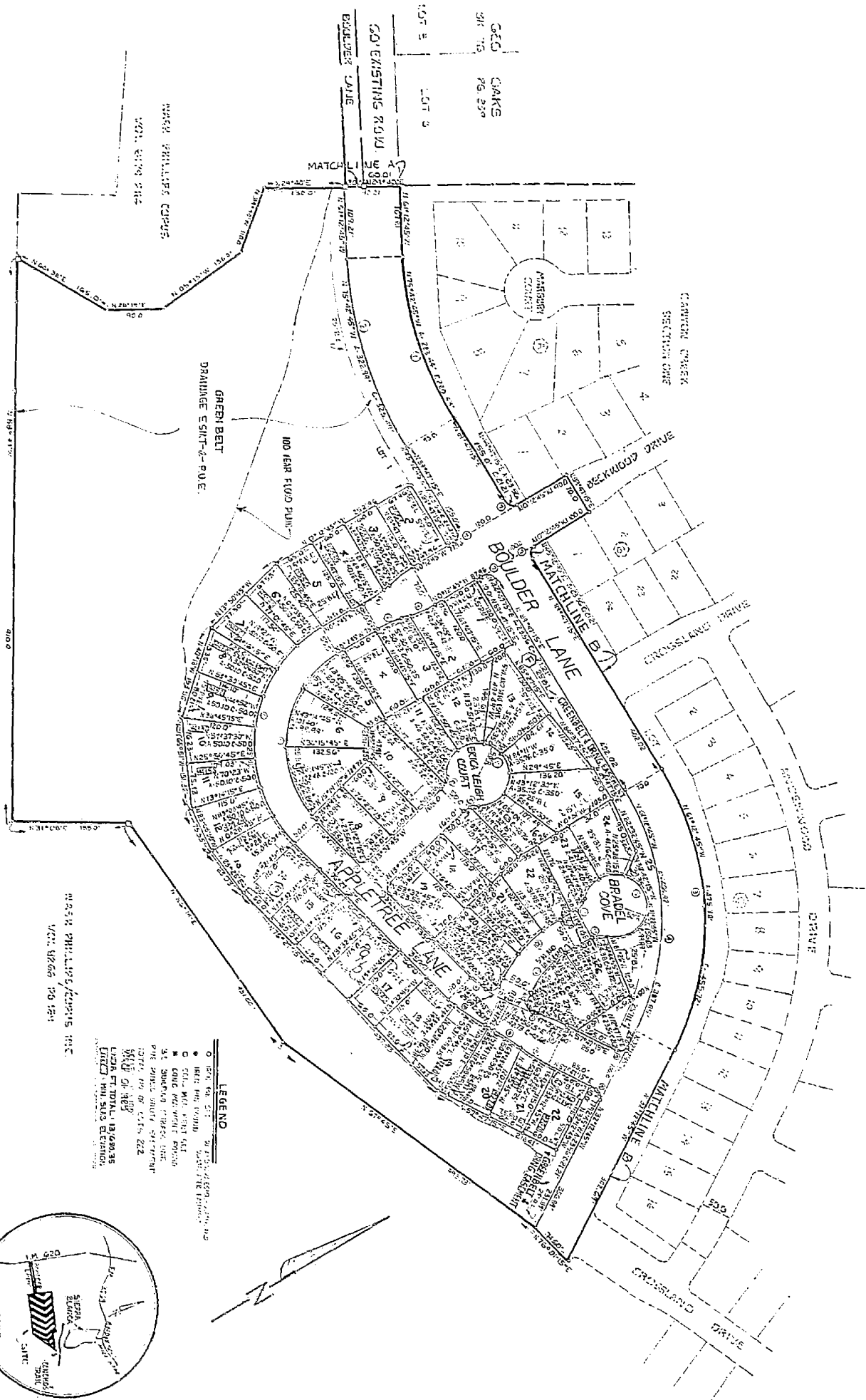


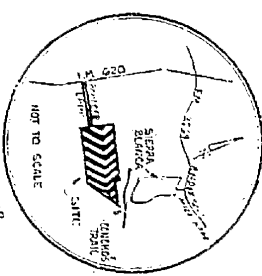
CANYON CREEK SECTION ONE



W.S. PHILLIPS/CORPUS INC.
 1/21, 5/16/85 10:15A

- LEGEND**
- 1/4" = 1' 0" 1/2" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 1/2" 2 3/4" 3" 3 1/4" 3 1/2" 3 3/4" 4" 4 1/4" 4 1/2" 4 3/4" 5" 5 1/4" 5 1/2" 5 3/4" 6" 6 1/4" 6 1/2" 6 3/4" 7" 7 1/4" 7 1/2" 7 3/4" 8" 8 1/4" 8 1/2" 8 3/4" 9" 9 1/4" 9 1/2" 9 3/4" 10" 10 1/4" 10 1/2" 10 3/4" 11" 11 1/4" 11 1/2" 11 3/4" 12" 12 1/4" 12 1/2" 12 3/4" 13" 13 1/4" 13 1/2" 13 3/4" 14" 14 1/4" 14 1/2" 14 3/4" 15" 15 1/4" 15 1/2" 15 3/4" 16" 16 1/4" 16 1/2" 16 3/4" 17" 17 1/4" 17 1/2" 17 3/4" 18" 18 1/4" 18 1/2" 18 3/4" 19" 19 1/4" 19 1/2" 19 3/4" 20" 20 1/4" 20 1/2" 20 3/4" 21" 21 1/4" 21 1/2" 21 3/4" 22" 22 1/4" 22 1/2" 22 3/4" 23" 23 1/4" 23 1/2" 23 3/4" 24" 24 1/4" 24 1/2" 24 3/4" 25" 25 1/4" 25 1/2" 25 3/4" 26" 26 1/4" 26 1/2" 26 3/4" 27" 27 1/4" 27 1/2" 27 3/4" 28" 28 1/4" 28 1/2" 28 3/4" 29" 29 1/4" 29 1/2" 29 3/4" 30" 30 1/4" 30 1/2" 30 3/4" 31" 31 1/4" 31 1/2" 31 3/4" 32" 32 1/4" 32 1/2" 32 3/4" 33" 33 1/4" 33 1/2" 33 3/4" 34" 34 1/4" 34 1/2" 34 3/4" 35" 35 1/4" 35 1/2" 35 3/4" 36" 36 1/4" 36 1/2" 36 3/4" 37" 37 1/4" 37 1/2" 37 3/4" 38" 38 1/4" 38 1/2" 38 3/4" 39" 39 1/4" 39 1/2" 39 3/4" 40" 40 1/4" 40 1/2" 40 3/4" 41" 41 1/4" 41 1/2" 41 3/4" 42" 42 1/4" 42 1/2" 42 3/4" 43" 43 1/4" 43 1/2" 43 3/4" 44" 44 1/4" 44 1/2" 44 3/4" 45" 45 1/4" 45 1/2" 45 3/4" 46" 46 1/4" 46 1/2" 46 3/4" 47" 47 1/4" 47 1/2" 47 3/4" 