

**CITY OF ROLLINGWOOD
PLAT APPLICATION**

SUBDIVISION NAME AND LOCATION:

CURRENT LEGAL DESCRIPTION: ABS 14 SUR 21 HILL H P ACR .3800
PROPOSED LEGAL DESCRIPTION: SUBDIVISION _____
LOT _____ BLOCK _____
STREET LOCATION: 2514 Rollingwood Dr Austin, TX 78746

OWNER INFORMATION:

NAME: Brian Potner CONTACT: _____
STREET ADDRESS: 5706 Crestway Dr CITY/STATE/ZIP: Austin, TX 78731
TELEPHONE: 972-809-8888 EMAIL: brian.potner@gmail.com

PRIMARY CONTACT/AGENT INFORMATION:

FIRM NAME: Brian Potner CONTACT: _____
STREET ADDRESS: _____ CITY/STATE/ZIP: _____
TELEPHONE: _____ EMAIL: _____

ENGINEER INFORMATION:

FIRM NAME: _____ CONTACT: _____
STREET ADDRESS: _____ CITY/STATE/ZIP: _____
TELEPHONE: _____ EMAIL: _____

SURVEYOR INFORMATION:

FIRM NAME: Thomas P. Dixon CONTACT: _____
STREET ADDRESS: 2208 W. Anderson Lane CITY/STATE/ZIP: Austin, Texas 78757
TELEPHONE: 5124819602 EMAIL: info@waterloosurveyors.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 Brian Partner (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) Page(s) 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 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 31st day of December, 2020.

X [Signature] (Owner's signature)

Witness my hand this ___ day of ___, 20__.

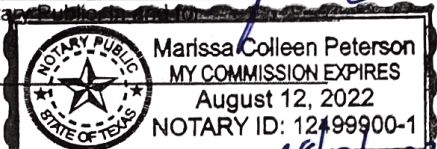
[Signature] (Owner's signature)

This instrument acknowledged before me on the 31st day of December, 2020.

This instrument acknowledged before me on the ___ day of ___, 20__.

[Signature] Notary Public

Notary Public in and for



My Commission expires: 08/12/2022

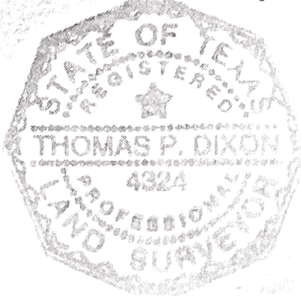
My Commission expires: _____

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 30 day of December, 2020.

(SEAL)



[Signature] Engineer's/Surveyor's signature

15/ITC/LP/205 0700 -WLK

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 10, 2020

Grantor: HODGSON 2017 PARTNERSHP, LTD.

Grantor's Mailing Address:

114 Flying Scot
Lakeway, TX 78734

Grantee: PORTNER CONSTRUCTION, LLC

Grantee's Mailing Address:

2514 Rollingwood Drive
Austin, TX 78746

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1: A tract of land out of the HENRY P. HILL LEAGUE in the Village of Rollingwood, Travis County, Texas, being a part of that tract conveyed to A.B. Hatley, et al, by deed recorded in Volume 1999, Page 465, Deed Records, Travis County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated hereby for all purposes.

Tract 2: Parcel "A", ROLLINGWOOD PARK ESTATES, according to the map or plat thereof, recorded in Book 76, Page 91, Plat Records, Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or

not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

When the context requires, singular nouns and pronouns include the plural.

HODGSON 2017 PARTNERSHP, LTD.

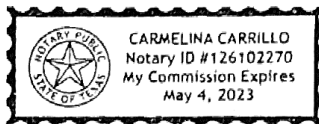
By:

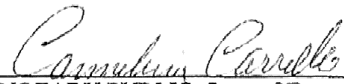


CURTIS HODGSON, General Partner

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 10th day of September, 2020, by CURTIS HODGSON, General Partner of HODGSON 2017 PARTNERSHP, LTD., on behalf of said limited partnership.





NOTARY PUBLIC, State of Texas

EXHIBIT A

Tract 1: A tract of land out of the Henry P. Hill League in the Village of Rollingwood, in Travis County, Texas, being part of that tract conveyed to A. B. Hatley, et al, by Deed Recorded in Book 1999, Page 465, of the Travis County Deed Records, and more particularly described by metes and bounds as follows:

BEGINNING at a wood stake at the point of intersection of Curve No. 9, in Timberline Terrace, Section 3, according to a Plat of Record in Book 9, Page 158, of the Travis County Plat Records, being in the North line of Innwood Road and the West line of Rollingwood Drive, the said point of curve being at the Southeast corner of Lot No. 16, in Block "A", in said subdivision;

THENCE South 32 degrees 14 minutes East 882.2 feet to a wood stake at the point of intersection of a curve at the intersection of the East line of Riley Road with the South line of Rollingwood Drive;

THENCE South 61 degrees 27 minutes East 15 feet to an iron stake at the beginning point of this tract;

THENCE South 61 degrees 27 minutes East 100 feet along the South line of Rollingwood Drive to an iron stake;

THENCE South 38 degrees 03 minutes West 140 feet to an iron stake;

THENCE North 61 degrees 27 minutes West 115 feet to an iron stake in the East line of Riley Road;

THENCE North 38 degrees 03 minutes East 125 feet along the East line of Riley Road to an iron stake;

THENCE around a curve having a chord which bears North 78 degrees 18 minutes East 22.9 feet, a radius of 17.72 feet and a curve distance of 24.89 feet to the place of beginning.

Tract 2: Parcel "A", of ROLLINGWOOD PARK ESTATES, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 76, Page 91, Plat Records of Travis County, Texas.



SUPPLEMENTAL CHECKLIST INFORMATION

1. Example of statement verifying that property is located in the City of Rollingwood as required by

Travis County Clerk's Office:

This subdivision is located within the Full Purpose City Limits of the City of Rollingwood, Texas on this the _____ day of _____, 20____, A.D.

2. Certification block required by Travis County Clerk's Office:

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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ TH DAY OF _____ 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

Plats will be reviewed using the requirements contained in the applicable sections of the ordinances: City of Rollingwood Code of Ordinances Secs. 105-3 to 105-22.



THE CITY OF ROLLINGWOOD
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www.rollingwood.com