

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: LOT 1 BLK D TIMBERLINE TERRACE SEC 2 & ABS 14 SUR 21 HILL H P ACR .09
PROPOSED LEGAL DESCRIPTION: SUBDIVISION LOT 1 BLK D TIMBERLINE PEAK CROSSING 0.413 ACR
LOT 1 BLOCK D
STREET LOCATION: 5014 Timberline Dr. Austin, TX 78746

OWNER INFORMATION:

NAME: Bradley & Emily Goldsmith CONTACT: Bradley & Emily Goldsmith
STREET ADDRESS: 305 Westwood Terrace CITY/STATE/ZIP: Austin, TX 78746
TELEPHONE: 281-827-7427, 214-675-5757 EMAIL: bdgoldsmith@yahoo.com, emilygoldsmith

PRIMARY CONTACT/AGENT INFORMATION:

FIRM NAME: Arterberry Cooke Architecture CONTACT: Janel Davis
STREET ADDRESS: 3411 Windsor Rd CITY/STATE/ZIP: Austin, TX 78703
TELEPHONE: 805-276-9316 EMAIL: janel@arterberrycooke.com

ENGINEER INFORMATION:

FIRM NAME: Creative Engineering CONTACT: Fernando De La Vega
STREET ADDRESS: 486 Pond View Pass CITY/STATE/ZIP: Buda, TX 78610
TELEPHONE: 512-865-0736 EMAIL: fernando@crea-eng.com

SURVEYOR INFORMATION:

FIRM NAME: B&G Surveying, LLC CONTACT: Cindy Price
STREET ADDRESS: 1404 W. North Loop Blvd CITY/STATE/ZIP: Austin, TX 78756
TELEPHONE: 512-458-6969 EMAIL: cindy@bandgsurvey.com

RELATED CASES:

EXISTING ZONING: N/A PROPOSED ZONING: N/A
ZONING CASE NUMBERS: N/A
ZONING ORDINANCE NUMBERS: N/A

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 Bradley and Emily Goldsmith _____
(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) 2098
Page(s) 202, 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 Arterberry Cooke Architecture
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 21 day of December,
2021.

B b

(Owner's signature)

Witness my hand this 21 day of December,
2021.

EE

(Owner's signature)

This instrument acknowledged before me on the
21 day of December, 2021.

Brett Michael Croft
Notary Public, in and for
Texas Travis County
Brett Michael Croft
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 131890177

My Commission expires: 02-12-23

This instrument acknowledged before me on the
21 day of December, 2021.

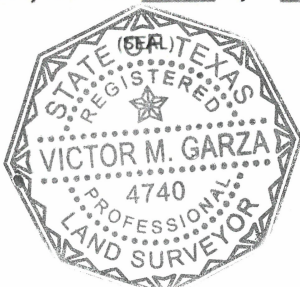
Brett Michael Croft
Notary Public, in and for
Texas Travis County
Brett Michael Croft
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 131890177

My Commission expires: 02-12-23

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 22 day of DECEMBER, 2021.



[Signature]

Engineer's/Surveyor's signature



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

Phone +1 (512) 327-1838

403 Nixon Dr, Rollingwood, TX 78746-5512

www.rollingwood.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 26, 2021 08:40 AM Fee: \$34.00

2021039786

Electronically Recorded

15/TC/ 201764 -DRP/MFB

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: February 26, 2021

GRANTOR: John Charles Chumney, as Special Trustee, of the Bertha Chumney Living Trust, dated November 10, 2000

GRANTOR'S MAILING ADDRESS: X1203 Miami Dr. Austin, Texas 78733

GRANTEE: Bradley Goldsmith and Emily Goldsmith

GRANTEE'S MAILING ADDRESS: 3100 Thousand Oaks Dr.
Austin TX 78746

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Being a 0.413 acre tract of land, more or less, situated in the HENRY P. HILL SURVEY, ABSTRACT NO. 14, Travis County, Texas, being Lot 1, Block D, of Timberline Terrace, Sec. 2, an addition to Travis County, Texas, according to the plat thereof recorded in Book 8, Page 68, Plat Records, Travis County, Texas, and all that certain tract of land conveyed in deed to Bertha Chumney, as recorded in Instrument No. 2017144674, Official Public Records, Travis County, Texas (described by metes and bounds in Volume 2098, Page 202, Deed Records, Travis County, Texas), and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2021 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

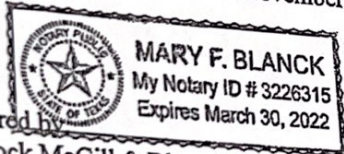
When the context requires, singular nouns and pronouns include the plural.

