

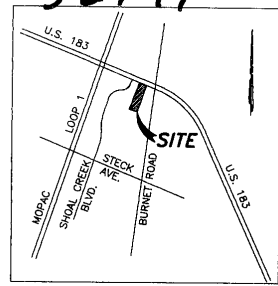
\$56.00 A2919
5-27-97

PHOTOGRAPHIC MYLAR

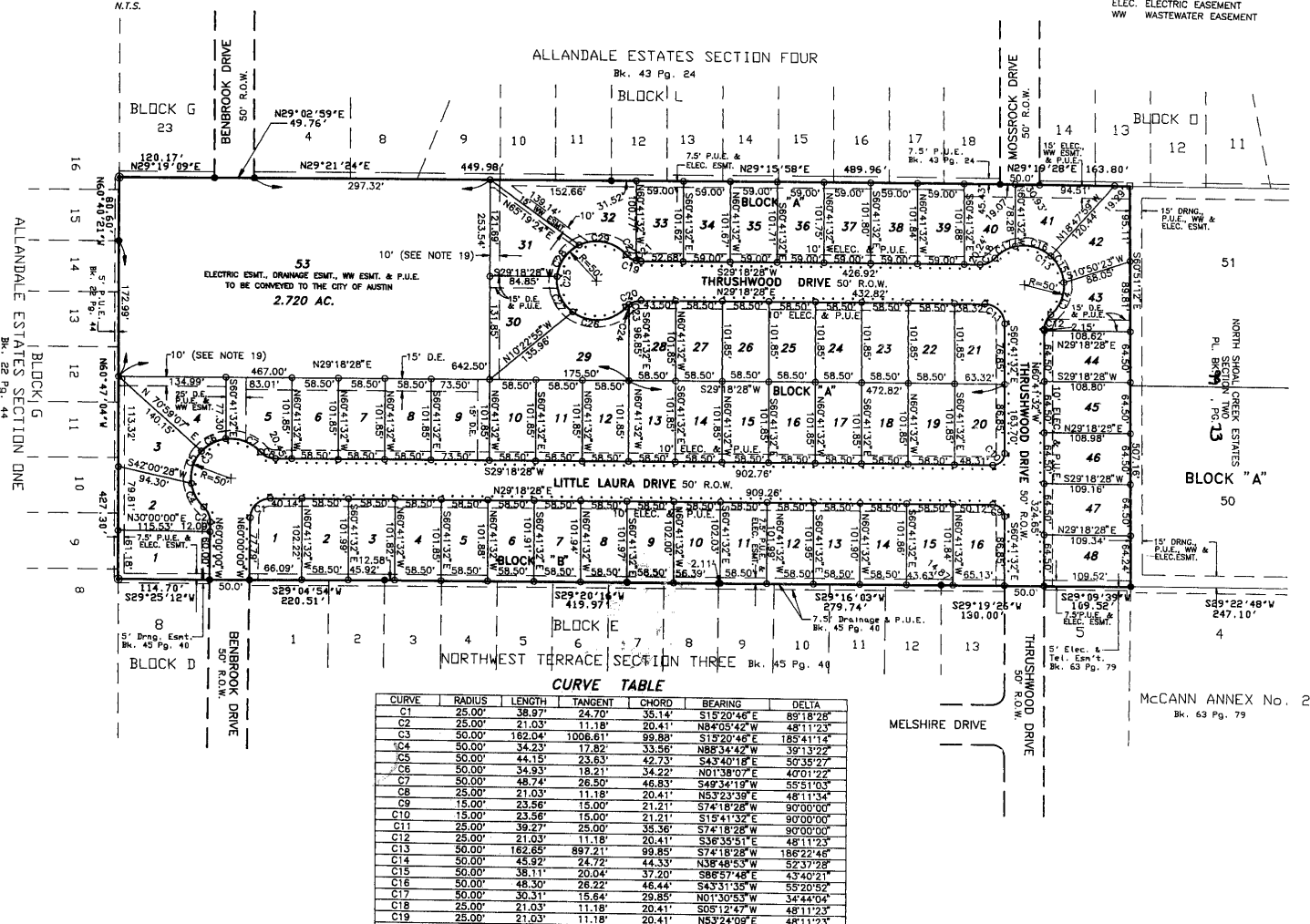
NORTH SHOAL CREEK ESTATES SECTION ONE

MISC. FILM CODE 99 71
00009715643

SCALE: 1" = 100'



