PLAT DOCUME

TRV 200000051 3 pgs

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: CANYON RIM

OWNER'S NAME: EDWARD R.BARROW TESTAMENTARY TRUSTS FOR EDWARD BARROW KEMPER, RANDALL E. KEMPER, WILLIAM LEE KEMPER,III, AND AMY ELIZABETH KEMPER, JANE EWING BARROW TESTAMENTARY TRUSTS, SARAH BARROW SELINE

RESUBDIVISION?(YES/NO) NO

ADDITIONAL RESTRICTIONS/COMMENTS:

NONE

RETURN:

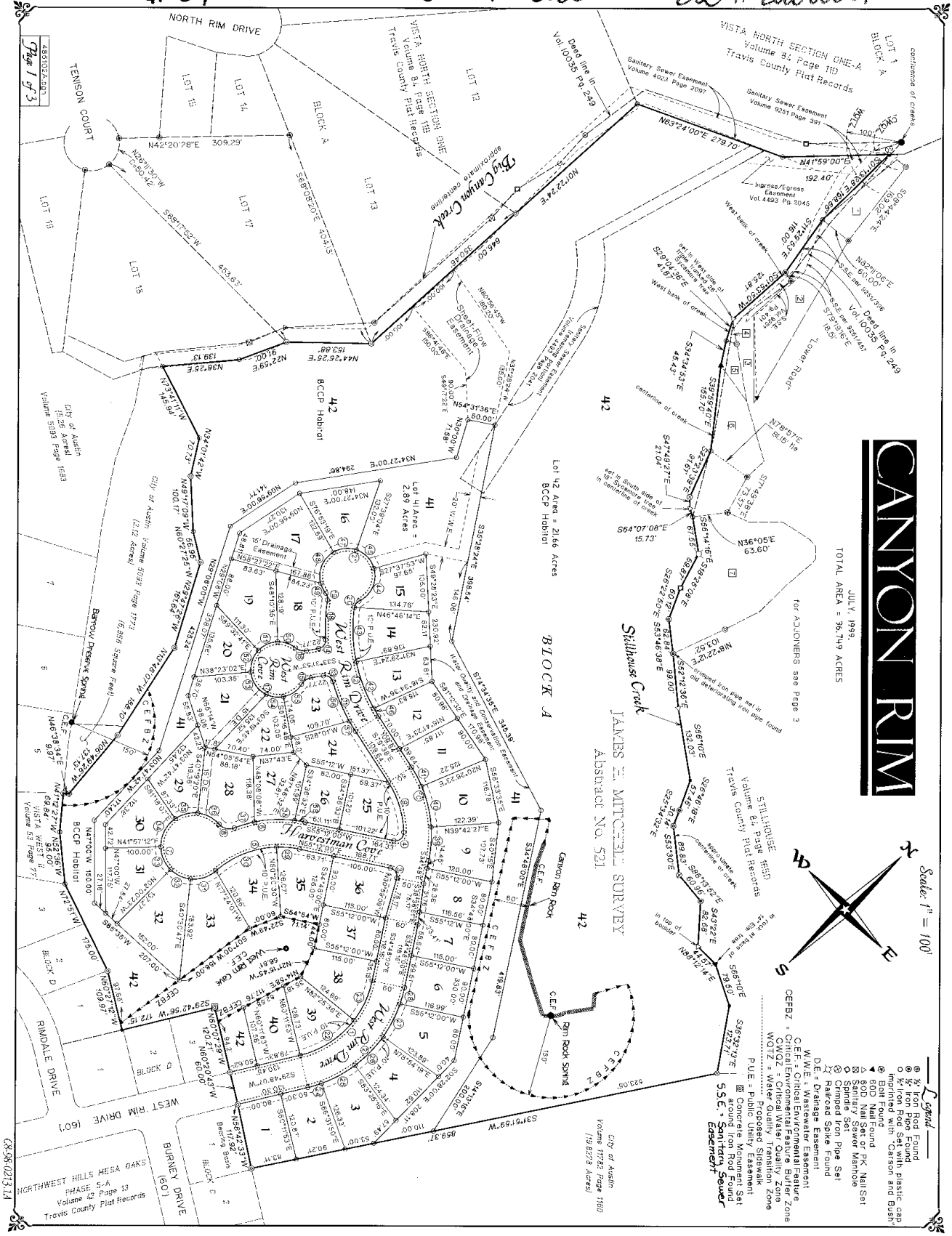
CITY OF AUSTIN
P.O.Box 1088
Austin Texas 78767

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

02-10-2000 04 13 PM 200000051
BAZANJ $81 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

PHOTOGRAPHIC MYLAR #81.00 02-10-2000 Doc # 2000005?



