

CITY OF ROLLINGWOOD

PLAT APPLICATION INSTRUCTIONS

The plat, plat application, owner notification certification and the filing fee make up the plat application packet. Per Subdivision Ordinance, all of these items, prepared as instructed, must be received before the application can be considered "filed" and proceed through the platting process.

Plat: The Subdivision Ordinance is provided with the Plat Application to provide guidance and instruction for the surveyor's use in preparing a plat to be submitted to the City of Rollingwood. Please encourage the surveyor to incorporate the requirements listed in 105-26. The Subdivision Submittal Requirements Checklist also provides additional information for preparation of the Plat, as well as a checklist to ensure all required documents are submitted.

Plat application:

Page 1 will be the cover page for the application documents and names the Primary Contact for the platting process. Enter information about the plat, owner, professional(s) who prepared the plat and the Primary Contact who can be any one of these or another person appointed by the owner.

Page 2 is the Owner's Acknowledgment form. Ask the surveyor to complete this form. It requires owner(s) name and signature(s) which must be notarized. By this signature, the owner is authorizing the plat application as well as the Primary Contact entered on page 1 of the application. The form is to be signed and sealed at the bottom of the page by the professional who prepared the plat.

Owner's deed with the Travis County recordation stamp on the last page.

Original Tax Certificate issued by Travis County showing all taxes have been paid for the previous year. The original tax certificate will have an embossed County seal. Call 512-854-9473 or email TaxOffice@co.travis.tx.us to request the Tax Certificate, providing the address, legal owner's name.

? — Owner Notification Certification that is signed by the owner(s) to verify that plat application notification has been done as required by City Ordinance. The owner notification letter will be prepared based on the type of plat being proposed and will be emailed to the applicant for owner signature and distribution.

Filing fee: \$1200 + \$300 per lot paid to CITY OF ROLLINGWOOD.

Submit plat, application and filing fee: Call or email to request an appointment for plat submittal and technical review.

Carrie Caylor

THE CITY OF ROLLINGWOOD
Phone +1 (512) 327-1838
403 Nixon Dr.
Rollingwood, TX 78746-5512
www.rollingwoodtx.gov
Email: ccaylor@rollingwoodtx.gov

CITY OF ROLLINGWOOD
PLAT APPLICATION

SUBDIVISION NAME AND LOCATION:

CURRENT LEGAL DESCRIPTION: ABS 14 SUR 21 HILL H P ACR. 340
PROPOSED LEGAL DESCRIPTION: SUBDIVISION CasaMcShane
LOT 1 BLOCK A
STREET LOCATION: 205 Ashworth

OWNER INFORMATION:

NAME: Brian & Kristin McShane CONTACT: Kristin
STREET ADDRESS: 6266 Del Monte Drive CITY/STATE/ZIP: Houston, TX 77057
TELEPHONE: 512 694 9189 EMAIL: mcshane.kristin@gmail.com

PRIMARY CONTACT/AGENT INFORMATION:

FIRM NAME: Tim Cuppett Architects CONTACT: Dave Kilpatrick
STREET ADDRESS: 3904 Medical Pkwy Ste. C CITY/STATE/ZIP: Austin, TX 78703
TELEPHONE: (512) 450-0820 ext. 2 EMAIL: david@cuppetaarchitects.com

ENGINEER INFORMATION:

FIRM NAME: Fort Structures CONTACT: Sam Covey
STREET ADDRESS: 2235 E 6th St. #105 CITY/STATE/ZIP: Austin, TX 78702
TELEPHONE: (512) 565-7026 EMAIL: Sam@fortstructures.com

SURVEYOR INFORMATION:

FIRM NAME: B & G Survey CONTACT: Cindy Price
STREET ADDRESS: 104 W N. Loop Blvd. CITY/STATE/ZIP: Austin, TX 78756
TELEPHONE: (512) 458-6969 EMAIL: cindy@bgsurvey.com

RELATED CASES:

EXISTING ZONING: _____ PROPOSED ZONING: _____
ZONING CASE NUMBERS: _____
ZONING ORDINANCE NUMBERS: _____

PROJECT INFORMATION: CITY USE ONLY

PROCESS TYPE: _____ 1 = Subdivide; _____ 2 = Plat-building permit; _____ 3 = Replat/Vacation; _____ 4 = Resubdivide
ADDRESS: _____
FILING DATE: _____ HEARING DATES: P&Z _____ COUNCIL _____ ACCEPTED BY _____

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That Kristin + Brian McShane
(Individual)

(Corporation, acting by and through)

(Partnership, acting by and through)

(Other)

owner(s) of the tract(s) of land described in warranty deed(s) recorded in Volume(s) 82
Page(s) 19, of deed records of Travis County, copies thereof attached hereto and made a part
hereof for all pertinent purposes, do hereby make and/or authorize Tim Cuppet Architects
to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to
dedicate to the public use all streets and easements shown thereon, 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.