X J. C. Chumney
John Charles Chumney, as Special Trustee,
of the Bertha Chumney Living Trust, dated
November 10, 2000

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

State of TEXAS Acknowledgement
County of HAY

This instrument was acknowledged before me on the 25 day of February, 2021, by John Charles Chumney, as Special Trustee, of the Bertha Chumney Living Trust, dated November 10, 2000.



Mary F. Blanck
Notary Public, State of TEXAS

Prepared by
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2017764

After Recording Return To:

Df7764-sw

Exhibit "A"
(5014 TIMBERLINE DRIVE)

BEING A 0.413 ACRE TRACT OF LAND SITUATED IN THE HENRY P. HILL SURVEY, ABSTRACT NO. 14, TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK D, OF TIMBERLINE TERRACE, SEC. 2, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8, PAGE 68, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO BERTHA CHUMNEY, AS RECORDED IN INSTRUMENT NO. 2017144674, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN VOLUME 2098, PAGE 202, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE COMMON NORTH CORNER OF SAID LOT 1 AND LOT 2, SAID BLOCK, SAID IRON PIPE BEING ON THE SOUTH LINE OF TIMBERLINE DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 04° 42' 00" EAST, A DISTANCE OF 119.72 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID LOTS 1 AND 2, AFORESAID CHUMNEY TRACT, THE BEE CAVE ROAD OFFICE PARK, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85, PAGE 131A, AFORESAID PLAT RECORDS, AND BEE CAVES BEND, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80, PAGE 355, SAID PLAT RECORDS;

THENCE SOUTH 80° 28' 32" WEST, A DISTANCE OF 157.44 FEET ALONG THE COMMON LINE OF SAID CHUMNEY TRACT AND SAID THE BEE CAVE ROAD OFFICE PARK TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 06° 23' 06" WEST - 1.34 FEET, SAID IRON ROD SET BEING THE COMMON WEST CORNER OF SAID CHUMNEY TRACT AND SAID THE BEE CAVE ROAD OFFICE PARK, BEING ON THE EAST LINE OF PEAK ROAD (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 03° 35' 00" WEST, PASSING THE COMMON WEST CORNER OF SAID CHUMNEY TRACT AND AFORESAID LOT 1 AT A DISTANCE OF 32.94 FEET AND CONTINUING A TOTAL DISTANCE OF 48.86 FEET ALONG SAID EAST LINE TO A SET MAG NAIL AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 206.45 FEET;

THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 70.43 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 06° 09' 14" EAST - 70.09 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 61° 03' 51" WEST - 2.31 FEET, SAID IRON ROD SET BEING THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF SAID EAST LINE AND THE AFORESAID SOUTH LINE OF TIMBERLINE DRIVE;

THENCE NORTH 80° 01' 00" EAST, A DISTANCE OF 104.32 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A FOUND 60D NAIL BEARS SOUTH 83° 32' 29" WEST - 6.66 FEET;

THENCE NORTH 77° 00' 00" EAST, A DISTANCE OF 39.27 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 18,004 SQUARE FEET OR 0.413 OF ONE ACRE OF LAND.

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

NO 2289328

ACCOUNT NUMBER: 01-0713-1302-0000

PROPERTY OWNER:

GOLDSMITH BRADLEY & EMILY
3100 THOUSAND OAKS DR
AUSTIN, TX 78746-7821

PROPERTY DESCRIPTION:

LOT 1 BLK D TIMBERLINE TERRACE SEC
2 & ABS 14 SUR 21 HILL H P ACR .0
9

ACRES .4705 MIN% .000000000000 TYPE

SITUS INFORMATION: 5014 TIMBERLINE DR

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
2021	TRAVIS COUNTY	2,677.31
	EANES ISD	1,925.51
	CITY OF ROLLINGWOOD	2,321.24
	TRAVIS CENTRAL HEALTH	837.69
	TRAVIS COUNTY ESD #9	853.38
TOTAL SEQUENCE	0	8,615.13
	TOTAL TAX:	8,615.13
	UNPAID FEES:	* NONE *
	INTEREST ON FEES:	* NONE *
	COMMISSION:	* NONE *
	TOTAL DUE ==>	8,615.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 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 11/01/2021

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 