

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry Peel, being the owner of 22.6259 acres of land as shown hereon, being a portion of the James H. Mitchell Survey, being composed of the following tracts: a 3.1200 acre tract as conveyed to me by deed of record in Volumes 7146, Page 271; Travis 1403 in Volume 2259, Page 10; a 0.1000 acre tract as conveyed to me by deed of record in Volume 2259, Page 10; a 0.1000 acre tract as conveyed to me by deed of record in Volume 7187, Page 742; Travis County Deed Records; a 1.3033 acre tract described as 1.3014 acres as conveyed to me by deed of record in Volume 7187, Page 742; Travis County Deed Records; a 0.7614 of one acre tract conveyed to me by deed of record in Volume 7489, Page 395; Travis County Deed Records;

a 6.6749 acre tract as conveyed to me by deed of record in Volume 7187, Page 742; Travis County Deed Records; a street right-of-way adjacent to Lot 2, Block "A", of Mesa Village, a subdivision of the James H. Mitchell Survey, as shown on a map of record in Plat Book 75, Page 198; Travis County Plat Records, as located in Volume 7387, Page 465; Travis County Deed Records, being composed of all of those tracts described as Exhibits "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", and "Z", a portion of Ira Neely Driveway, aka Burleson Lane, as shown on a map of record in Volume 7187, Page 742; Travis County Deed Records; a 0.0480 of one acre of land of said Neely Driveway, as conveyed to me by deed of record in Volume 7187, Page 742; Travis County Deed Records; a portion of a 4.6947 acre tract as conveyed to me by deed of record in Volume 7187, Page 742; Travis County Deed Records; and I do hereby adopt this map of plat as my subdivision of 23.5259 acres of land, to be known and designated as

"NEELEY'S CANYON"

and being subject to any heretofore given easements, and I do hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS MY HAND this 10th day of November A. D. 1981.

Larry Peel

BEFORE ME, the undersigned authority on this day personally appeared Larry Peel, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed.

Given UNDER MY HAND AND SEAL OF OFFICE, this 10th day of November A. D. 1981.

Notary Public in and for Travis County, Texas

APPROVED FOR RECORDING DATE: 12/10/81

DAVID C. CARTER  
Chairman

DAVID C. CARTER  
Secretary

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THE STATE OF TEXAS

I, Doris Shropshire, Clerk of the County Court, within and for the county and state aforesaid, do hereby certify that the foregoing instrument of which a true and correct copy is hereunto attached, was duly filed for record in the Public Office of the County Clerk of Travis County, Texas, on the 10th day of December, 1981 at 12:45 o'clock P. M.

DAVID C. CARTER  
Secretary

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NOTE: Re "Restricted Area".

"Restricted Area" is subject to the terms and conditions set forth in a Restrictive Covenant of record in Volume 7638, Page 243, Travis County Deed Records. If the area shall be amended as provided for under item 3 of the "Restrictive Covenant."

100 YEAR FLOOD PLAIN NOTE:

The 100 year flood plain is contained within the drainage easement shown hereon.

DEFERRED NOTE:

Prior to construction in this subdivision, drainage plans shall be prepared by a registered professional engineer and submitted to the Department for review. Rainfall runoff shall be held to the amount existing on the present state by the use of existing or other approved methods.

SIDEWALK NOTE:

Sidewalks are required along the north side of Neely in the subdivision. Sidewalks shall be completed prior to acceptance of any Type I or Type II driveway approach and/or certificate of occupancy.

The following Restrictive Notes apply to this subdivision (Sec. 41.33.3).

- 1. No fill on any lot shall exceed a maximum of four feet.
- 2. No excavation, no cut on any lot shall be greater than four feet.
- 3. Slopes of embankments shall be a minimum of fifteen percent and over and on fill shall be a minimum of fifteen percent.
- 4. Professional engineers shall certify by a registered professional engineer qualified to do so.
- 5. Every lot shall be reasonably accessible to the public by a minimum travel distance of twenty-five (25) feet from the building site.
- 6. The minimum travel distance of any lot shall not exceed fourteen (14) percent only with specific approval of surface and geometric design by a registered professional engineering department of his designer.