Witness my hand this 4th day of March

Witness my hand this 4 day of March

2021.
[Signature]
(Owner's signature)

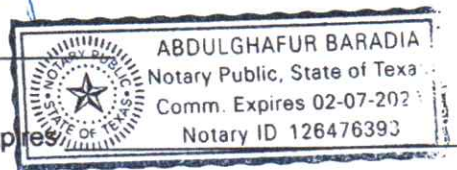
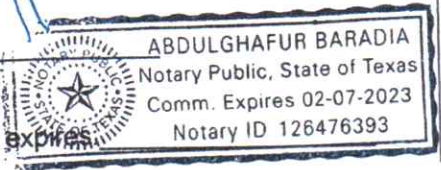
2021.
[Signature]
(Owner's signature)

This instrument acknowledged before me on the
4 day of March, 2021.

This instrument acknowledged before me on the
4 day of March, 2021.

Notary Public, in and for
[Signature]

Notary Public in and for
[Signature]



My Commission expires

My Commission expires

ENGINEER'S / SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering / surveying portions thereof; and that said plat complies with the City of Rollingwood Code of Ordinances.

Witness my hand this 5 day of MARCH, 2021.

[Signature]
Engineer's/Surveyor's Signature

(SEAL)



THENCE, with the East Right-of-Way line of Ashworth Drive, North 01 degree 48 minutes 02 seconds East, 100.00 feet to a rebar found at Goodnough's Northwest corner, also the Southwest corner of the Granberry 0.33 acres (no deed of Record found per Appraisal District Records), for the Northwest corner hereof;

THENCE, with the common line between Goodnough and Granberry, North 83 degrees 06 minutes 56 seconds East, 149.55 feet to a rebar found, at the common Westerly corner between Lots 1 and 2 of said "ShawAcres", at Goodnough's Northeast corner, for the Northeast corner hereof;

THENCE, with the common line between Goodnough and said Lot 2 of "Shaw Acres", the following Three courses:

- 1) South 01 degree 36 minutes 00 seconds West (bearing basis for this survey) 100.48 feet to a rebar found;**
- 2) South 83 degrees 46 minutes 11 seconds West, 22.28 feet to a rebar found;**
- 3) South 83 degrees 12 minutes 14 seconds West, 127.56 feet to The PLACE OF BEGINNING and containing 0.34 acre of land, more or less.**

Reservations from and Exceptions to Conveyance and Warranty:

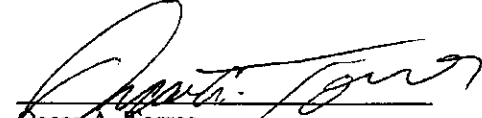
This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: (i) any and all restrictions, covenants, conditions and easements, if any, relating to the Property, but only to the extent they are still in effect, and shown of record in the hereinabove mentioned county and state; (ii) all encroachments of buildings, fences, utility lines or other improvements upon the Property or into building setback lines that a visual inspection or survey of the Property would reveal; and (iii) to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relating to the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities. TO HAVE AND TO HOLD the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty set forth above.

Whenever the content of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders.

Taxes for 2019 and subsequent years having been prorated, payment thereof is assumed by Grantee.

GRANTOR:



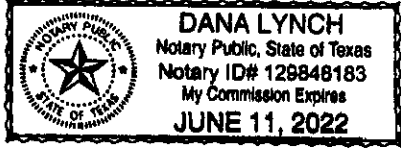
Oscar A. Torres

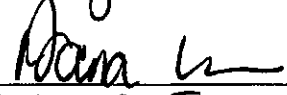


Amanda Virginia Torres fka Amanda Virginia Larence

STATE OF Texas §
COUNTY OF Texas §

This instrument was acknowledged before me on May 17, 2019, by Oscar A. Torres.

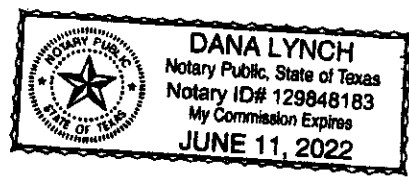


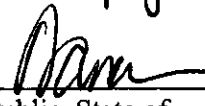


Notary Public, State of Texas

STATE OF Texas §
COUNTY OF Texas §

This instrument was acknowledged before me on May 17, 2019, by Amanda Virginia Torres fka Amanda Virginia Larence.





