

NEELEY'S CANYON AMENDED

83 10095

APPROVED FOR ACCEPTANCE

Date: JULY 5, 1983

Richard L. Little, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS

Date: JULY 5, 1983

Billie M. Manning, Secretary

FILED FOR RECORD AT 1:30 o'clock P.M. this 8th day of July, A. D. 1983

DORIS SHROPSHIRE, Clerk, County Court, Travis County, Texas

By: L. Jones, Deputy

THE 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 8th day of July, A. D. 1983 at 1:30 o'clock P.M. and duly recorded on the 8th day of July, A. D. 1983 at 1:35 o'clock P.M. in the Plat Records of said County in Book 83, Pages 152-14 & 152-15

DORIS SHROPSHIRE, Clerk, County Court, Travis County, Texas

By: L. Jones, Deputy

NOTE: "Restricted Area"

The area shown hereon as a "Restricted Area" is subject to the terms and conditions set forth in a Restrictive Covenant of record in Volume 7638, Page 913, Travis County Deed Records. Upon completion of the buildings on this project, 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.

Carlson & Dippel, Inc. Registered Professional Engineer #49222

DETENTION NOTE:

Prior to construction on this subdivision, drainage plans will be submitted to the City of Austin Public Works Department for review. Rainfall runoff shall be held to the amount existing at its present state by the use of ponding or other approved methods.

SIDEWALK NOTE:

Sidewalks are required along the north side of Neely Drive and the north side of Spicewood Springs Road. Such sidewalks shall be completed prior to acceptance of any Type I & Type II driveway approach and/or certificate of occupancy.

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That whereas a mistake was made in the dedicatory paragraph appearing on the plat of Neeley's Canyon of record in Plat Book 81, Page 359-360, Travis County Plat Records, and in said paragraph it is stated "That I, Larry Peel, being the owner of 23.5233 acres of land as shown hereon..." "do hereby adopt this map or plat as my subdivision of 23.5233 acres of land," and in order to correct such error,

That Neely's Canyon Corporation, a Texas Corporation, having its home office in the City of Austin, Travis County, Texas, acting by and through its President, Larry Peel, being the owner of 23.5233 acres of land, said 23.5233 acres of land being a portion of that 23,9264 acre tract, a portion of the James H. Mitchell Survey No. 17, Abstract No. 523 in the City of Austin, Travis County, Texas, as conveyed to Neely's Canyon Corporation by a deed of record in Volume 7593, Page 841, Travis County Deed Records, does hereby adopt this map or plat as its subdivision of 23.5233 acres of land, to be known and designated as

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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 23rd day of June, A. D. 1983.

NEELEY'S CANYON CORPORATION

Larry Peel, President

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority on this day personally appeared LARRY PEEL, President of Neeley's Canyon Corporation, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said Corporation.