48" 48 1/4" 48 1/2" 48 3/4" 49" 49 1/4" 49 1/2" 49 3/4" 50" 50 1/4" 50 1/2" 50 3/4" 51" 51 1/4" 51 1/2" 51 3/4" 52" 52 1/4" 52 1/2" 52 3/4" 53" 53 1/4" 53 1/2" 53 3/4" 54" 54 1/4" 54 1/2" 54 3/4" 55" 55 1/4" 55 1/2" 55 3/4" 56" 56 1/4" 56 1/2" 56 3/4" 57" 57 1/4" 57 1/2" 57 3/4" 58" 58 1/4" 58 1/2" 58 3/4" 59" 59 1/4" 59 1/2" 59 3/4" 60" 60 1/4" 60 1/2" 60 3/4" 61" 61 1/4" 61 1/2" 61 3/4" 62" 62 1/4" 62 1/2" 62 3/4" 63" 63 1/4" 63 1/2" 63 3/4" 64" 64 1/4" 64 1/2" 64 3/4" 65" 65 1/4" 65 1/2" 65 3/4" 66" 66 1/4" 66 1/2" 66 3/4" 67" 67 1/4" 67 1/2" 67 3/4" 68" 68 1/4" 68 1/2" 68 3/4" 69" 69 1/4" 69 1/2" 69 3/4" 70" 70 1/4" 70 1/2" 70 3/4" 71" 71 1/4" 71 1/2" 71 3/4" 72" 72 1/4" 72 1/2" 72 3/4" 73" 73 1/4" 73 1/2" 73 3/4" 74" 74 1/4" 74 1/2" 74 3/4" 75" 75 1/4" 75 1/2" 75 3/4" 76" 76 1/4" 76 1/2" 76 3/4" 77" 77 1/4" 77 1/2" 77 3/4" 78" 78 1/4" 78 1/2" 78 3/4" 79" 79 1/4" 79 1/2" 79 3/4" 80" 80 1/4" 80 1/2" 80 3/4" 81" 81 1/4" 81 1/2" 81 3/4" 82" 82 1/4" 82 1/2" 82 3/4" 83" 83 1/4" 83 1/2" 83 3/4" 84" 84 1/4" 84 1/2" 84 3/4" 85" 85 1/4" 85 1/2" 85 3/4" 86" 86 1/4" 86 1/2" 86 3/4" 87" 87 1/4" 87 1/2" 87 3/4" 88" 88 1/4" 88 1/2" 88 3/4" 89" 89 1/4" 89 1/2" 89 3/4" 90" 90 1/4" 90 1/2" 90 3/4" 91" 91 1/4" 91 1/2" 91 3/4" 92" 92 1/4" 92 1/2" 92 3/4" 93" 93 1/4" 93 1/2" 93 3/4" 94" 94 1/4" 94 1/2" 94 3/4" 95" 95 1/4" 95 1/2" 95 3/4" 96" 96 1/4" 96 1/2" 96 3/4" 97" 97 1/4" 97 1/2" 97 3/4" 98" 98 1/4" 98 1/2" 98 3/4" 99" 99 1/4" 99 1/2" 99 3/4" 100" 100 1/4" 100 1/2" 100 3/4"

