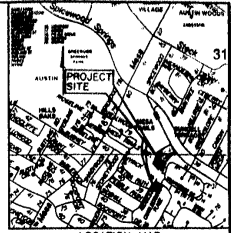
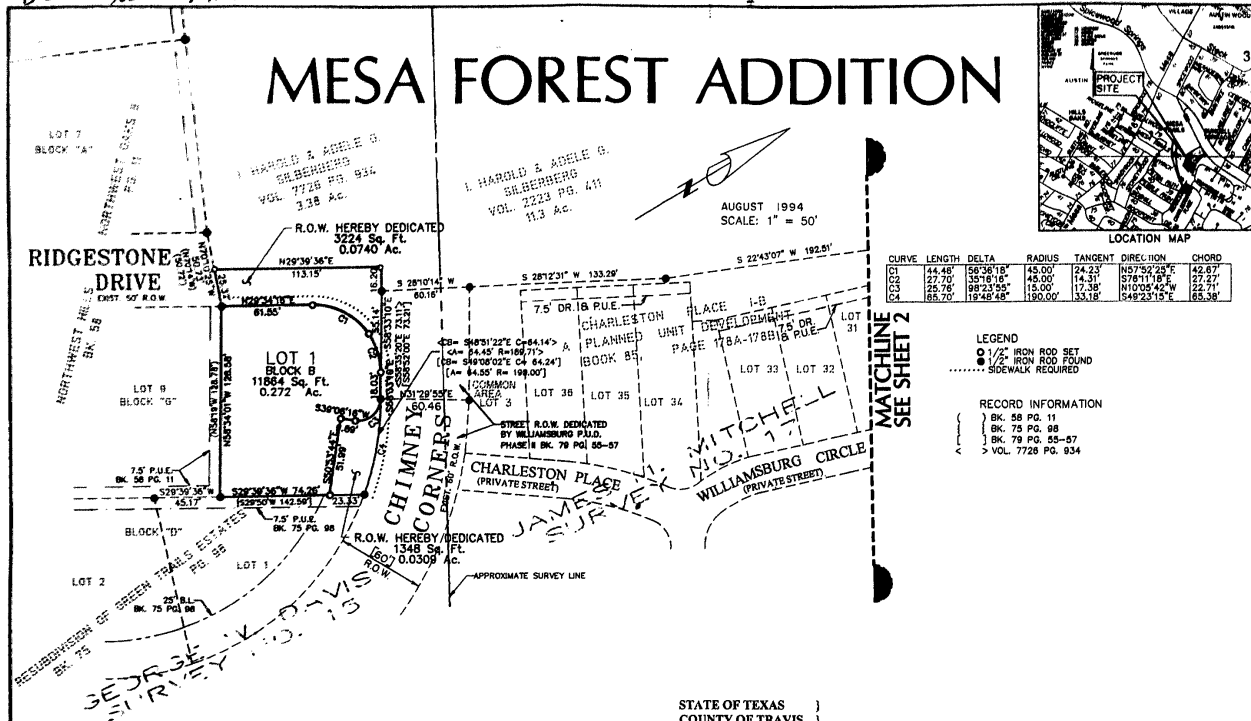


56.0 1534 10/21/94

# MESA FOREST ADDITION



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	44.48	56°38'18"	45.00	24.23	N67°52'23"E	42.87
C2	27.70	35°18'15"	45.00	14.31	S78°11'15"E	27.27
C3	25.76	88°23'55"	15.00	11.38	N103°42'45"E	22.71
C4	85.70	19°48'48"	180.00	33.18	S49°23'15"E	65.38

LEGEND  
 ○ 1/2" IRON ROD SET  
 ● 1/2" IRON ROD FOUND  
 --- SIDEWALK REQUIRED

RECORD INFORMATION  
 ) BK. 58 PG. 11  
 ) BK. 75 PG. 88  
 ) BK. 79 PG. 55-57  
 > VOL. 7728 PG. 934

STATE OF TEXAS }  
 COUNTY OF TRAVIS }  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I Harold Silberberg and wife, Adele G. Silberberg, owners of 5.814 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 11.3 acre tract conveyed to them by deeds recorded in Volume 7726 Page 934 and Volume 2223 Page 411 respectively of the Real Property Records of Travis County, