

STATE OF TEXAS §
COUNTY OF TRAVIS §

That, BRADLEY DAVID GOLDSMITH AND EMILY RUTHANN GOLDSMITH, as Trustees of The MDN Trust, owner of Lot 1, Block D, Timberline Terrace Section 2, a subdivision situated in Travis County, Texas and recorded in Volume 8, Page 68 of the Plat Records of Travis County, Texas, and that 0.059 acre tract described in Volume 2098, Page 202 of the Deed Records of Travis County, Texas; said Lot 1 and said 0.059 acre tract described as a 0.413 acre tract of land conveyed to The MDN Trust by General Warranty Deed recorded in Document Number 2022011054 of the Official Public Records of Travis County, Texas, do hereby subdivide said 0.413 acre of land in accordance with the attached map or plat to be known as:

TIMBERLINE PEAK CROSSING

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____.

THE MDN TRUST
BRADLEY DAVID GOLDSMITH, TRUSTEE
305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746

THE MDN TRUST
EMILY RUTHANN GOLDSMITH, TRUSTEE
305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appears BRADLEY DAVID GOLDSMITH, 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:_____

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appears EMILY RUTHANN GOLDSMITH, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and that he acknowledged to me that she 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:_____

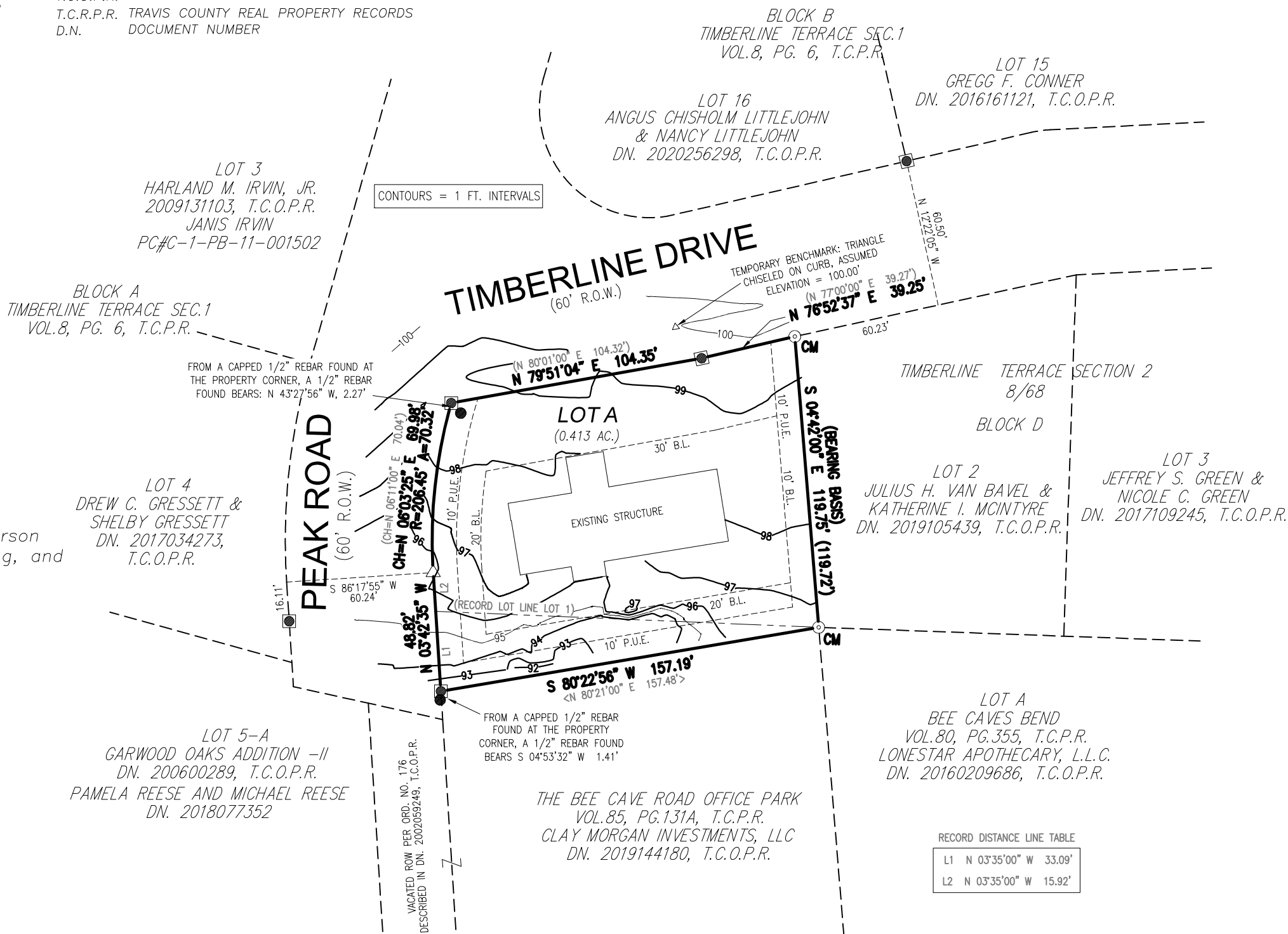
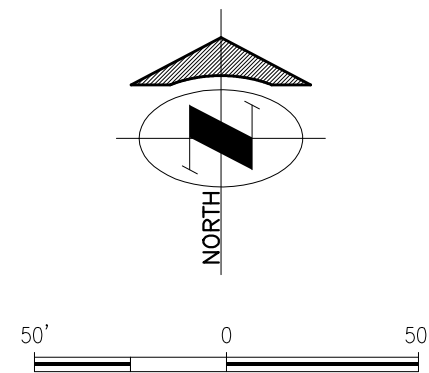
TIMBERLINE PEAK CROSSING

