

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

That, BRIAN MCSHANE AND KRISTIN MCSHANE, being the owners of 0.34 acre tract of land out of the Henry P. Hill League, in Travis County, Texas, said 0.34 acre tract conveyed in Document Number 2019071504 of the Official Public Records of Travis County, Texas, do hereby subdivide said 0.34 acre of land in accordance with the attached map or plat to be known as:

CASAMCSHANE
and do hereby dedicate to the public use of all streets and easements shown thereon. Subject to any other easements and restrictions heretofore granted and not released.

Witness my hand this ____ day of _____, 20____.

BRIAN MCSHANE
205 ASHWORTH DRIVE
AUSTIN, TEXAS 78756
(832) 498-3941
(512) 694-9189

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appears BRIAN MCSHANE, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: _____

Witness my hand this ____ day of _____, 20____.

KRISTIN MCSHANE
205 ASHWORTH DRIVE
AUSTIN, TEXAS 78756
(832) 498-3941
(512) 694-9189

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this day personally appears KRISTIN MCSHANE, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: _____

GENERAL NOTES

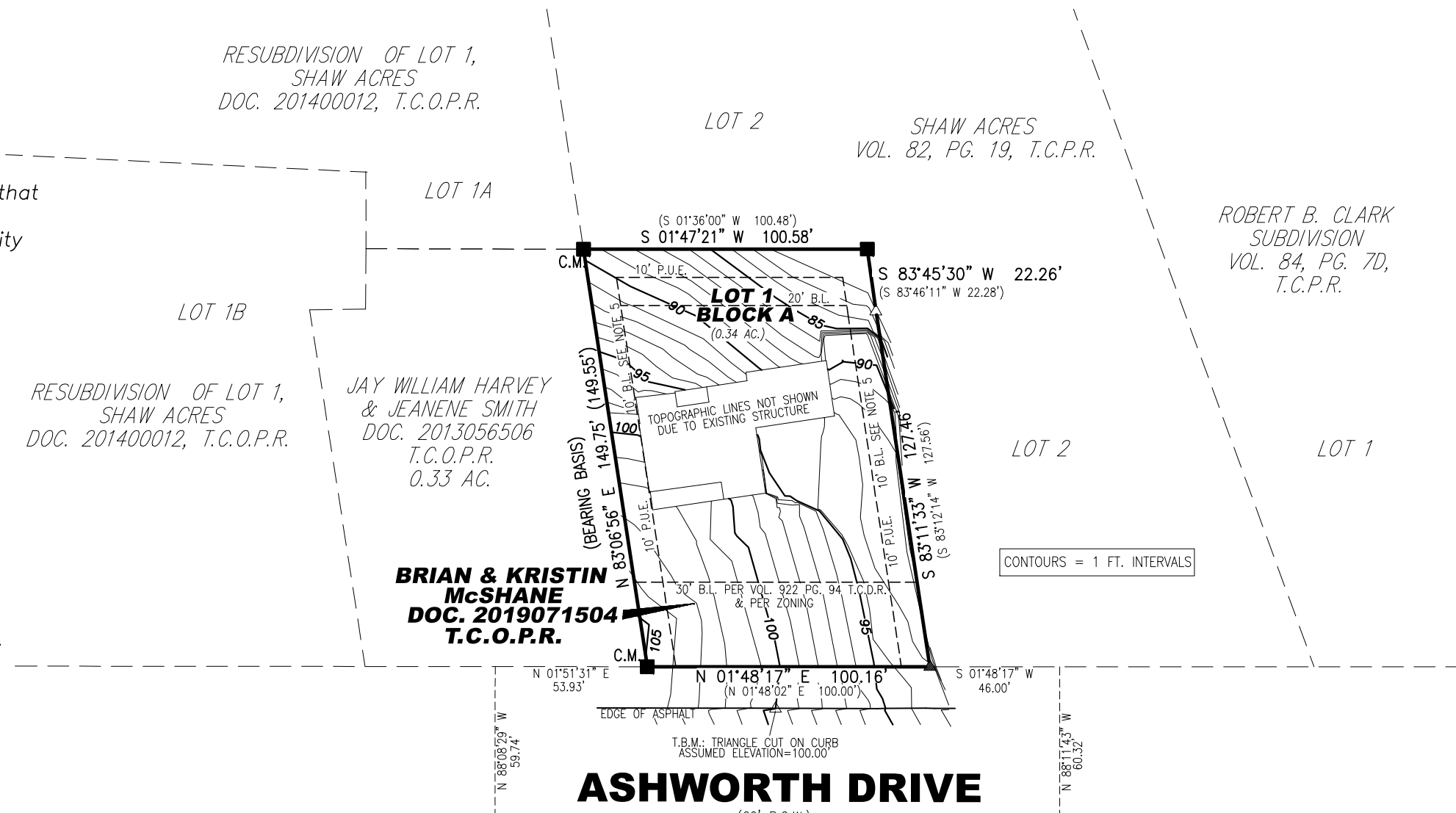
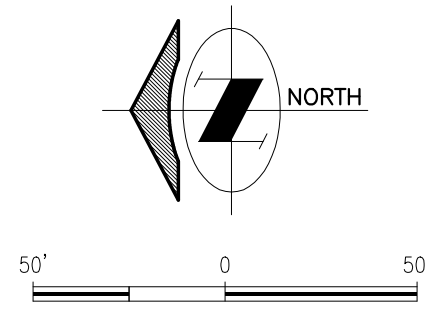
- 1) NO BUILDING ON LOTS WITHIN THE SUBJECT SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER SYSTEM OR OTHER SYSTEMS APPROVED BY THE CITY OF ROLLINGWOOD.
- 2) ALL WATER AND WASTEWATER FACILITIES REQUIRED FOR SERVICE TO THE SUBJECT SUBDIVISION SHALL BE IN PLACE BEFORE TAPS ARE SOLD FOR ANY LOT.
- 3.) SITE DEVELOPMENT ON ALL LOTS WITHIN THE SUBJECT SUBDIVISION SHALL COMPLY WITH CITY OF ROLLINGWOOD DRAINAGE REQUIREMENTS.
- 4) THIS LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF ROLLINGWOOD SEC. 1 RECORDED IN VOLUME 7, PAGE 157, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- 5) PER ZONING REQUIREMENTS THERE IS A 10 MINIMUM SIDE YARD, EXCEPT THAT THE SUM TOTAL OF THE TWO SIDE YARDS OF ANY LOTS SHALL NOT BE LESS THAN 25 FEET.

