$90.00 6031 3/8/93

MISC FILM CODE
00009306539

Vol. 91 Page 219
PLAT RECORD, TRAVIS COUNTY, TEXAS

CANYON CREEK
SECTION 19 A

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: CANYON CREEK LAND, LTD. ACTING THROUGH FRED EPPRIGHT, VICE PRESIDENT, CAPTEX LAND CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER BEING THE OWNERS OF 15.886 ACRES OF LAND AS CONVEYED IN DEED RECORDED IN VOLUME 11513, PAGE 136-145 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, DO HEREBY ADOPT SAID 15.886 ACRES AS SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS "CANYON CREEK, SECTION 19A" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 7th DAY OF December 1992

FRED EPPRIGHT, VICE PRESIDENT
CAPTEX LAND CORPORATION, GENERAL PARTNER
CANYON CREEK LAND, LTD.
407 E. 6TH STREET, SUITE 200
AUSTIN, TEXAS 78766-3756

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRED EPPRIGHT, VICE PRESIDENT CAPTEX LAND CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF December, 1992. A.D.

Tammy D. Walker
NOTARY PUBLIC FOR THE STATE OF TEXAS

TAMMY D. WALKER
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 10/2/96

NOTES:

1. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION 5, ARTICLE VII, CHAPTER 13-3 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF DIVISION 5. B.) THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN DIVISION 5, ARTICLE VII, CHAPTER 13-3 OF THE AUSTIN CITY CODE OF OF 1981, AS AMENDED, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY. C.) EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FORM THE ROADWAY TO THE PROBABLE BUILDING SITE. FOR A MINIMAL TRAVEL DISTANCE OF TWENTY-FIVE FEET (25') FROM, THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED FOURTEEN PERCENT (14%) ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE PLANNING AND DEVELOPMENT DEPARTMENT. D.) NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET (4') OF DEPTH. NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET (4') EXCEPT FOR STRUCTURAL EXCAVATION EXCEPT WHERE A VARIANCE IS GRANTED BY THE PLANNING COMMISSION.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN / TRAVIS COUNTY ENGINEER.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT, FOR REVIEW.
6. NO STRUCTURE IN THIS SUBDIVISION MAY BE OCCUPIED UNTIL CONNECTED TO THE NORTHWEST AUSTIN M.U.D. #1 WASTEWATER AND CITY OF AUSTIN WATER.
7. A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THIS SUBDIVISION IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY COMPANY.
9. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
10. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIORNMENTAL CRITERIA MANUAL.
11. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. PRIOR TO CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT 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.
13. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #481026 0240D AND 235B, DATED 4-1-82 FOR TRAVIS COUNTY, TEXAS.
14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED February 19 93, 1993 A.D. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPERATE INSTRUMENT RECORDED IN VOLUME 11887, PAGE 0022, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ART VII.
17. THIS TRACT WILL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE AGREEMENT CONCERNING CREATION OPERATION OF NORTHWEST AUSTIN MUD. NO. 1.
18. LOT 29A-BLK I, LOT 45-BLK E, AND LOT 47-BLK D SHALL BE GREENBELT, DRAINAGE, AND PUBLIC UTILITY EASEMENT LOTS. THE MAINTENANCE OF THESE LOTS SHALL BE THE RESPONSIBLITY OF THE OWNER OR HIS/HER ASSIGNS.

SURVEYOR'S CERTIFICATE:

I, DENNIS E. UNDERWOOD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Dennis E. Underwood 12-9-92
DENNIS E. UNDERWOOD, R.P.L.S. NO. 4423, STATE OF TEXAS DATE
BRANDT SURVEYING CO. P.C.
5524 BEE CAVES ROAD, SUITE F-1, AUSTIN, TEXAS 78746

DENNIS E. UNDERWOOD 4423 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

I, JAMES A. HUFFCUT, JR. P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH TITLE 13 OF THE OF THE AUSTIN CITY CODE OF 1981, AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

James A. Huffcut Jr 12/7/92
JAMES A. HUFFCUT, JR., REGISTERED PROFESSIONAL ENGINEER NO. 55263, STATE OF TEXAS
ENGINEERING BY HUFFCUT & ASSOCIATES, INC.
111 ANDERSON LANE, SUITE D-202, AUSTIN, TEXAS 78752.

