

# 3012 BEE CAVE ROAD OFFICE

CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS

September 9, 2020

TIMBERLINE DRIVE  
(60' R.O.W.)

FOUND 3/4" IRON PIPE

FOUND 1/2" IRON ROD W/CAP "PREMIER"

SCALE 1" = 20'



LOT 2  
BLOCK D  
THE VAN BAVEL & MCINTYRE  
REVOCABLE TRUST  
GENERAL WARRANTY DEED  
DOC. NO. 2019105439 O.P.R.T.C.T.

LOT 1  
BLOCK D  
BERTHA CHUMNEY LIVING TRUST  
GENERAL WARRANTY DEED  
DOC. NO. 2004036375 O.P.R.T.C.T.

5014 TIMBERLINE DRIVE

TIMBERLINE TERRACE  
VOL. SECTION 22  
PAGE 68  
VOL. P.R.T.C.T.

LOT 4A

PEAK ROAD  
(60' R.O.W.)

8 S PEAK ROAD

TBM 2  
COTTON SPINDLE  
IN ASPHALT  
E.L.V. 633.40'

FOUND 1/2" IRON ROD W/CAP "PREMIER"

FOUND 1/2" IRON ROD NO CAP

BERTHA CHUMNEY LIVING TRUST  
GENERAL WARRANTY DEED  
DOC. NO. 2017144674 O.P.R.T.C.T.

10' UTILITY EASEMENT  
VOL. 85, PG. 131A  
P.R.T.C.T.

15' BUILDING LINE  
VOL. 85, PG. 131A  
P.R.T.C.T.

30' BUILDING LINE  
HEREBY DEDICATED

10' UTILITY EASEMENT  
VOL. 85, PG. 131A  
P.R.T.C.T.

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VOL. 85, PG. 131A  
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VOL. 85, PG. 131A  
P.R.T.C.T.

REPLAT OF OAKS LOT 5-A  
GARWOOD AND ADD. A II  
TIMBERLINE TERRACE A SEC. 7  
DOC. P.R.T.C.T.

PAMELA REESE & MICHAEL REESE  
GENERAL WARRANTY DEED  
DOC. NO. 2018077352 O.P.R.T.C.T.

10 S PEAK ROAD

FOUND TXDOT TYPE 1 CONC. MON.

FOUND 1/2" IRON ROD NO CAP

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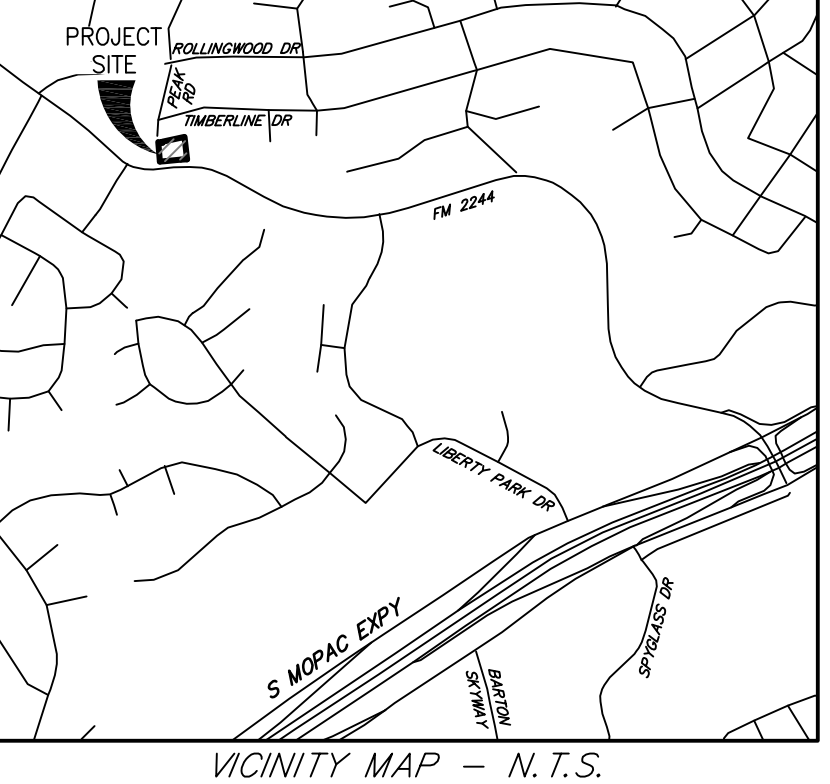
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VICINITY MAP - N.T.S.

