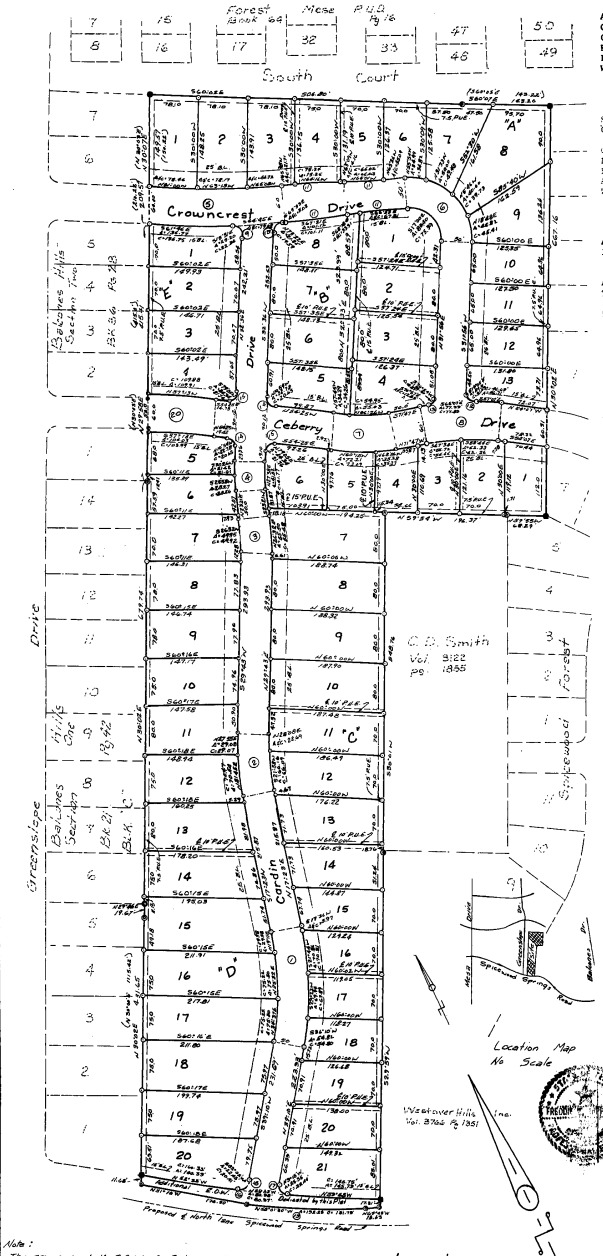

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, NPC REALTY CO., HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, AND ACTING BY AND THROUGH JOHN REYNOLDS, ATTORNEY-IN-FACT, FOR THE OWNERS OF THAT CERTAIN 19.792 ACRES OF LAND OUT OF THE JAMES MITCHELL SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS CONVEYED BY DEED IN VOL. 5371, PAGE 748, OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, DOES HEREBY SUBDIVIDE SAID 19.792 ACRES OF LAND TO BE KNOWN AS "THE ENCLAVE AT BALCONES FOREST" AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN.
WITNESS MY HAND THIS THE 22nd DAY OF June, 1979, A.D.

NPC REALTY

JOHN REYNOLDS, ATTORNEY-IN-FACT

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORIY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED JOHN REYNOLDS, ATTORNEY-IN-FACT, 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 HEREIN STATED.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF June, 1979, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS CO., TX.
MARIANN MACEY

APPROVED FOR ACCEPTANCE:
DATE JUNE 26, 1979

EDWARD W. SELLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 26th DAY OF June, 1979, A.D.

SECRETARY Mary E. Rogers Schechter — CHAIRMAN Miguel A. Gutierrez

FILED FOR RECORD AT 4:10 O'CLOCK P.M. THIS THE 27 DAY OF June, 1979, A.D.

DEPUTY Lorene Smith
LORENE SMITH

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

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 THE 27 DAY OF June, 1979, A.D., AT 4:10 O'CLOCK P.M. AND DULY RECORDED ON THE 27 DAY OF June, 1979, A.D. AT 10:15 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 78 PAGE 180
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

DEPUTY Lorene Smith
LORENE SMITH

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

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 41 OF THE AUSTIN CITY CODE, 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 ON JUNE 1979.

SURVEYED BY:
THOMAS J. DODD R. DODD SURVEYING CO.
2619-D JONES ROAD
AUSTIN, TEXAS 78745

ENGINEERING BY:
FREDDIE E. DIPPEL - DIPPEL ENGINEERING, INC.
4806 NORTH INTERREGIONAL
AUSTIN, TEXAS 78751

LOT DATA

	1W	1E	2W	2E	3W	3E	4W	4E
I	21°47'	21°47'	12°20'	12°20'	06°22'	06°22'	09°15'	09°15'
R	475.00	525.00	462.76	412.76	449.50	499.50	309.03	259.03
T	91.40	101.02	50.00	44.60	25.0	27.78	25.00	20.95
A	180.59	199.60	99.61	88.85	49.95	55.50	49.89	41.82
C	179.50	198.40	99.42	88.68	49.92	55.48	49.84	41.77

	5N	5S	6W	6E	7N	8N	8S	9
I	06°03'	06°03'	97°52'	97°52'	17°22;	17°40'	17°40'	96°15'
R	2020.52	2080.52	50.00	100.00	354.65	446.09	386.09	15.00
T	106.77	109.94	57.38	114.77	54.16	69.32	60.00	16.73
A	213.35	219.68	85.40	170.80	107.50	137.55	119.05	25.20
C	213.25	219.58	75.39	150.79	107.09	137.00	118.58	22.34

	10	11	12	13	14	15	16	17
I	81°33'	02°50'	92°03'	77°56'	87°01'	92°59'	21°28'40"	96°49'15"
R	15.00	2044.88	15.00	15.00	15.00	15.00	1807.75	15.0
T	12.94	50.57	15.58	12.13	14.24	15.80	342.85	16.90
A	21.35	101.12	24.10	20.40	22.78	24.34	677.65	25.35
C	19.59	101.11	21.59	18.87	20.68	21.76	673.69	22.44

	18	19	20N	20S	21	22	75	
I	85°44'45"	13°27'	05°37'	05°37'	95°12'	71°48'	17°33'	
R	15.00	818.89	1121.21	1061.21	15.00	15.00	354.65	
T	13.93	96.56	55.00	52.06	16.43	10.86	54.16	
A	22.45	192.23	109.91	104.03	24.92	18.80	107.50	
C	20.41	191.79	109.88	103.99	22.15	17.59	107.09	

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON THE NORTH AND EAST SIDE OF CROWNCREST DRIVE, BOTH SIDE OF CEBERRY DRIVE, THE EAST SIDE OF CARDIN DRIVE AND THE NORTH SIDE OF SPICEWOOD SPRINGS ROAD. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE1 & TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREET, MAY UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES, FOR ALL ENGINEERING, ADMINISTRATION, AND CONSTRUCTION COSTS.

FLOOD PLAIN NOTE: THE 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE EASEMENTS AS SHOWN HEREON.

Note:
The proposed North R.O.W. of Spicewood Spring Road established by Jeryl Hart & Associates, City of Austin C.I.P. Project No. 75-004.

Legend
Scale 1"=100'
● Iron Stake Found
○ Iron Stake Set
P.U.E. Public Utility Easement
B.L. Building Set Back Line
■ Conc. Monument Set

PLAT INFORMATION
See Vol 6602 Pg 303

THE ENCLAVE AT BALCONES FOREST

C8-77-80