- LEGEND
- 1/2" IRON PIN SET
 - 1/2" IRON PIN FOUND
 - 1/2" IRON PIPE FOUND
 - CONCRETE MONUMENT SET
 - PROPOSED SIDEWALK
 - - - - DRAINAGE EASEMENT
 - - - - P.U.E. PUBLIC UTILITY EASEMENT
 - - - - ELEC. ELECTRIC EASEMENT
 - - - - WW WASTEWATER EASEMENT



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	38.97'	24.70'	35.14'	S15°20'46"E	89°18'28"
C2	25.00'	21.03'	11.18'	20.41'	N84°05'42"W	48°11'23"
C3	50.00'	162.04'	1008.61'	99.88'	S13°20'46"E	185°41'14"
C4	50.00'	34.23'	17.82'	33.56'	N88°34'42"W	39°13'22"
C5	50.00'	44.15'	23.63'	42.73'	S43°40'18"E	50°35'27"
C6	50.00'	34.93'	18.21'	34.22'	N01°38'07"E	40°01'22"
C7	50.00'	48.74'	26.50'	46.85'	S49°34'19"W	55°51'03"
C8	25.00'	21.03'	11.18'	20.41'	N53°23'39"E	48°11'23"
C9	15.00'	23.56'	15.00'	21.21'	S74°18'28"W	90°00'00"
C10	15.00'	23.56'	15.00'	21.21'	S15°41'32"E	90°00'00"
C11	25.00'	39.27'	25.00'	35.36'	S74°18'28"W	90°00'00"
C12	25.00'	21.03'	11.18'	20.41'	S38°35'51"E	48°11'23"
C13	50.00'	162.65'	897.21'	99.85'	S74°18'28"W	186°22'46"
C14	50.00'	45.92'	24.72'	44.33'	N38°48'53"W	52°37'28"
C15	50.00'	38.11'	20.04'	37.20'	S88°57'48"E	43°40'21"
C16	50.00'	48.30'	26.22'	46.44'	S43°31'35"W	55°20'52"
C17	50.00'	30.31'	15.64'	29.85'	N01°38'07"E	34°44'04"
C18	25.00'	21.03'	11.18'	20.41'	S05°12'47"W	48°11'23"
C19	25.00'	21.03'	11.18'	20.41'	N53°24'09"E	48°11'23"
C20	25.00'	21.03'	11.18'	20.41'	S05°12'47"W	48°11'23"
C21	25.00'	6.39'	3.21'	6.37'	S67°01'51"W	33°33'12"
C22	25.00'	14.64'	7.54'	14.43'	S67°01'51"W	33°33'12"
C23	25.00'	16.09'	8.33'	15.81'	S10°52'22"W	36°52'12"
C24	25.00'	4.94'	2.48'	4.93'	N131°19'19"W	11°19'11"
C25	50.00'	241.19'	44.72'	66.67'	S60°41'32"E	278°22'48"
C26	50.00'	74.19'	45.83'	67.57'	N23°37'33"E	85°01'16"
C27	50.00'	51.41'	28.24'	49.17'	S84°24'25"E	58°54'28"
C28	50.00'	50.89'	27.77'	48.55'	S25°34'31"E	58°05'19"
C29	50.00'	64.89'	37.93'	60.43'	N40°19'00"E	74°21'43"

STATE OF TEXAS }
COUNTY OF TRAVIS }
KNOW ALL MEN BY THESE PRESENTS:
THAT I, DANIEL W. NELSON, TRUSTEE FOR THE ESTATE OF GEORGIA B. LUCAS, OWNER OF 21.059 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN VOLUME 825, PAGE 475 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.844 ACRES OUT OF SAID 21.059 ACRE TRACT AS SHOWN HEREON TO BE KNOWN AS NORTH SHOAL CREEK ESTATES SECTION ONE AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND THIS THE 18th DAY OF December, 1996, A.D.

