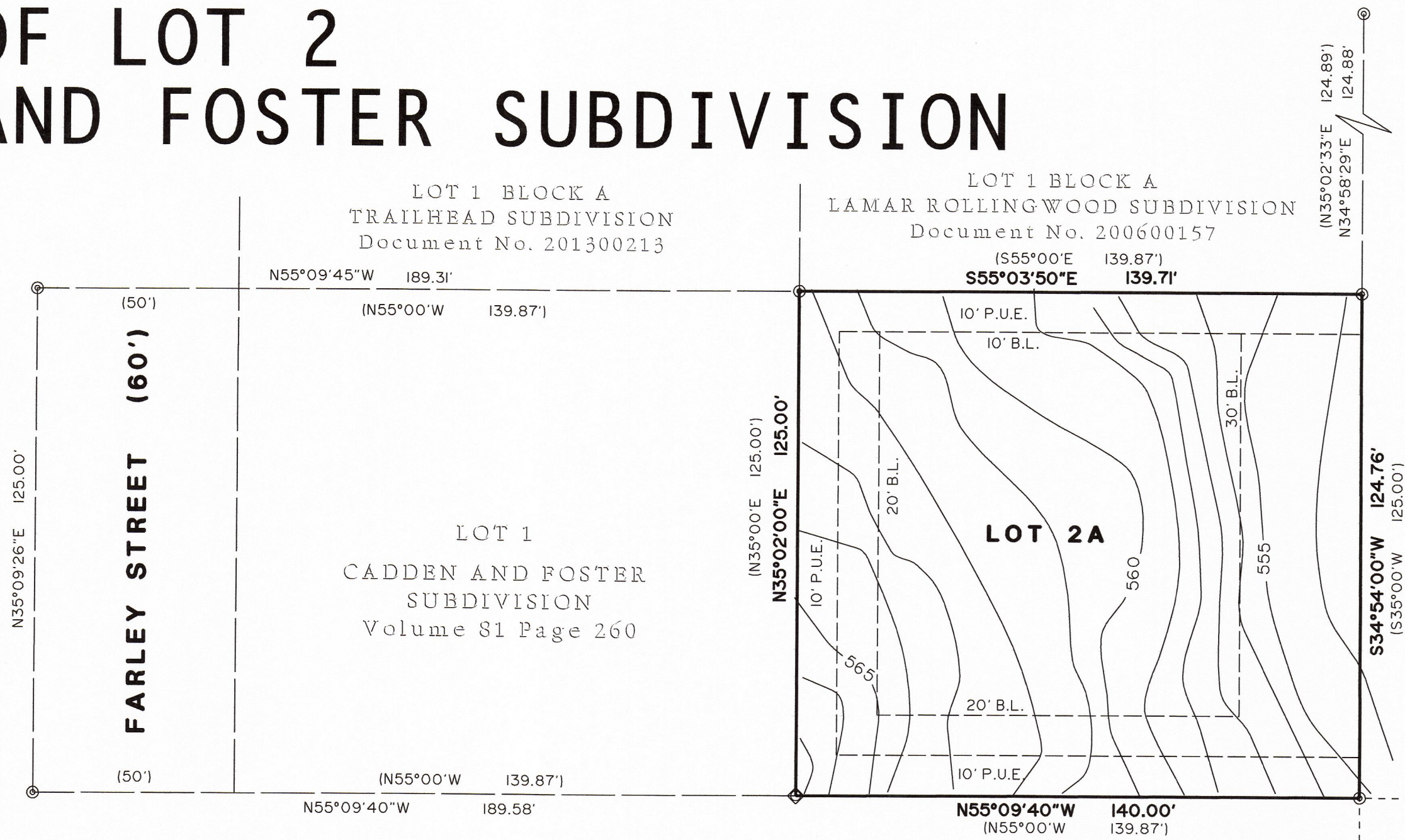


REPLAT OF LOT 2
CADDEN AND FOSTER SUBDIVISION

Legend

- ⊙ ½" Iron Rod Found
- ipf ⊙ ½" Iron Pipe Found
- ◄ PK Nail Found
- ⊕ ½" Iron Rod Set with a plastic cap imprinted with "Holt Carson, Inc."

B.L. = Building Setback Line
P.U.E. = Public Utility Easement
(Record Bearing and Distance)



SCALE: 1" = 30'

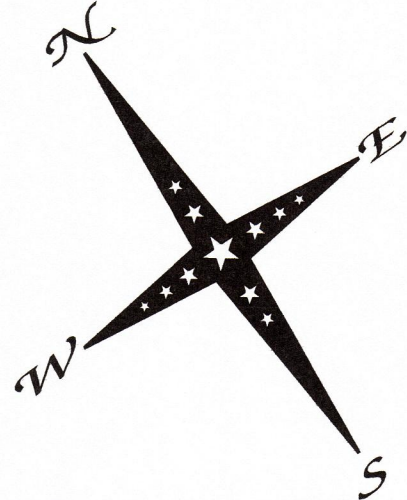
0 30 60 90

LOT SUMMARY

Number of Lots = 1

Lot 2A = 17,465 Square Feet

TOTAL AREA = 17,465 Square Feet or 0.401 Acre



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
That we, Walter J. Roloson and Kendra Mayer Roloson, owners Lot 2, Cadden and Foster Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 80 Page 261 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 2020004892 of the Official Public Records of Travis County, Texas,
do hereby replat said Lot 2 in accordance with the attached map or plat shown hereon to be known as

REPLAT OF LOT 2
CADDEN AND FOSTER SUBDIVISION

and do hereby dedicate all streets, alleys, easements, parks and other open spaces to public use, and subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Walter J. Roloson
304 Vale Street
Austin, Texas 78746

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Kendra Mayer Roloson
304 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Walter J. Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D., 2021, did personally appear Kendra Mayer Roloson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

FARLEY STREET (60')
VALE STREET (60')
BETTIS BOULEVARD (60')
VALE STREET (60')

LOT 1
KRAKOW SUBDIVISION
Document No. 200200270

BEARING BASIS "Arpenteurs"

55°00'00"E 139.89'
(S55°E 140')

59.27' N54°35'30"W

59.24' N55°04'36"W

59.87' N34°59'18"E

59.87' N34°59'18"E 124.91'

BEARING BASIS

54°56'42"E 139.95'

54°54'37"W 140.07'

58°09'E 0.44'

54°56'06"W 124.77'
(S35°02'13"W 124.85')
per 200700326

City of Austin "ZILKER PARK"

CITY OF AUSTIN

City of Rollingwood

REPLAT OF LOT 2 CADDEN AND FOSTER SUBDIVISION

NOTES:

- 1. No buildings on lots within this subdivision shall be occupied until connection is made to the public water and wastewater system or other systems approved by the City of Rollingwood.
- 2. This lot is in the Full Purpose City Limits of the City of Rollingwood.
- 3. No portion of this subdivision is within the limits of the 100 Year Floodplain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445K, dated January 22, 2020.
- 4. The purpose of this replat is to revise the existing side yard setback from 30 ft. to 20 ft.

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


SURVEYOR'S CERTIFICATION

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the survey portion of this plat complies with the City of Rollingwood Code of Ordinances and is true and correct and was prepared from an actual on-the-ground survey of the property made under my supervision.

APPROVED BY THE CITY OF ROLLINGWOOD
TRAVIS COUNTY, TEXAS

Chair, Planning and Zoning Commission

Date

 1-31-2022
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
www.hciaustin.com
Firm Reg. 10050700



THE STATE OF TEXAS
THE 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 _____, 2022, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____ 2022, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

