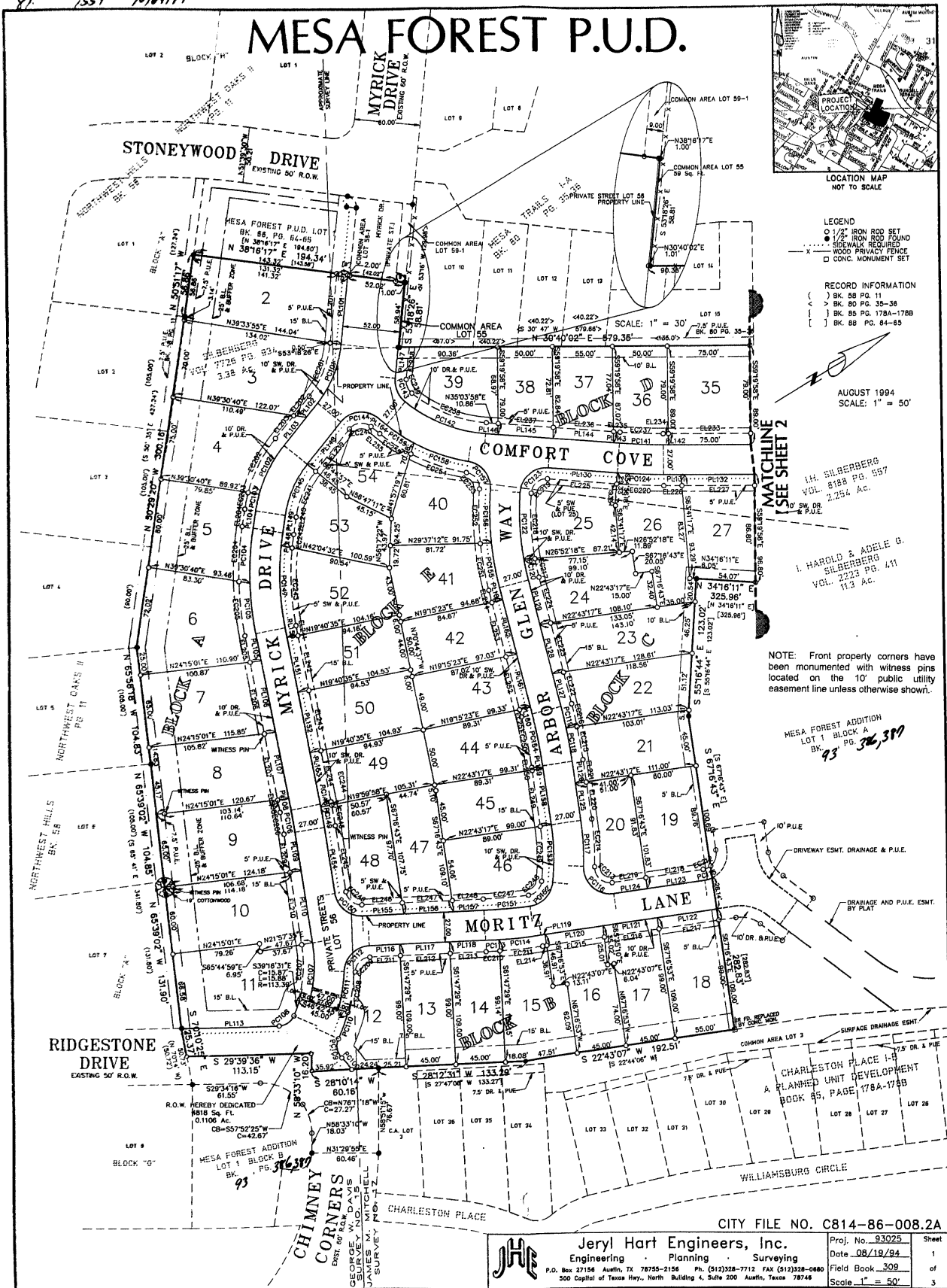
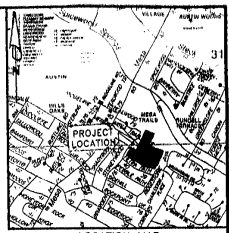


5 81.0° 1554 10/24/94

# MESA FOREST P.U.D.



LEGEND  
 ○ 1/2" IRON ROD SET  
 ● 1/2" IRON ROD FOUND  
 --- SIDEWALK REQUIRED  
 --- ROAD PRIVACY FENCE  
 □ CONC. MONUMENT SET

RECORD INFORMATION  
 ( ) BK. 88 PG. 11  
 > BK. 80 PG. 35-38  
 [ ] BK. 88 PG. 178A-178B  
 [ ] BK. 88 PG. 84-85

AUGUST 1994  
SCALE: 1" = 50'

I.H. SHERRBERG  
VOL. 818 PG. 557  
2.254 AC.  
5' SW DR. & P.U.E.