CITY OF ROLLINGWOOD, TRAVIS COUNTY, TEXAS

LEGEND

| | |
|------------|---------------------------------------|
| ● | 1/2" REBAR FOUND |
| ○ | 1/2" CAPPED REBAR SET |
| ○ | 1/2" IRON PIPE FOUND |
| ○ | CAPPED REBAR FOUND |
| ⊗ | "X" FOUND IN CONCRETE |
| ⊙ | SPINDLE FOUND |
| △ | MAG NAIL SET |
| B.L. | BUILDING LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| () | PER VOL. 8, PG. 68 T.C.P.R. |
| < > | PER VOL. 85, PG. 131A T.C.P.R. |
| C.M. | CONTROL MONUMENT |
| R.O.W. | RIGHT OF WAY |
| T.C.P.R. | TRAVIS COUNTY PLAT RECORDS |
| T.C.O.P.R. | TRAVIS COUNTY OFFICIAL PUBLIC RECORDS |
| T.C.R.P.R. | TRAVIS COUNTY REAL PROPERTY RECORDS |
| D.N. | DOCUMENT NUMBER |

OWNER(S): BRADLEY GOLDSMITH & EMILY GOLDSMITH
ADDRESS: 305 WESTWOOD TERRACE
AUSTIN, TEXAS 78746
TOTAL ACREAGE: 0.413 OF AN ACRE
SURVEY: HENRY P. HILL LEAGUE
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOT
DATE: DECEMBER 22, 2021
SURVEYOR: B & G SURVEYING, INC.
PHONE: (512) 458-6969 FAX: (512) 458-9845



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.

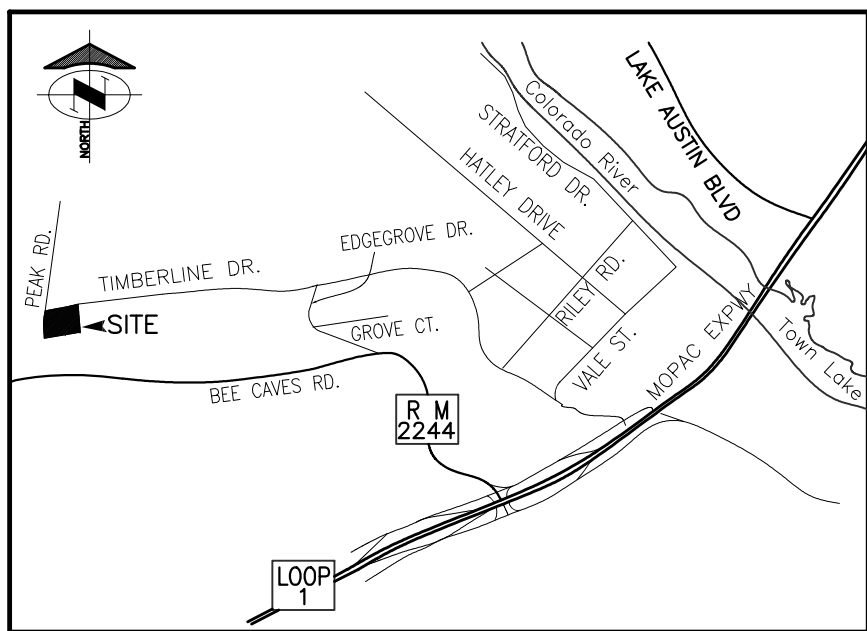
2) ALL WATER AND WASTEWATER FACILITIES REQUIRED FOR SERVICE TO THE SUBJECT SUBDIVISION SHALL BE IN PLACE BEFORE TAPS ARE SOLD FOR ANY LOT.

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 TIMBERLINE TERRACE SECTION 2 RECORDED IN VOLUME 8, PAGE 68, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 775, PG. 51, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

5) THE PURPOSE OF THIS PROPERTY BEING REPLATTED IS TO JOIN LOT A WITH THE REAR PARCEL, TO REMOVE THE LOT LINE AND ESTABLISH THE REAR SETBACK.

6) ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48453C0445K, DATED JANUARY 22, 2020, THE PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN.



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 §

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

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 _____, ____ A.D. BY _____, ____ A.D. AT ____ O'CLOCK ____., 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

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANELS NO. 48453C0445K, MAP REVISED JANUARY 22, 2020.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S)

STATE OF TEXAS §
COUNTY OF TRAVIS §

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.

Date: 12/22/2021
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: 01/25/2022
REVISED: 01/06/2022

JOB #: B1103821_PLAT
DATE: 12/22/2021
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