STATE OF TEXAS JAMES A. HUFFCUT JR. 55263 REGISTERED PROFESSIONAL ENGINEER

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 15TH DAY OF DECEMBER, 1992, A.D.

Gail Genheseling Brooks Mason

APPROVED FOR ACCEPTANCE:

THIS THE 17th DAY OF December, 1992, A.D.

JIM SMITH, DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF AUSTIN

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF March A.D. 1993 AT 11:00 O'CLOCK A M., AND DULY RECORDED ON THE 8th DAY OF March, A.D. 1993 AT 11:00 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN PLAT BOOK NO. 91, PAGE(S) 219,220,221.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 8th DAY OF March, 1993 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY B. J. Rutherford DEPUTY
B. J. Rutherford

FILED FOR RECORD, AT 11:00 O'CLOCK A. M., THIS 8th DAY OF March 1993 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY B. J. Rutherford DEPUTY
B. J. Rutherford

C8-85-070-04.4A
PAGE 1 OF 3

CANYON CREEK
SECTION 19A

LEGEND:

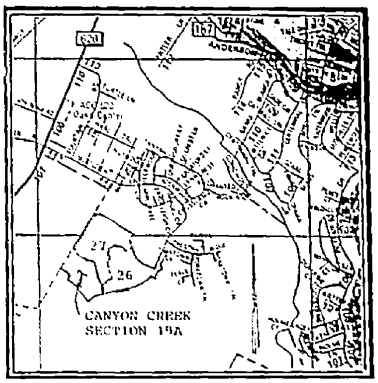
- • 1/2" IRON PIN FOUND
- ○ 1/2" IRON PIN SET
- ■ CONCRETE MONUMENT FOUND
- BL BUILDING LINE
- P.U.E PUBLIC UTILITY EASEMANT
- D.E. DRAINAGE EASEMENT
- ..... PROPOSED SIDEWALK
- ——— BOUNDARY LINE