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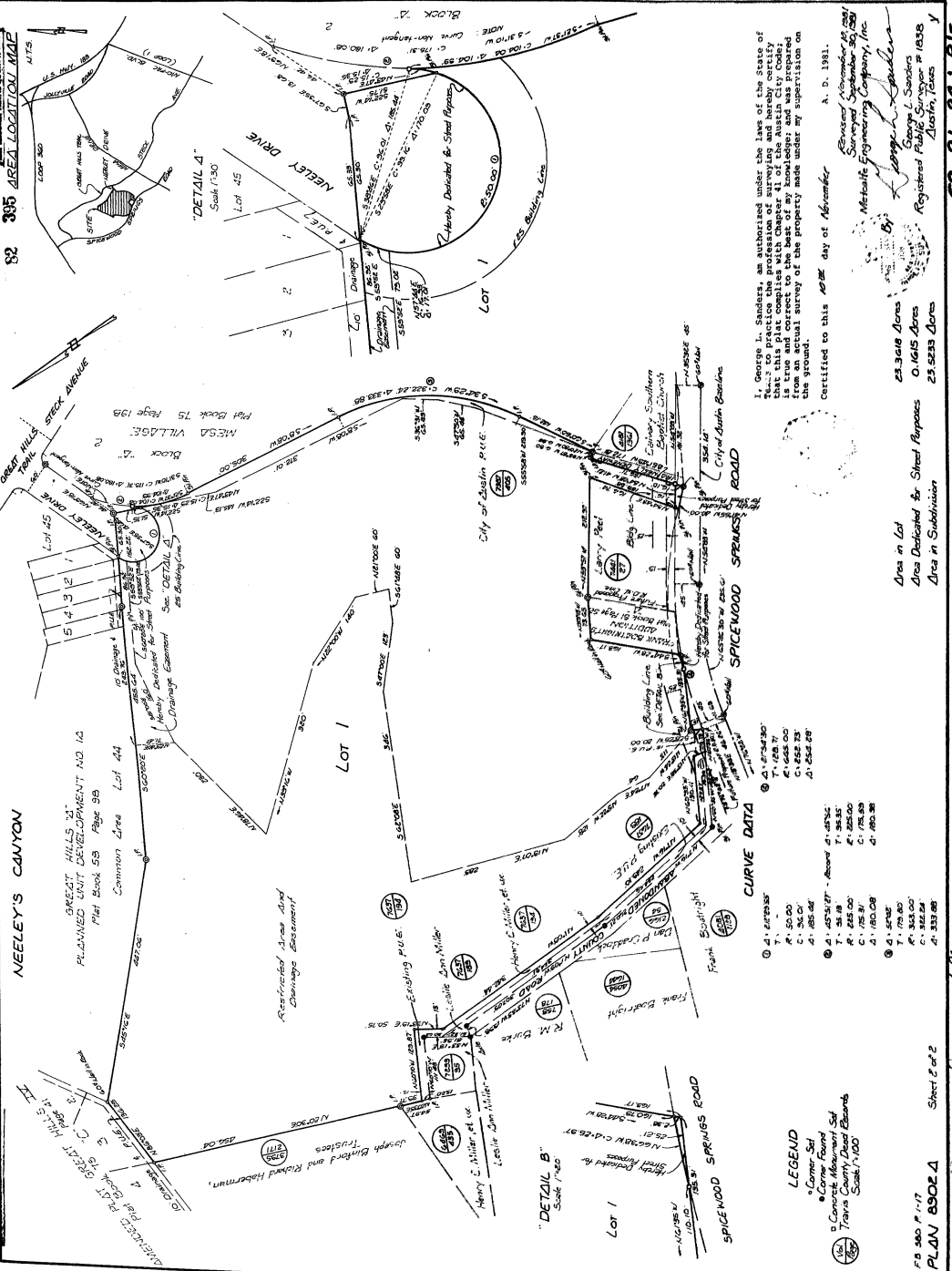
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I, George I. Sanders, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat has been prepared by me or under my direct supervision and is true and correct in accordance with the laws of the State of Texas from an actual survey of the property made under my supervision on the ground.

Witness my hand and seal this 10th day of November, A. D. 1981.  
 Surveyed November 10, 1981  
 Surveyed September 30, 1981

*George I. Sanders*  
 Registered Professional Surveyor  
 No. 12345  
 Austin, Texas

23.3618 Acres  
 0.1615 Acres  
 23.5233 Acres

Area in Lot  
 Area Dedicated for Street Right-of-Way  
 Area in Subdivision

**CURVE DATA**

①	41.272338'
②	41.50.00'
③	41.56.00'
④	41.652.73'
⑤	41.652.28'
⑥	41.457.47'
⑦	41.38.18'
⑧	41.45.00'
⑨	41.180.08'
⑩	41.57.00'
⑪	41.79.80'
⑫	41.313.00'
⑬	41.313.00'

**LEGEND**  
 \* Corner Set  
 \* Corner Found  
 \* Texas County Deed Records  
 Scale: 1"=100'

PLAN 8502-A Sheet 2 of 2

701-Fraction + Completion of Plat  
 Vol. 81-8502-B-234

CB-81-84.1 P/F