88-83-67.01.1185



LOCATION MAP
 NOT TO SCALE

CANYON CREEK SECTION ONE

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT NASH PHILLIPS/COPUS, INC., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JACK E. DAVIS, SENIOR VICE-PRESIDENT, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE A.E. LIVINGSTON SURVEY NO. 155, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 81, PAGE(S) 112, 189 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 79.96 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "CANYON CREEK SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 28 DAY OF February, 1985 A.D.

Jack E. Davis
JACK E. DAVIS, SENIOR VICE-PRESIDENT
NASH PHILLIPS/COPUS, INC.
P.O. BOX 14506, AUSTIN, TEXAS 78761

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK E. DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND 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 THE 28 DAY OF February, 1985 A.D.

Martha M. Baze
PRINT NAME: Martha M. Baze
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 10-27-85

APPROVED FOR ACCEPTANCE:

DATE: MARCH 26, 1985

James B. Duncan
JAMES B. DUNCAN, DIRECTOR, OFFICE OF LAND DEVELOPMENT SERVICES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 26TH DAY OF MARCH, 1985 A.D.

Judith E. Fowler
SECRETARY
JUDITH E. FOWLER

Rafael Quintanilla
RAFAEL QUINTANILLA, CHAIRMAN

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 28th DAY OF May, 1985, A.D., AT 8:20 O'CLOCK A.M., AND DULY RECORDED ON THE 28th DAY OF May, 1985, A.D., AT 8:25 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 85, PAGE(S) 1508, 1509, 1510, 1511, 1512

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE 28th DAY OF May, 1985 A.D.

K. Terrell
DEPUTY
K. TERRELL

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 8:20 O'CLOCK A.M., THIS THE 28th DAY OF May, 1985 A.D.

K. Terrell
DEPUTY
K. TERRELL

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21st DAY OF May, 1985 A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COUNTY, BOOK 3, PAGE(S) 418.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 22 DAY OF May, 1985 A.D.