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- ⊕ CONCRETE MONUMENT FOUND
- ⊙ TXDOT BRASS DISC FOUND
- ⊙ COTTON GIN SPINDLE FOUND
- 5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
- △ CALCULATED POINT

- ( ) RECORD INFORMATION
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 05°27'47" W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	622.96'	44.28'	44.27'	S 86°36'57" W	4°04'20"

**J/C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES.

SHEET 1 OF 2

FILE: K:\15877\15877-0001-00 Rollingwood Office\1 Surveying Phase\CAD Files\Working Dwg\15877-0001-00 Plat.dwg	DRAWN BY: ASH
JOB NO: 15877-0001-00	CHECKED BY: RLH
DATE: September 9, 2020	REVISED: April 8, 2021
SCALE: 1"=20'	

3012 BEE CAVE ROAD OFFICE

CASE# XX-XXXX-XXXXXXX

**3012 BEE CAVE ROAD  
OFFICE**  
CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS  
September 9, 2020

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:  
That MPH CAPITAL MANAGEMENT, INC, acting herein by and through Clay Morgan, owner of 0.621 acres of land, more or less in a Warranty Deed as described in Document No. 2019144180 of the Official Public Records of Travis County, Texas, and being a 0.621 acre tract of land together with that portion of Peak Road vacated in Ordinance Number 176 out of the Henry P. Hill League, in Travis County, Texas, to be known as **3012 BEE CAVE ROAD OFFICE**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
By: MPH Capital Management

Name: Clay Morgan  
Title: Texas Real Estate Broker  
Address: 10829 Jollyville Road  
Austin, TX 78759  
512-494-8510


STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

I, Rex L. Hackett, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

  
Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
Date 4-1-2021  
JONES & CARTER, INC.  
3100 Alvin Devane Blvd., Suite 150  
Austin, Texas 78744

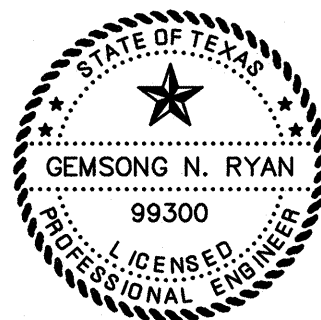


FLOOD PLAIN NOTE:

By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) No. 48453C0445K, revised date January 22, 2020, for Travis County, Texas, the subject property is Partially within a special flood hazard area ZONE "A". The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.

I, Gemsong N. Ryan, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

Gemsong N. Ryan, P.E.  
Registered Professional Engineer No. 99300  
Date \_\_\_\_\_  
JONES & CARTER, INC.  
3100 Alvin Devane Blvd., Suite 150  
Austin, Texas 78744



This subdivision is located in the Full Purpose City Limits of the City of Rollingwood on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the City of Rollingwood, County of Travis, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

\_\_\_\_\_  
Chair Person  
City Planning and Zoning Commission Date

\_\_\_\_\_  
Mike Dyson, Mayor  
City of Rollingwood Texas Date

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 \_\_\_\_\_, 2020, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK the \_\_\_\_\_ day of \_\_\_\_\_, 2020, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

By: \_\_\_\_\_  
Deputy

NOTES:

- No lot shall be occupied until the individual on-site disposal system is approved. All external lines providing service to the proposed subdivision are required to be in place before taps are sold.
- No lot shall be occupied until the connection is made to public water/wastewater system or other water system approved by the City of Rollingwood.
- All streets, alleys, easements, parks, and other open spaces shall be dedicated to the public use by owner.
- Provisions for perpetual maintenance and taxation will be provided for any privately held streets.
- Construction of a landscaped greenbelt area across the north boundary line of the vacated portion of South Peak Road.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES.

SHEET 2 OF 2

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