Notary Public, State of Texas

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2282506

ACCOUNT NUMBER: 01-1109-0225-0000

PROPERTY OWNER:

MCSHANE BRIAN & KRISTIN
205 ASHWORTH DR
AUSTIN, TX 78746-4603

PROPERTY DESCRIPTION:

ABS 14 SUR 21 HILL H P ACR .340

ACRES .3400 MIN% .000000000000 TYPE

SITUS INFORMATION: 205 ASHWORTH DR AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2020	TRAVIS COUNTY	4,780.25
	EANES ISD	14,255.48
	CITY OF ROLLINGWOOD	3,025.01
	TRAVIS CENTRAL HEALTH	1,408.51
	TRAVIS COUNTY ESD #9	1,039.41
TOTAL SEQUENCE 0		24,508.66
TOTAL TAX:		24,508.66
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		24,508.66

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/12/2021

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: *Susan Michelsen*

**City of Rollingwood
SUBDIVISION SUBMITTAL REQUIREMENTS CHECKLIST**

ADDRESS:

REVIEW DATE:

GENERAL SUBMITTAL REQUIREMENTS	Y/N/NA	REMARKS
Filing Date		
Subdivision Title/Name		
Filing fee: \$ _____ Check # _____ or Cash _____ Inv. _____		
Plat Application with signature by record owner or duly authorized agent		
Current original Tax Certificate(s) issued by Travis County indicating that all taxes have been paid (tax receipts are not acceptable)		
Certified copy of owner's deed (or contract to purchase for a preliminary plat)		
Draft of separate restrictive covenants required by ordinance or those desired by applicant to be referenced on plat		
Variance requests and justifications, if known		
ITEMS REQUIRED TO BE SHOWN ON PLAT		
Name of owners and mailing addresses		already on plat
Subdivision plat with original signature by record owner, notarized as indicated		to be done by others
A signature block with date for: Chair, City Planning and Zoning Commission.		already on plat
A signature block with date for: Mayor, City of Rollingwood attesting approval of the plat.		already on plat
Sketch showing location of the subdivision in relation to major streets or roadways, and containing a north arrow		already on plat
North Point Scale: 1" = 100'		1"=50' *
Lot and block numbers		added "Block A"
Show 2-ft contours		greater than required
Statement indicating that the property is located in the City of Rollingwood (see example below in item 1, Supplemental Checklist Information)		already on plat
Recording certificate for Travis County Clerk with short "Filed for Record" note (see wording below in item 2, Supplemental Checklist Information)		already on plat
Restriction prohibiting occupancy of any lot 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.		already on plat-notes 1 & 2
Restriction prohibiting occupancy of any lot until connection is made to a public water/wastewater system or other water system approved by the City of Rollingwood.		already on plat-notes 1 & 2
Certification bearing the name, original signature, seal, address, and signature date of public surveyor or professional engineer registered in the State of Texas attesting that requirements of survey-related items on the plat are correct.		already on plat
Certification bearing original signature, seal and signature date of engineer responsible for flood plain and other engineering items; also references to the Federal Insurance Rate Map, panel number and date of study must be shown.		n/a
Statement by the record owner dedicating all streets, alleys, easements, parks, and other open spaces to public use. For privately held streets, a statement indicating that provisions for perpetual maintenance and taxation will be provided.		already on plat-preamble
Names, locations, sizes of existing and proposed streets, alleys, and easements bordering or traversing the subdivision.		added 10'PUE sides/rear**
Names, locations, and sizes of boundary streets.		already on plat
Names, addresses and property lines of adjoining owners (with deed references and adjoining subdivisions with lot and block number and plat reference for finals only)		already on plat
Acreage or square footage of overall subdivision plus acreage and square footage of individual commercial lots		already on plat
Accurate limits of the 100-year flood plains for all creeks and major drainage channels based on existing channel conditions and assuming fully developed watershed conditions		n/a
Building setback lines		added per zoning***
Minimum floor slab elevations for all lots adjacent to a waterway.		n/a
Survey tie across all existing streets bordering or traversing the subdivision to verify right-of-way width (or provide a copy of the street deed if street is dedicated by separate instrument).		already on plat****
Centerline radii, radii at all intersection corners, and tangents between proposed reverse curves for all proposed streets.		n/a
Location of all permanent concrete monuments and primary control points to which all dimensions, bearings, and similar data shall be referred, shown in feet and hundredths of a foot.		added conc. mon.to be set

* per Code of Ordinance part II Ch. 105 Article II Section 105-27(a)
 ** per Code of Ord. part II Ch. 105 Art. III Section 105-63(a)
 *** Per Code of Ord. part II Ch. 107 Art. II Div. 2 Sec. 107-76(b) + (c) L
 **** No recording information found of record.

Cart set anc. mon. @ SW corner
 due to existing AKG 14 Driv