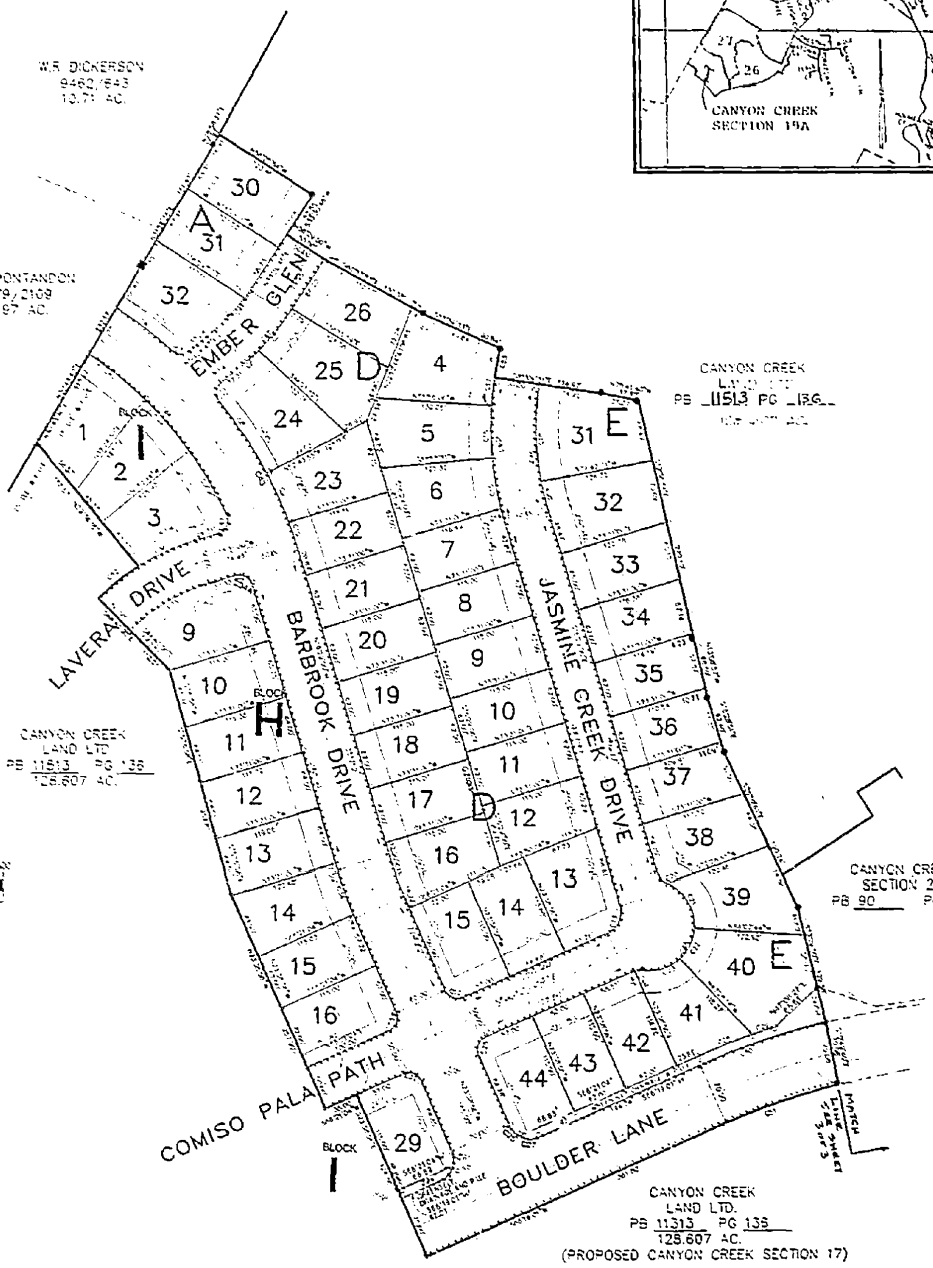
NOTE:
BRANDT SURVEYING CO.
SURVEY - ABST. NO.
ACREAGE - 15.89
BLOCKS - 3
LOTS - 52
LINER FEET OF STREETS - 3522 LF

LIST:
OWNER: CANYON CREEK LAND, LTD.
MR. FRED EPPRIGHT
407 E 6TH STREET, SUITE 200
AUSTIN, TEXAS 78701-3756
SURVEYOR: BRANDT SURVEYING CO.
ENGINEER: HUFFCUT & ASSOCIATES, INC.