I. HAROLD & ADELE B.  
SHERRBERG  
VOL. 223 PG. 411  
11.3 AC.

NOTE: Front property corners have been monumented with witness pins located on the 10' public utility easement line unless otherwise shown.

MESA FOREST ADDITION  
LOT 1 BLOCK A  
BK. PG. 38, 39  
93

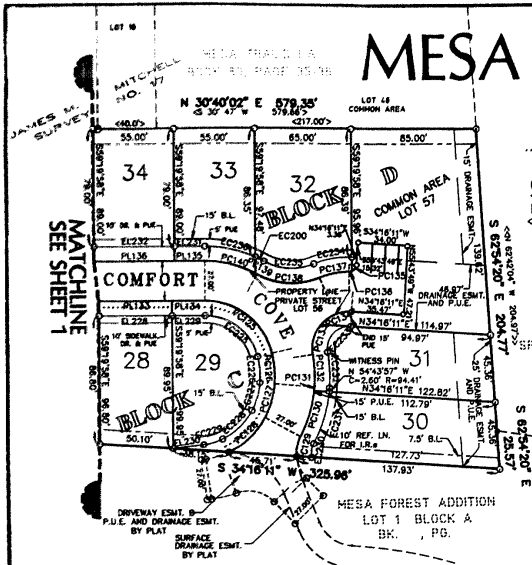
CITY FILE NO. C814-86-008.2A

**JHE** Jeryl Hart Engineers, Inc.  
Engineering Planning Surveying  
P.O. Box 27156 Austin, TX 78755-2156 Ph. (512)328-7712 FAX (512)328-0860  
500 Capitol of Texas Hwy., North Building 4, Suite 200 Austin, Texas 78748

Proj. No. 93025	Sheet
Date 08/19/94	1
Field Book 309	of
Scale 1" = 50'	3

MISC FILM CODE  
00009433039

# MESA FOREST P.U.D.



LEGEND  
 ○ 1/2" IRON ROD SET  
 ● 1/2" IRON ROD FOUND  
 ⊕ 2" IRON PIPE FOUND  
 ..... SIDEWALK REQUIRED

RECORD INFORMATION  
 ( ) BK. 58 PG. 11  
 < > BK. 80 PG. 35-36  
 | BK. 85 PG. 176A-178B  
 << >> BK. 85 PG. 124A-124B

AUGUST 1994  
 SCALE: 1" = 50'

SPICEWOOD SPRINGS ROAD  
 OFFICE PARK  
 BK. 85 PG. 124A-125B

NOTE: Front property corners have been monumented with witness pins located on the 10' public utility easement line unless otherwise shown.

STREET	PROPERTY LINE	CURVE TABLE	TANGENT	DIRECTION	CHORD	STREET	PROPERTY LINE	TANGENT TABLE	DIRECTION	DISTANCE
PC102	13.48	20913.06	85.00	S 85° 00' 00" W	13.67	PL102	13.67	20913.06	S 85° 00' 00" W	13.67
PC101	57.75	13307.25	100.10	S 70° 00' 00" W	58.95	PL101	58.95	13307.25	S 70° 00' 00" W	58.95
PC103	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL103	150.33	9878.48	S 75° 00' 00" W	150.33
PC104	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL104	150.33	9878.48	S 75° 00' 00" W	150.33
PC105	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL105	150.33	9878.48	S 75° 00' 00" W	150.33
PC106	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL106	150.33	9878.48	S 75° 00' 00" W	150.33
PC107	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL107	150.33	9878.48	S 75° 00' 00" W	150.33
PC108	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL108	150.33	9878.48	S 75° 00' 00" W	150.33
PC109	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL109	150.33	9878.48	S 75° 00' 00" W	150.33
PC110	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL110	150.33	9878.48	S 75° 00' 00" W	150.33
PC111	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL111	150.33	9878.48	S 75° 00' 00" W	150.33
PC112	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL112	150.33	9878.48	S 75° 00' 00" W	150.33
PC113	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL113	150.33	9878.48	S 75° 00' 00" W	150.33
PC114	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL114	150.33	9878.48	S 75° 00' 00" W	150.33
PC115	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL115	150.33	9878.48	S 75° 00' 00" W	150.33
PC116	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL116	150.33	9878.48	S 75° 00' 00" W	150.33
PC117	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL117	150.33	9878.48	S 75° 00' 00" W	150.33
PC118	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL118	150.33	9878.48	S 75° 00' 00" W	150.33
PC119	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL119	150.33	9878.48	S 75° 00' 00" W	150.33
PC120	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL120	150.33	9878.48	S 75° 00' 00" W	150.33
PC121	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL121	150.33	9878.48	S 75° 00' 00" W	150.33
PC122	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL122	150.33	9878.48	S 75° 00' 00" W	150.33
PC123	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL123	150.33	9878.48	S 75° 00' 00" W	150.33
PC124	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL124	150.33	9878.48	S 75° 00' 00" W	150.33
PC125	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL125	150.33	9878.48	S 75° 00' 00" W	150.33
PC126	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL126	150.33	9878.48	S 75° 00' 00" W	150.33
PC127	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL127	150.33	9878.48	S 75° 00' 00" W	150.33
PC128	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL128	150.33	9878.48	S 75° 00' 00" W	150.33
PC129	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL129	150.33	9878.48	S 75° 00' 00" W	150.33
PC130	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL130	150.33	9878.48	S 75° 00' 00" W	150.33
PC131	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL131	150.33	9878.48	S 75° 00' 00" W	150.33
PC132	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL132	150.33	9878.48	S 75° 00' 00" W	150.33
PC133	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL133	150.33	9878.48	S 75° 00' 00" W	150.33
PC134	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL134	150.33	9878.48	S 75° 00' 00" W	150.33
PC135	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL135	150.33	9878.48	S 75° 00' 00" W	150.33
PC136	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL136	150.33	9878.48	S 75° 00' 00" W	150.33
PC137	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL137	150.33	9878.48	S 75° 00' 00" W	150.33
PC138	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL138	150.33	9878.48	S 75° 00' 00" W	150.33
PC139	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL139	150.33	9878.48	S 75° 00' 00" W	150.33
PC140	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL140	150.33	9878.48	S 75° 00' 00" W	150.33
PC141	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL141	150.33	9878.48	S 75° 00' 00" W	150.33
PC142	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL142	150.33	9878.48	S 75° 00' 00" W	150.33
PC143	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL143	150.33	9878.48	S 75° 00' 00" W	150.33
PC144	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL144	150.33	9878.48	S 75° 00' 00" W	150.33
PC145	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL145	150.33	9878.48	S 75° 00' 00" W	150.33
PC146	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL146	150.33	9878.48	S 75° 00' 00" W	150.33
PC147	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL147	150.33	9878.48	S 75° 00' 00" W	150.33
PC148	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL148	150.33	9878.48	S 75° 00' 00" W	150.33
PC149	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL149	150.33	9878.48	S 75° 00' 00" W	150.33
PC150	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL150	150.33	9878.48	S 75° 00' 00" W	150.33
PC151	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL151	150.33	9878.48	S 75° 00' 00" W	150.33
PC152	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL152	150.33	9878.48	S 75° 00' 00" W	150.33
PC153	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL153	150.33	9878.48	S 75° 00' 00" W	150.33
PC154	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL154	150.33	9878.48	S 75° 00' 00" W	150.33
PC155	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL155	150.33	9878.48	S 75° 00' 00" W	150.33
PC156	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL156	150.33	9878.48	S 75° 00' 00" W	150.33
PC157	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL157	150.33	9878.48	S 75° 00' 00" W	150.33
PC158	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL158	150.33	9878.48	S 75° 00' 00" W	150.33
PC159	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL159	150.33	9878.48	S 75° 00' 00" W	150.33
PC160	146.61	9878.48	123.14	S 75° 00' 00" W	150.33	PL160	150.33	9878.48	S 75° 00' 00" W	150.33

STATE OF TEXAS )  
 COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:  
 That I, Harold Silberberg and wife, Adele G. Silberberg, owners of 9.107 acres of land out of the George W. Davis Survey No. 15, and the James M. Mitchell Survey No. 17 situated in the City of Austin, Travis County, Texas, being a portion of a 3.38 acre tract of land and a portion of an 11.1 acre tract of land and a portion of a 2.54 acre tract of land conveyed to them by deeds recorded in Volume 7726 Page 934, Volume 2223 Page 411 and Volume 8188 Page 557 respectively of the Real Property Records of Travis County, Texas, do hereby subdivide said 9.107 acres of land in accordance with the attached plat to be known as:

MESA FOREST P.U.D.

subject to the covenants and restrictions shown hereon, and we do hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released. Further, that the responsibility for maintenance and taxation of Myrick Drive, Moritz Lane, Arbor Glen Way and Comfort Cove, private streets, shall be vested in Mesa Forest Homeowners' Association, Inc. as outlined in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mesa Forest P.U.D. as recorded in Volume 12299 Page 23 of the Real Property Records of Travis County, Texas, and an express easement is hereby granted across said private streets and any common areas for the use of the surface of all governmental functions, vehicular and non-vehicular, including fire and police protection, solid and other waste material pick up and any other purpose. Governmental entities, their agents or employees, shall not be responsible or liable for any damage occurring to the surface of the said private street or any common areas as a result of governmental vehicles traversing over the same.

WITNESS OUR HANDS this 25<sup>th</sup> day of August, 1994.

*I. Harold Silberberg, Adele G. Silberberg*  
 I. Harold Silberberg Adele G. Silberberg  
 4101 Spicewood Springs Rd. 4101 Spicewood Springs Rd.  
 Austin, TX 78759 Austin, TX 78759

STATE OF TEXAS )  
 COUNTY OF TRAVIS )

This instrument was acknowledged before me by I. Harold Silberberg and Adele G. Silberberg on August 25, 1994.



*Vana H. Proffitt*  
 Notary Public, State of Texas  
 Vana H. Proffitt  
 (Print or Type Name)  
 My Commission Expires 1-22-98

10' EASEMENT/REFERENCE LINE	CURVE TABLE	TANGENT	DIRECTION	CHORD	10' EASEMENT/REFERENCE LINE	TAN. TAN. TABLE	DIRECTION	DISTANCE
EC201	6.58	1472.21	83.03	S 75° 00' 00" W	6.38	EL201	6.38	1472.21
EC202	91.96	13315.21	100.10	S 70° 00' 00" W	91.96	EL202	91.96	13315.21
EC203	56.23	12348.00	133.14	S 75° 00' 00" W	54.84	EL203	54.84	12348.00
EC204	48.36	10723.33	122.75	S 72° 00' 00" W	49.33	EL204	49.33	10723.33
EC205	48.48	9894.93	122.75	S 72° 00' 00" W	48.43	EL205	48.43	9894.93
EC206	19.57	10217.00	491.20	S 89° 10' 00" W	19.57	EL206	19.57	10217.00
EC207	48.56	12445.10	112.36	S 74° 00' 00" W	48.18	EL207	48.18	12445.10
EC208	36.81	13135.05	196.39	S 78° 00' 00" W	36.73	EL208	36.73	13135.05
EC209	20.70	8443.40	14.00	S 72° 00' 00" W	18.87	EL209	18.87	8443.40
EC210	15.43	10718.14	19.22	S 72° 00' 00" W	15.43	EL210	15.43	10718.14
EC211	39.06	10499.53	537.44	S 85° 00' 00" W	39.08	EL211	39.08	10499.53
EC212	7.71	13125.16	14.00	S 72° 00' 00"				

# MESA FOREST P.U.D.

MISC FILM CODE  
00009433040

**APPROVED FOR ACCEPTANCE**

*Nice Glasco*  
702 Tracy Watson, Acting Director  
Department of Planning and Development  
Date 10/19/94

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 18 DAY OF October, 1994

*Scott Roberts*  
Scott Roberts, Chair  
*Cathy Vasquez R*  
Cathy Revilla Vasquez, 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 24th day of October, 1994, at 11:30 o'clock A.M. and duly recorded on the 24th day of October, 1994, A.D. at 11:30 a.m. Plat Records of said County and State in Plat Book 93 Page(s) 388-390

WITNESS MY HAND AND SEAL of office of the County Clerk, the 24th day of October, 1994, A.D.

Dana DeBeauvoir, County Clerk  
Travis County, Texas



By *J. J. [Signature]*  
Deputy  
Y. Guerra

FILED FOR RECORD at 11:30 o'clock A.M., this 24th of October, 1994, A.D.

Dana DeBeauvoir, County Clerk  
Travis County, Texas



By *J. J. [Signature]*  
Deputy  
Y. Guerra

**1. CONSTRUCTION PLAN NOTE**

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 plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

**2. EROSION AND SEDIMENTATION CONTROL NOTE**

Erosion controls are required for all construction on individual lots in accordance with the City of Austin's Environmental Criteria Manual.

**3. SUBDIVISION CONSTRUCTION AGREEMENT**

This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated, 10/24/94, 1994, 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 that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Volume 12299 Page 9 of the Travis County Real Property Records.

**4. WATER AND WASTEWATER NOTE**

Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department.

**5. OCCUPANCY NOTE**

No structure in this subdivision shall be occupied until connected to the City of Austin water and wastewater systems.

**6. STREET SIGNS**

Standard street name signs will be installed at all intersections. An additional "Private Street" sign will be posted at the entrance and exit locations of all private streets which intersect public rights-of-way.

**7. STREET STANDARDS**

All private streets in this subdivision will be constructed with a minimum of 25 feet of pavement with curb and gutter (face to face). Construction plans for paving and drainage shall be submitted to the City of Austin for review and approval.

**8. ACCESS FOR CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE EASEMENTS**

Property owner shall provide for access to the Drainage Easement as may be necessary and shall not prohibit access by the City of Austin for inspection and maintenance.

**9. DRAINAGE EASEMENT OBSTRUCTIONS**

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

**10. DRAINAGE EASEMENT MAINTENANCE**

All drainage easements on private property shall be maintained by the property owner or assigns.

**11. SIDEWALK NOTE**

Public sidewalks, built to City of Austin standards, are required along a portion of the south side of Myrick Drive, along the north side of Myrick Drive, the east side of Comfort Cove, the west side of Moritz Lane and the south side of Arbor Glen Way as shown by dotted line 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.

**12. RESTRICTIVE COVENANTS**

The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mesa Forest P.U.D. is recorded in Volume 12299 Page 83 of the Real Property Records of Travis County, Texas.

Amended and Restated Joint Use Easement and Residential Restriction Agreement is recorded in Volume 12299 Page(s) 52 Real Property Records of Travis County, Texas.

Southerly Restricted Lots Amended and Restated Declaration of Covenants, Conditions and Restrictions is recorded in Volume 12299 Page 45 of the Real Property Records of Travis County, Texas.

**13. PROPERTY OWNERS ASSOCIATION**

Title to Common Area Lots including private streets will be vested in a Property Owners Association, known as Mesa Forest Homeowners' Association, Inc. composed of the Owners of all residential lots in this phase and all subsequent phases of Mesa Forest P.U.D. The organization and authority of the Mesa Forest Homeowners' Association is defined by its Articles of Incorporation filed in the Office of the Secretary of State of Texas and its Bylaws which are recorded in Volume 10842 Page 43 of the Real Property Records of Travis County, Texas.

**14. COMMON AREA LOTS**

Common Area Lot 56 is dedicated as an easement for private streets, parking, public utilities, drainage and sidewalks.

Common Area Lot 57 is reserved for recreational facilities to serve the P.U.D.

**15. DRIVEWAY MAINTENANCE NOTE**

Driveways located in common areas are to be maintained by the Owner of the lot which the driveway serves.

**16. REGIONAL DETENTION**

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 established by the regional detention plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods.

**17. DETENTION AND WATER QUALITY**

Required detention and water quality controls for this development are being provided with the Regional Pond in Spicewood Springs Road located in land conveyed to the City of Austin in Volume 7020 Pages 209 & 244 and Volume 7104 Pages 1878 & 2096 of the Real Property Records of Travis County, Texas. Detention requirements are satisfied by construction done with Development Permit No. SP-91-209D. Prior to construction on lots in this subdivision, the construction for water quality controls must be completed.

**18. FLOOD PLAIN NOTE**

The 100 year flood plain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48453C0200E dated 6/16/93 for Travis County, Texas and adjacent incorporated areas.

**ENGINEER CERTIFICATE**

I, Jeryl D. Hart, 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 the engineering portions of Title 13 of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

Engineered by:  
JERYL HART ENGINEERS, INC.

*Jeryl D. Hart*  
Jeryl D. Hart, R.P.E. #11952  
P.O. Box 27156  
Austin, TX 78755-2156



8-22-94

**SURVEYOR CERTIFICATE**

I, Jeryl D. Hart, 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 by me or under my supervision on the ground.

As Surveyed By:  
JERYL HART ENGINEERS, INC.

*Jeryl D. Hart*  
Jeryl D. Hart, R.P.L.S. #2377  
P.O. Box 27156  
Austin, TX 78755-2156



8-22-94

CITY FILE NO. C814-86-008.2A

	Jeryl Hart Engineers, Inc.		Proj. No. <u>83025</u>	Sheet
	Engineering	Planning	Date <u>05/31/94</u>	3
	P.O. Box 27156 Austin, TX 78755-2156 Ph. (512)528-7712 FAX (512)528-0880		Field Book <u>309</u>	of
	300 Capitol of Texas Hwy., North Building 4, Suite 200 Austin, Texas 78748		Scale <u>1" = 50'</u>	3