E. Wall
DEPUTY
E. WALL

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: Thomas J. Dodd, TEX. REG. NO. 1582
CARLSON & DIPPEL SURVEYING COMPANY
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 105
AUSTIN, TEXAS 78746
ENGINEERING BY: Ganda J. Fowler PE
LINDA J. FOWLER
CARLSON & DIPPEL, INC.
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 204
AUSTIN, TEXAS 78746

NOTES: (A) NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET (4') OF DEPTH EXCEPT AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS DEPARTMENT FOR AREAS DESIGNATED AS PERMANENT OR SITE SPECIFIC DISPOSAL SITES. FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET (4'). (B) ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT (15%) AND OVER AND ON FILL PLACED UPON SLOPES OF FIFTEEN PERCENT (15%) AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD. (C) EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE, FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE FEET (25') FROM THE ROADWAY EDGE, THE DRIVEWAY GRADE MAY EXCEED FOURTEEN PERCENT (14%) ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE DIRECTOR OF THE ENGINEERING DEPARTMENT OR HIS DESIGNEE.

NOTE: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTHWEST TRAVIS COUNTY MUD NO. 1 WATER AND WASTEWATER FACILITY.

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF BOULDER LANE, THE SOUTH SIDE OF TANYA TRAIL, NUTWOOD COVE, ANDERWOOD DRIVE, THE SOUTH SIDE OF MARBURY COURT FROM LOTS 4 AND 5, BLOCK A, THE EAST SIDE OF MARBURY COURT FROM LOTS 5 THROUGH 8, BLOCK A, THE EAST SIDE OF CROSSLAND DRIVE LOTS 1 THROUGH 5, BLOCK D, THE SOUTH SIDE OF CROSSLAND DRIVE FROM LOTS 9 THROUGH 22, BLOCK D, THE WEST SIDE OF CROSSLAND DRIVE FROM LOTS 23 THROUGH 31, BLOCK D, THE EAST SIDE OF APPLETREE LANE LOTS 1 THROUGH 6, BLOCK F, THE NORTH SIDE OF APPLETREE LANE ADJG LOTS 7 THROUGH 8, 19, 20, 25 AND 27, BLOCK F, THE EAST SIDE OF BRADEL COVE, ERIN LEIGH COURT, LYNNCREST COVE, BECKWOOD DRIVE, CRAWFORD COURT, QUEENSBURY COVE, GILCREST LANE AND THE NORTH SIDE OF ENCHANTED ROCK COVE, THE EASTSIDE OF CROSSLAND DRIVE ADJACENT TO LOT 1, BLOCK "C" AND NORTHSIDE OF CROSSLAND ADJACENT TO LOT 1, BLOCK "C".

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN BY WATERSHED RESOURCES AND ASSOCIATES.

NOTE: THE RESPONSIBILITY FOR MAINTENANCE OF THE GREENBELTS LIES WITH THE OWNER, OR SUCCESSOR IN TITLE, OF THE LAND WHERE THE GREENBELTS ARE LOCATED. A GREENBELT MAINTENANCE AGREEMENT WILL BE EXECUTED AND RECORDED PRIOR TO FINAL ACCEPTANCE OF SUBDIVISION.

ACCESS NOTE: NO VEHICULAR ACCESS WILL BE PERMITTED FROM BLOCK A, LOT 9, BLOCK B, LOT 25, BLOCK C, LOT 1, BLOCK F, LOT 25 ONTO BOULDER LANE.

DETENTION NOTE: PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, OFFICE OF LAND DEVELOPMENT SERVICES, FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN. RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.

NOTE: NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE TRAVIS COUNTY ENGINEER.

NOTE: DEVELOPMENT SHALL PROCEED UNDER THE TERMS AND REQUIREMENTS OF DIVISION 5, ARTICLE III, OF CHAPTER 13-3 OF THE AUSTIN CITY CODE (ORDINANCE 84050-0).

Vol. 85 Page 151B
PLAT RECORD, TRAVIS COUNTY, TEXAS
85 9980