PHOTOGRAPHIC MYLAR $81.00 02-10-2000 Doc # 200000051

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT, THE EDWARD R. BARROW TESTAMENTARY TRUSTS FOR EDWARD BARROW KEMPER, RANDALL E. KEMPER, WILLIAM LEE KEMPER, III, and AMY ELIZABETH KEMPER; and, THE JANE EWING BARROW TESTAMENTARY TRUSTS FOR EDWARD BARROW KEMPER, RANDALL E. KEMPER, WILLIAM LEE KEMPER, III, AND AMY ELIZABETH KEMPER, acting herein, by and through, Sarah Barrow Seline and Randall Ewing Kemper, Co-Trustees; being the owners of 36.749 acres of land out of the T.J. Chambers Grant and the James Mitchell Survey No. 17, described as Tracts 1, 2 and 3 in conveyance Special Warranty Deed recorded in Volume 10,035, Page 0249 of the Travis County, Texas, Real Property Records.

Do hereby subdivide said 36.749 acres to be known as CANYON RIM SUBDIVISION, and do hereby dedicate to the public the use of all streets and easements as shown hereon subject to any easements and/or restrictions heretofore granted and not released.

WITNESS OUR HANDS AS DATED BELOW:

Randall Ewing Kemper,	Sarah Barrow Seline
Co-Trustee	Co-Trustee
1701 W. Koenig Lane	1701 W. Koenig Lane
Austin, Texas 78756	Austin, Texas 78756

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3rd day of November, 1999 by Randall Ewing Kemper in the capacity as stated above.

Notary Public in and for the State of Texas
My Commission Expires: June 21, 2003

A. BONNIE HUSKEY MY COMMISSION EXPIRES June 21, 2003

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 17th day of November, 1999 by Sarah Barrow Seline in the capacity as stated above.

Notary Public in and for the State of Texas
My Commission Expires: June 21, 2003

A. BONNIE HUSKEY MY COMMISSION EXPIRES June 21, 2003

I, Barry M. Campbell 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 engineering related portions of Title 13 of the City Code of 1981, as amended, is true and correct to the best of my knowledge.

The 100 year floodplain is contained within the drainage easements as shown hereon. No portion of this tract is within the boundaries of the 100 year floodplain of a waterway that is within the limits of study of the Federal Flood Insurance ~~Administration~~ FIRM Panel 48453C0195 E & ---200 F for Travis County, Texas dated June 16, 1993.

11/3/99

Barry M. Campbell, P.E.
7113 Burnet Road, # 212
Austin, Texas 78757

STATE OF TEXAS B.M. CAMPBELL 34247 REGISTERED PROFESSIONAL ENGINEER

I, J. Leroy Bush, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of 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.

J. Leroy Bush, R.P.L.S. # 1828
1904 Fortview Road
Austin, Texas 78704

STATE OF TEXAS J. LEROY BUSH 1828 PROFESSIONAL LAND SURVEYOR

This subdivision was approved and recorded before the construction and acceptance of subdivision improvements. Pursuant to the terms and conditions of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated 2nd February 2000 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 the agreement.

For the Construction Agreement pertaining to this subdivision, see Separate Instrument in Document # 2000020175, in the Deed Records of Travis County, Texas.

Page 2 of 3

CANYON RIM

Plat NOTES:

1. No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.

2. All 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. All water and wastewater construction must be inspected by the City of Austin.

3. No buildings, fences, landscaping or other structures are permitted in drainage or water quality easements except as approved by the City of Austin.

4. All drainage and water quality easements on private property shall be maintained by the property owner or his assigns.

5. Property owners shall provide for access to drainage and water quality easements as may be necessary and shall not prohibit access by governmental authorities.

6. All streets in this subdivision shall be constructed to City of Austin Alternate Urban Street Standards.

7. All building setbacks shall be in conformance with City of Austin Zoning Ordinance requirements.

8. Public sidewalks, built to City of Austin Standards, are required along the following streets and as shown by a dotted line on the face of the plat:
   Both Sides of: West Rim Drive
   Harvestman Cove
   West Rim Cove
   and, all around the cul-de-sac's of:
   West Rim Drive
   West Rim Cove
   Harvestman Cove

   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 connections by the governing body or utility company. LDC, 13-5-91.

9. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin and for review. Rainfall runoff shall be held to the amount established by the regional detention plans approved by the City of Austin, except that runoff in excess of the amount established for the regional detention system shall be detained by the use of ponding or other approved methods. (LDC Section 13-2-472).

10. A 10' PUE is provided adjacent to subdivision side of all street ROW's.

11. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

12. The owner/developer of this subdivision shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause this site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

13. The owner shall be responsible for installation of temporary erosion controls, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet of the centerline of the overhead electric facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction for this project.

14. The owner of the property is responsible for maintaining National Electric Safety Code/OSHA code clearances between electric lines and equipment, buildings, and signs during and after construction. Failure to comply with NESC will prevent the project from being energized. All costs incurred because of failure to comply with NESC will be charged to the owner. Contact Lawrence Watson for questions regarding clearance.

15. The Water Quality Easements shown are for the purpose of achieving compliance pursuant to Chapter 13-7 of the City of Austin Land Development Code. The use and maintenance of these easements is restricted by Section 13-7-18,24 and 35 thereof.

16. Maintenance of the water quality controls required above shall be according to City of Austin standards.

17. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 25-8 (181-184) and the Environmental Criteria Manual.

18. Water Quality Controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 25-8 (211-214).

19. All of Lot 41 is established as a Water Quality and Conservation Easement. AND DRAINAGE EASEMENT.

20. All of Lot 42 is established as BCCP Habitat for Endangered Species. No disturbance or additional easements are allowed except, wastewater construction to serve this subdivision is allowed in the existing Sanitary Sewer Easement of record as shown on this plat.

21. This subdivision is located within the full purpose city limits of the City of Austin on this the 25th day of Jan, 2000.

APPROVED FOR ACCEPTANCE: 1/25/2000
Date

Alice Glasco, Director
Development Review and Inspection Department
City of Austin

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on this 25th day of Jan, 2000.

Chairman , Secretary

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 10 DAY OF FEB 2000, A.D. AT 4:13 O'CLOCK P.M., AND DULY RECORDED ON THE 10 DAY OF FEB, 2000 A.D., AT 4:13 O'CLOCK, P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT #: 200000051.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 10 DAY OF FEB, 2000 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY J. Baeza

FILED FOR RECORD AT 4:13 O'CLOCK, P.M., THIS THE 10 DAY OF FEB 2000 1999, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY J. Baeza

The owner of this subdivision, and his or her successors and assigns, assumes responsibility for the 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 owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements. (Section 13-1-491 City Code)

C8-98-0213.1A

CANYON RIM

CURVE DATA

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭
Δ = 64°36'07"	Δ = 64°36'07"	Δ = 90°00'00"	Δ = 03°26'20"	Δ = 53°00'18"	Δ = 33°07'41"	Δ = 269°55'42"	Δ = 70°03'05"	Δ = 31°23'41"	Δ = 44°50'00"	Δ = 16°41'44"	Δ = 40°38'00"	Δ = 83°31'50"	Δ = 83°31'50"
R = 175.00'	R = 235.00'	R = 15.00'	R = 15.00'	R = 175.00'	R = 225.00'	R = 60.00'	R = 25.00'	R = 175.00'	R = 225.00'	R = 340.00'	R = 290.00'	R = 15.00'	R = 15.00'
T = 110.63'	T = 148.57'	T = 15.00'	T = 19.01'	T = 87.28'	T = 66.92'	T = N/A	T = 17.52'	T = 49.18'	T = 92.81'	T = 49.89'	T = 107.37'	T = 13.39'	T = 13.39'
C = 187.03'	C = 261.15'	C = 21.21'	C = 23.55'	C = 156.18'	C = 128.29'	C = 84.91'	C = 28.70'	C = 94.69'	C = 171.60'	C = 98.72'	C = 201.38'	C = 19.98'	C = 19.98'
A = 197.32'	A = 264.97'	A = 23.56'	A = 27.06'	A = 161.69'	A = 130.09'	A = 282.67'	A = 30.57'	A = 95.89'	A = 176.06'	A = 99.07'	A = 235.66'	A = 21.87'	A = 21.87'
CB= N02°29'57"W	CB= S02°29'57"E	CB= S79°48'000"E	CB= S03°28'50"W	CB= N26°41'55"E	CB= S38°38'06"W	CB= S42°50'27"E	CB= S57°05'51"W	CB= S63°56'""E	CB= S67°13'00"E	CB= S71°17'08"E	CB= S69°19'00"E	CB= N75°17'48"E	CB= S08°41'00"E

⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘
Δ = 48°11'22"	Δ = 46°11'22"	Δ = 276°22'45"	Δ =12°1'"54"	Δ = 47°45'30"	Δ = 67°10'57"	Δ = 283°44'29"	Δ = 38°48'55"	Δ = 25°47'1""	Δ =06°19'57"	Δ = 16°49'13"	Δ =17°44'38"	Δ = 16°15'05"	Δ = 07°27'4"
R = 25.00'	R = 25.00'	R = 50.00'	R = 340.00'	R = 15.00'	R = 15.00'	R = 50.00'	R = 175.00'	R = 175.00'	R = 235.00'	R = 235.00'	R = 235.00'	R = 235.00'	R = 235.00'
T = 1".16'	T = 11'.8'	T = N/A	T = 36.33'	T = 6.64'	T = 8.17'	T = N/A	T = 61.65'	T = 40.06'	T = 3.03'	T = 34.74'	T = 36.68'	T = 33.55'	T = 15.31'
C = 20.41'	C = 20.41'	C = 66.67'	C = 72.25'	C = 12.14'	C = 14.38'	C = 61.74'	C = 116.30'	C = 78.10'	C = 25.96'	C = 68.74'	C = 72.49'	C = 66.43'	C = 30.55'
A = 21.03'	A = 21.33'	A = 241.19'	A = 72.39'	A = 12.50'	A = 14.97'	A = 247.91'	A = 115.55'	A = 78.76'	A = 25.97'	A = 68.99'	A = 72.78'	A = 66.66'	A = 30.57'
CB= N09°26'11"E	CB= S67°37'34"W	CB= S66°28'07"E	CB= S43°54'00"E	CB= S81°40'45"E	CB= N:0°24'31"W	CB= S56°18'44"W	CB= S10°23'39"W	CB= S21°54'24"E	CB= N26°38'09"E	CB= N15°03'33"E	CB= N02°13'22"W	CB= N19°13'4"W	CB= N31°04'23"W

㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷
Δ = 13°37'10"	Δ = 39°23'08"	Δ =47°17'31"	Δ = 38°30'24"	Δ = 43°57'35"	Δ = 56°44'41"	Δ =40°58'46"	Δ =42°26'44"	Δ =09°41'42"	Δ =18°37'01"	Δ = 15°29'33"	Δ =19°16'04"	Δ =10°04'24"	Δ = 17°51'13"
R = 175.00'	R = 175.00'	R = 60.00'	R = 80.00'	R = 60.00'	R = 60.00'	R = 60.00'	R = 60.00'	R = 225.00'	R = 225.00'	R = 225.00'	R = 225.00'	R = 225.00'	R = 290.00'
T = 20.80'	T = 62.63'	T = 26.27'	T = 50.96'	T = 24.22'	T = 32.40'	T = 22.42'	T = 23.30'	T = 9.08'	T = 36.88'	T = 30.61'	T = 38.19'	T = 19.83'	T = 45.55'
C =41.50'	C = "7.94'	C = 48.13'	C =39.57'	C =44.91'	C = 57.02'	C = 42.00'	C = 43.44'	C =38.03'	C = 72.79'	C =60.65'	C = 75.3"'	C = 39.5"'	C = 90.00'
A =41.60'	A = "20.30'	A = 49.52'	A = 40.32'	A =46.03'	A = 59.42'	A = 42.91'	A = 44.45'	A =38.07'	A = 73.11'	A =60.84'	A = 75.66'	A = 39.56'	A = 90.37'
CB= N48°23'25"E	CB= N21°53'16"E	CB= N25°50'25"E	CB= N68°44'25"E	CB= S70°0'"36"E	CB= S19°40'27"E	CB= S29°"'"6"W	CB= S73°54'02"W	CB= S26°55'10"W	CB= S41°04'31"W	CB= N42°32'47"W	CB= N59°55'35"W	CB= N74°36'50"W	CB= N67°26'12"W

㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿	51	52	53	54	55	56
Δ = 19°30'36"	Δ = 80°33'06"	Δ = 55°"6'56"	Δ =03°16'12"	Δ =49°14'15"	Δ = 74°37'35"	Δ = 24°02'37"	Δ = 39°53'51"	Δ = 44°53'46"	Δ =48°32'38"	Δ =59°10'14"	Δ =36°28'34"	Δ = 47°23'44"	Δ =13°01'52"
R = 290.00'	R = 50.00'	R = 50.00'	R =290.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 50.00'	R = 340.00'
T = 49.86'	T = 42.37'	T = 26.19'	T = 8.28'	T = 22.91'	T = 38.11'	R =20.88'	T = 18.15'	T = 22.66'	T = 22.56'	T = 28.39'	T = 16.48'	T = 21.95'	T = 38.82'
C = 98.27'	C = 64.66'	C = 46.39'	C =16.55'	C = 41.66'	C =60.62'	A =20.83'	C = 34.72'	C = 38.18'	C = 41.11'	C = 49.37'	C = 31.30'	C = 40.19'	C = 77.16'
A = 98.75'	A = 70.29'	A = 48.24'	A ="6.56'	A = 42.97'	A = 65.12'	CB= S73°32'12"E	A = 34.82'	A = 39.18'	A =42.36'	A = 51.64'	A = 31.83'	A = 41.36'	A = 77.33'
CB= N48°45'18"W	CB= N22°05'34"W	CB= S69°59'24"W	CB= N.77°59'55"W	CB= S37°43'49"W	CB= S24°12'06"E		CB= S61°46'2"W	CB= S19°22'32"W	CB= S27°20'39"E	CB= S81°12'05"E	CB= N50°58'30"E	CB= N09°02'22"E	CB= S89°27'13"E

57	58
Δ = 03°39'52"	Δ = 04°48'58"
R = 340.00'	R = 225.00'
T = 10.86'	T = 9.46'
C = 21.74'	C = 18.91'
A = 21.75'	A = 18.97'
CB= S77°48'05"E	CB= S82°47'31"W

ADJOINERS

1. Anderson G. Matsler, et ux
"Second Tract"
Volume 2105 Page 8

2. C.L. Sherrod, et al
(1.5 Acres)
Volume 2933 Page 100

3. currently unused road known as "Dead End Road"

4. Willie W. Waechter, et ux
"Second Tract"
Volume 1879 Page 155

5. Ruth V. Brockman
"Tract 3"
Volume 11745 Page 469

6. John C. Peterson
Volume 4892 Page 469
see also
Volume 4672 Page 1170
"Tract No.1"

7. John C. Peterson, et ux
Volume 10130 Page 792

EASEMENT NOTE:

LOT 42, BLOCK A, as shown hereon, is subject to the following easements in addition to those shown: No other lots in this subdivision are affected by the easements listed below.

a) Sanitary Sewer and Drainage Easement recorded in Volume 4023 Page 2097 Travis County Deed Records. (located along the channel of Big Canyon Creek)

b) Ingress and Egress Easement recorded in Volume 4493 Page 2045, Travis County Deed Records. (located near the most Northerly corner of LOT 42)

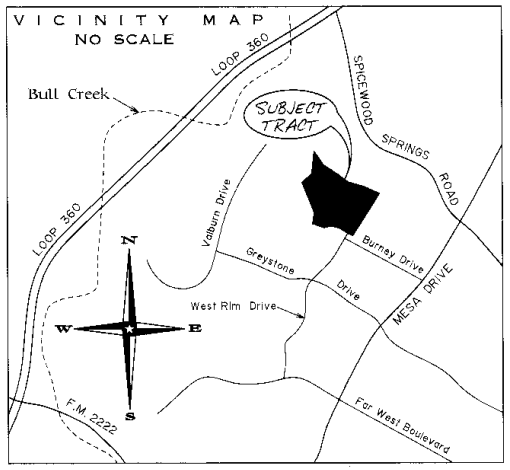
c) Sanitary Sewer Easement recorded in Volume 9251 Page 391 Travis County Real Property Records. (located along Stillhouse Creek)

d) Sanitary Sewer Easement recorded in Volume 9251 Page 396 Travis County Real Property Records. (located along Stillhouse Creek)

e) Sanitary Sewer Easement recorded in Volume 9251 Page 401 Travis County Real Property Records. (located along Stillhouse Creek)

f) Sanitary Sewer Easement recorded in Volume 9251 Page 457 Travis County Real Property Records. (located along Stillhouse Creek)

VICINITY MAP
NO SCALE



PHOTOGRAPHIC MYLAR $ 81.00

02-10-2000 Doc # 2000057

C8-98-0213.1A