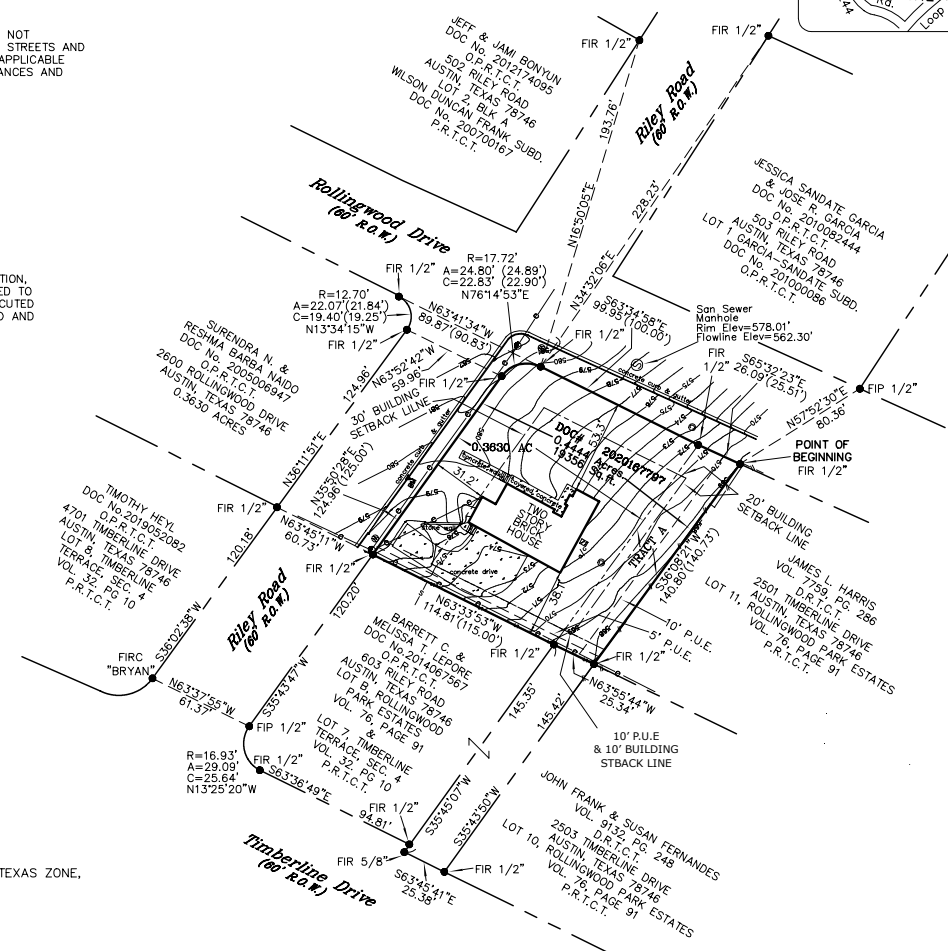
SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, OR AS MAY OTHERWISE BE REQUIRED BY APPLICABLE ORDINANCES PURSUANT TO THE CITY OF ROLLINGWOOD CODE OF ORDINANCES AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

BRIAN PORTNER  
 REPRESENTATIVE FOR,  
 PORTNER CONSTRUCTION, LLC.  
 601 RILEY ROAD  
 AUSTIN, TEXAS 78746

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_ REPRESENTATIVE FOR PORTNER CONSTRUCTION, LLC., KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.,  
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: \_\_\_\_\_  
 PRINT OR STAMP NAME HERE



**LEGEND**

- FOUND 1/2" IRON ROD FIR
- WOOD FENCE
- CHAIN LINK FENCE
- CLEANOUT
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WASTE WATER MANHOLE
- WATER METER
- UTILITY POLE/GUY ANCHOR
- UTILITY LINE

(RECORD)

- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- PUE

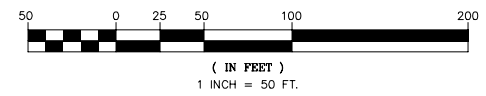
**BEARING BASE:**  
 THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

**POINT OF BEGINNING POB**

**BENCHMARK: ▲BM**  
 SET TRIANGLE ON CURB  
 NAVD ELEVATION: 579.83'

- GENERAL NOTES:**
- NO BUILDING ON THE LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER SYSTEMS, OR OTHER SYSTEMS APPROVED BY THE CITY OF ROLLINGWOOD.
  - A TEN FOOT PUBLIC UTILITIES EASEMENT IS HEREBY DEDICATED ADJACENT TO THE S.W. SIDE LOT LINE WITH THIS PLAT.
  - ALL WATER AND WASTEWATER FACILITIES REQUIRED FOR SERVICE TO THE SUBJECT SUBDIVISION SHALL BE IN PLACE BEFORE TAPS ARE SOLD FOR ANY LOT.
  - ADDRESS OF PROPERTY TO BE CHANGED FROM 2514 ROLLINGWOOD DR. TO 601 RILEY RD.

### GRAPHIC SCALE



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

APPROVED BY THE CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS

CHAIR, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF ROLLINGWOOD \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF ROLLINGWOOD CODE OF ORDINANCES, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, DECEMBER 16TH, 2020.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48453C0445K, DATED JANUARY 22, 2020; THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X", DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE LIMITS OF THE 100-YEAR FLOOD PLAIN".