DATE: DECEMBER 3, 1992

CONTOURS ARE FROM CITY OF AUSTIN DATUM AND NOT FIELD SURVEYED





GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

WATER QUALITY POND EASEMENT - VOL. ____ PG. ____

MISC FILM CODE
00009306540

Vol. 91 Page 220
PLAT RECORD, TRAVIS COUNTY, TEXAS

C8-85-070-04.4A

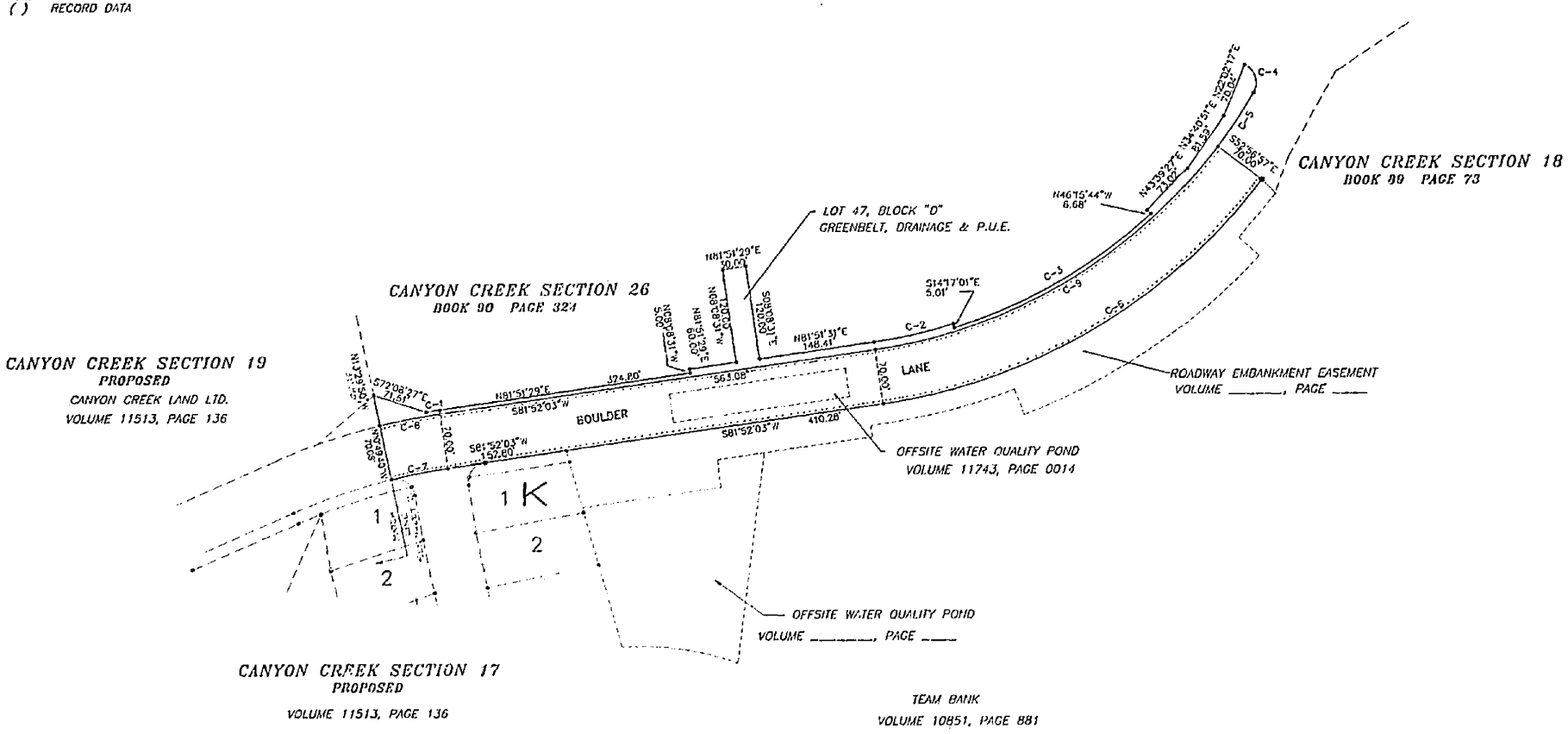
CANYON CREEK SECTION 19A

MISC FILM CODE
00009306541

Vol. 91 Page 221
PLAT RECORD, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'

LEGEND
- ○ IRON PIN SET
- • IRON PIN FOUND
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RECORD DATA



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1140.00'	17.54'	8.77'	17.54'	N81°19'35"E	1°11'47"
C-2	655.69'	104.24'	52.23'	104.13'	N77°16'24"E	9°07'05"
C-3	660.03'	292.00'	148.43'	289.62'	N60°05'52"E	25°20'51"
C-4	25.00'	41.79'	27.65'	37.09'	S17°57'25"E	95°46'12"
C-5	665.00'	82.58'	41.34'	82.53'	S33°29'36"W	7°06'55"
C-6	735.00'	574.91'	303.07'	560.37'	S59°27'33"W	44°49'00"
C-7	765.00'	75.05'	37.56'	75.02'	S79°03'25"W	5°37'16"
C-8	835.00'	79.24'	39.65'	79.21'	S79°09'50"W	05°26'14"
C-9	865.00'	520.16'	274.21'	507.00'	S59°27'33"W	44°49'00"