Daniel W. Nelson
DANIEL W. NELSON, TRUSTEE FOR THE ESTATE OF GEORGIA B. LUCAS
816 Congress Avenue
Austin, Texas 78701
EXECUTOR

STATE OF TEXAS }
COUNTY OF TRAVIS }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF December, 1996, A.D. BY DANIEL W. NELSON, TRUSTEE FOR THE ESTATE OF GEORGIA B. LUCAS.
Sheila A. Powell
SHEILA A. POWELL
NOTARY PUBLIC
State of Texas

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission expires: 4-23-98
APPROVED FOR ACCEPTANCE:
[Signature]

ALICE CASANO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 18th DAY OF February, 1997, A.D.
[Signature]
SID SANDERS, Chair
Cathy Vasquez-Revilla
CATHY VASQUEZ-REVILLE, Secretary

STATE OF TEXAS }
COUNTY OF TRAVIS }
I, DANA DEBEAUVOR, 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 27th DAY OF May, 1997, A.D. AT 4:00 O'CLOCK P.M. AND DULY RECORDED IN THE 27th DAY OF May, 1997, A.D. AT 4:00 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 99, PAGE 71-72.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAY OF May, 1997, A.D.
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: *[Signature]*
DEPUTY O. ARRIETA

FILED FOR RECORD AT 4:00 O'CLOCK P.M., THIS THE 27th DAY OF May, 1997, A.D.
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: *[Signature]*
DEPUTY O. ARRIETA

I, ROY D. SMITH, 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 UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.
1214 West 5th Street - Suite A
Austin, Texas 78703
[Signature]
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
1214 West 5th Street - Suite A
Austin, Texas 78703

DATE OF PREPARATION: SEPTEMBER 15, 1996

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP ON PANEL NO. 48453C 0160E DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

NORTH SHOAL CREEK ESTATES SECTION ONE

 MISC FILM CODE
 00009715644

99 72

1. No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System. All water and wastewater system improvements must be in accordance with City of Austin Water and Wastewater System Design Criteria and Specifications. All water and wastewater plans must be presented to the City of Austin Water and Wastewater Utility for review and approval. All water and wastewater construction must be inspected by the City of Austin.
2. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
3. No buildings, fences landscaping or other structures which obstruct flow are permitted in drainage easements except as approved by the City of Austin.
4. All drainage easements on private property shall be maintained by the property owner or his assigns.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
6. The electric utility has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep easements clear. The utility will perform all tree work in compliance with Chapter 13-7, Article II of the City of Austin Land Development Code.
7. The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department 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 the site to be out of compliance with Chapter 13-7 of the City of Austin Land Development Code.
8. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Electric Utility work required to provide electric service to this project.
9. Public sidewalks built to City of Austin standards are required along both sides of Thrushwood Drive, Little Laura Drive and Benbrook Dr. as shown 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 connections by the governing body or utility company.
10. This subdivision is located in the Shoal Creek Watershed, classified as Urban. All development shall be constructed and maintained in accordance with the terms and conditions of Chapter 13-7, Article I of the City of Austin Land Development Code.
 - a. Erosion and Sedimentation controls are required to be installed prior to construction, pursuant to LDC Section 13-7-14. Erosion and sedimentation controls are also required for all construction on each lot including single family and duplex construction pursuant to LDC Section 13-7-14.
 - b. All slopes in this subdivision are less than 15% and the entire subdivision is located within the Uplands Zone as defined by ordinance.
 - c. For a minimum travel distance of twenty five feet from the roadway edge, driveway grades may exceed 14% only with the specific written approval of the surface and geometric design proposals by the Transportation and Public Works Department and the Department of Planning and Development of the City of Austin.
11. Lot 53 Block "A" shall be dedicated to the City of Austin. This lot is restricted to use for drainage, utility and water quality facilities only.
12. Prior to construction on any lot in this subdivision, except for residential houses, a site development permit must be obtained from the City of Austin.
13. All signs shall comply with the Austin Sign Ordinance, Chapter 13-2 Article VII.
14. Access to all lots in this subdivision from Mossrock Drive is hereby prohibited. Access to Lot 53 Block "A" from Benbrook Drive shall be for pond maintenance purposes only.
15. This subdivision was approved and recorded prior to the construction and acceptance of all streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin dated 12-18, 1996, the subdivider is responsible for all improvements needed to serve the lots within this subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Subdivision Construction Agreement pertaining to this subdivision, see separate instrument recorded in Volume 2942 Page 165 of the Real Property Records of Travis County, Texas. Vol. 2942 p. 178
16. All streets within this subdivision shall be constructed to City of Austin standards.
17. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at the undeveloped status by ponding or other approved methods.
18. The owner of this subdivision and his or her successors and assigns, assumes responsibility 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 plot 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.
19. Principal use buildings and accessory dwelling buildings are prohibited within 10 feet of the rear property line of Lots 4, 30 and 31 Block "A".