\_\_\_\_\_  
 THOMAS P. DIXON R.P.L.S. #4324  
 February 3, 2021  
 Dated

WATERLOO SURVEYORS INC.  
 PO BOX 160176  
 AUSTIN, TEXAS 78716-0716  
 Phone: 512-481-9602  
 www.waterlosurveyors.com  
 Drawn by: BOBO  
 J16277P

FIELD NOTES FOR 0.4444 ACRES OF LAND, BEING ALL IF THAT CERTAIN 0.3630 ACRES OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21, ABSTRACT 14, IN TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF LOT "A" OF ROLLINGWOOD PARK ESTATES RECORDED IN VOLUME 76, PAGE 91, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2020167797, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.4444 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGINNING** AT A FOUND 1/2" IRON ROD IN THE SOUTH R.O.W. LINE OF ROLLINGWOOD DRIVE, ALSO BEING THE NORTHERNMOST CORNER OF THAT CERTAIN TRACT CONVEYED TO JAMES L. HARRIS BY DEED RECORDED IN VOL. 7759, PG. 286, DEED RECORDED IN THE N.E. CORNER OF LOT "A" OF SAID ROLLINGWOOD PARK ESTATES, FROM WHICH A FOUND 1/2" IRON PIPE IN THE NORTH R.O.W. LINE OF ROLLINGWOOD DRIVE AND THE SOUTHEAST CORNER OF LOT 1 OF GARCIA-SANDATE SUBDIVISION AS RECORDED IN DOC NO. 201000086, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N57°52'30"E AT A DISTANCE OF 80.36 FEET;

**THENCE** LEAVING THE SOUTH R.O.W. OF ROLLINGWOOD DRIVE WITH THE COMMON LINE WITH SAID HARRIS TRACT, S36°05'21"W FOR A DISTANCE OF 140.80 FEET TO A FOUND 1/2" IRON ROD FOR THE S.E. CORNER OF SAID HARRIS TRACT, ALSO BEING THE N.E. CORNER OF LOT "B" OF SAID ROLLINGWOOD PARK ESTATES FURTHER BEING THE N.E. CORNER OF THAT CERTAIN TRACT CONVEYED TO BARRETT & MELISSA LEPORE BY DEED RECORDED IN DOC NO. 2014067567, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD FOR THE S.E. CORNER OF SAID LOT "B" BEARS S35°43'50"W AT A DISTANCE OF 145.42 FEET;

**THENCE** WITH THE COMMON LINE WITH SAID LEPORE TRACT THE FOLLOWING TWO (2) CALLS:  
 1. N63°55'44"W FOR A DISTANCE OF 25.34 FEET TO A FOUND 1/2" IRON ROD FOR THE COMMON WEST CORNERS OF SAID LOTS "A" & "B", FROM WHICH A FOUND 5/8" IRON ROD FOR THE S.W. CORNER OF SAID LOT "B" BEARS S35°45'07"W AT A DISTANCE OF 145.35 FEET,  
 2. N63°33'53"W FOR A DISTANCE OF 114.81 FEET TO A FOUND 1/2" IRON ROD IN THE EAST R.O.W. LINE OF RILEY ROAD FOR THE N.W. CORNER OF SAID LEPORE TRACT, FROM WHICH A FOUND 1/2" IRON PIPE FOR THE WESTERN MOST CORNER OF SAID LEPORE BEARS S35°43'47"W AT A DISTANCE OF 120.20 FEET, ALSO FROM WHICH A FOUND 1/2" IRON ROD IN THE WEST R.O.W. LINE OF RILEY ROAD FOR THE COMMON EASTERN CORNERS OF THOSE CERTAIN TRACTS CONVEYED TO SURENDRA & RESHMA BARBA NAIDO RECORDED IN DOC NO. 2005006947 AND TO TIMOTHY HEYL RECORDED IN DOC NO. 2019052082, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEARS N63°45'11"W AT A DISTANCE OF 60.73 FEET;

**THENCE** WITH THE EAST R.O.W. OF RILEY ROAD N35°50'28"E FOR A DISTANCE OF 124.96 FEET TO A FOUND 1/2" IRON ROD FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.72 FEET, FROM WHICH A FOUND 1/2" IRON ROD ACROSS RILEY ROAD BEARS N63°52'42"W AT A DISTANCE OF 59.96 FEET;

**THENCE** FOLLOWING SAID CURVE FOR AN ARC LENGTH OF 24.80 FEET, WHOSE CHORD BEARS N76°14'53"E AND A DISTANCE OF 22.83 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH R.O.W. OF ROLLINGWOOD DRIVE, FROM WHICH A FOUND 1/2" IRON ROD FOR A N.E. CORNER OF SAID NAIDO TRACT BEARS N63°41'34"W AT A DISTANCE OF 89.87 FEET, ALSO FROM WHICH A FOUND 1/2" IRON ROD IN THE WEST R.O.W. OF RILEY ROAD, FOR THE N.E. CORNER OF THAT CERTAIN TRACT CONVEYED TO JEFF & JAMI BONYUN RECORDED IN DOC NO. 2012174095, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS BEARS N16°50'05"E AT A DISTANCE OF 193.76 FEET, ALSO FROM WHICH A FOUND 1/2" IRON ROD IN THE EAST R.O.W. OF RILEY ROAD FOR THE NORTHERN MOST CORNER OF THAT CERTAIN TRACT CONVEYED TO JESSICA SANDATE GARCIA & JOSE GARCIA RECORDED IN DOCUMENT NO. 2010082444, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS BEARS N34°32'06"E AT A DISTANCE OF 228.23 FEET;

**THENCE** WITH THE SOUTH R.O.W. OF ROLLINGWOOD DRIVE S63°34'58"E FOR A DISTANCE OF 99.95 FEET TO A FOUND 1/2" IRON ROD FOR THE N.E. CORNER OF THE AFOREMENTIONED 0.3630 ACRE TRACT, ALSO BEING THE N.W. CORNER OF THE AFOREMENTIONED LOT "A";  
**THENCE** S65°32'23"E FOR A DISTANCE OF 26.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4444 ACRES, MORE OR LESS.

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER: \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY, CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
 DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
 DEPUTY