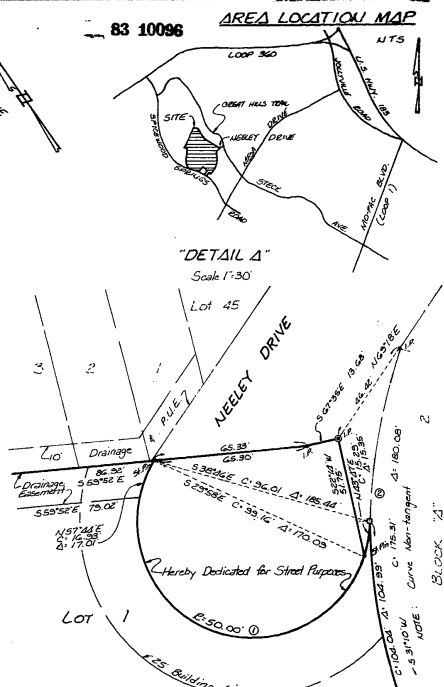
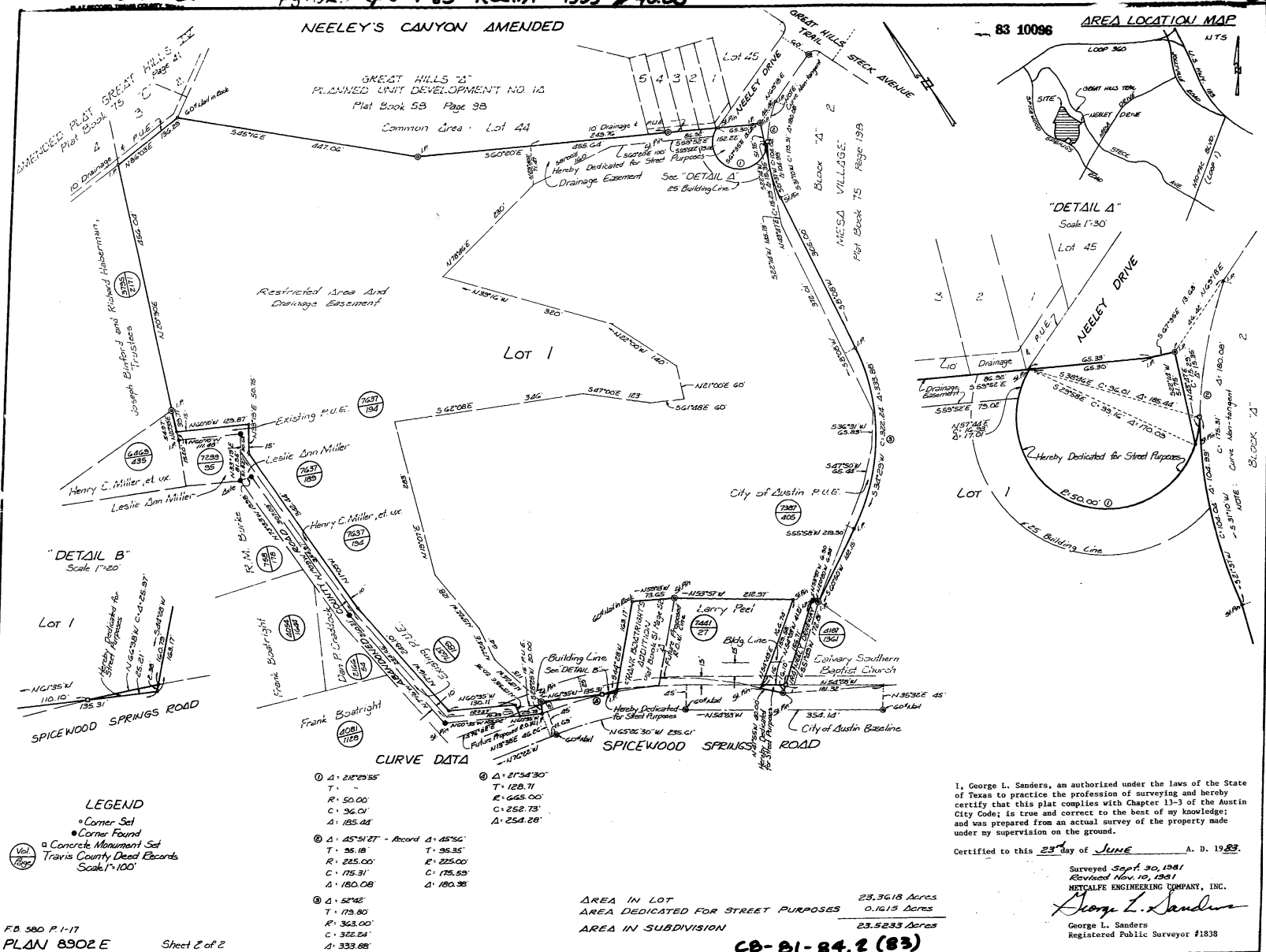
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of June, A. D. 1983.

Sandra S. Bigley, Notary Public in and for Travis County, Texas, My Commission Expires: 4-20-85

The following Restrictive notes apply to this subdivision (Sec. 41-35, 3).

- 1. No fill on any lot shall exceed a maximum of four feet of depth. Except for structural excavation, no cut on any lot shall be greater than four feet.
2. All building foundation on slopes of fifteen percent and over and on fill placed upon slopes fifteen percent and over must utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.
3. 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 (25) feet from the roadway edge the driveway grade may exceed fourteen (14) percent only with specific approval of surface and geometric design proposals by the Director of the Engineering department or his designee.

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"DETAIL B" Scale 1"=20'

CURVE DATA

- ① Δ. 216°23'55" T. - R. 50.00 C. 36.01 Δ. 185.48
- ② Δ. 45°31'27" - Record Δ. 45°56" T. 95.18 R. 225.00 C. 175.31 Δ. 180.08
- ③ Δ. 52°24" T. 173.80 R. 363.00 C. 332.84 Δ. 333.88
- ④ Δ. 217°34'30" T. 120.71 R. 665.00 C. 252.75 Δ. 254.28

LEGEND

- Corner Set
- Corner Found
- Concrete Monument Set
- Travis County Deed Records Scale 1"=100'

AREA IN LOT 23.3618 Acres
 AREA DEDICATED FOR STREET PURPOSES 0.1613 Acres
 AREA IN SUBDIVISION 23.5233 Acres

I, George L. Sanders, an 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; is true and correct to the best of my knowledge; and was prepared from an actual survey of the property made under my supervision on the ground.

Certified to this 23rd day of JUNE A. D. 1983.

Surveyed Sept. 30, 1981
 Revised Nov. 10, 1981
 METCALFE ENGINEERING COMPANY, INC.
 George L. Sanders
 Registered Public Surveyor #1838