CASAMCSHANE

CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS

OWNER(S): BRIAN MCHANE AND KRISTIN MCSHANE
ADDRESS: 205 ASHWORTH DRIVE
AUSTIN, TEXAS 78756
TOTAL ACREAGE: 0.34 OF AN ACRE
SURVEY: HENRY P. HILL LEAGUE
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOT
DATE: FEBRUARY 25, 2021
SURVEYOR: B & G SURVEYING, INC.
PHONE: (512) 458-6969 FAX: (512) 458-9845

- LEGEND**
- 1/2" REBAR FOUND
 - ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - CONCRETE MONUMENT SET
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.T.E. ELECTRIC & TELEPHONE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER DOC. NO. 2019071504
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY



STATE OF TEXAS §
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KNOW ALL MEN BY THESE PRESENTS:

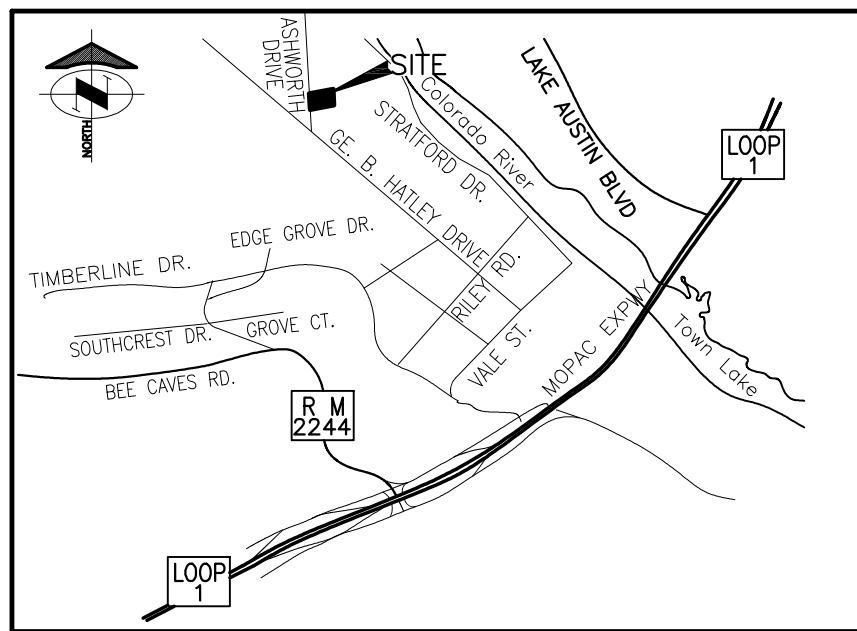
Before me, the undersigned authority, on this day personally appears KRISTIN MCSHANE, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: _____



VICINITY MAP
NOT TO SCALE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROLLINGWOOD, TEXAS ON THIS THE ____ DAY OF _____, 20____ A.D.

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

RECOMMENDED FOR APPROVAL BY THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLINGWOOD, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

CHAIR, PLANNING AND ZONING COMMISSION
CITY OF ROLLINGWOOD, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY OF ROLLINGWOOD ON THIS THE ____ DAY OF _____, 20____, A.D.

MAYOR
CITY OF ROLLINGWOOD, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

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 _____, ____ A.D. AT ____ O'CLOCK __M., AND DULY RECORDED ON THE ____ DAY OF _____, ____ A.D. AT ____ O'CLOCK __M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

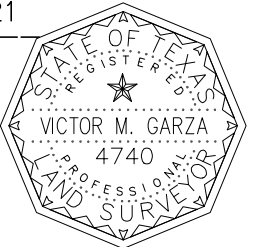
BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR M. GARZA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND COMPLIES WITH SURVEYING PORTIONS OF THE CURRENT CITY OF ROLLINGWOOD CODE OF ORDINANCES.

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

Victor M. Garza
Registered Professional Land Surveyor No. 4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845



REVISED: 04/01/2021

JOB #: B0109721_PLAT
DATE: 02/26/2021
SCALE: 1" = 50'



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512-458-6969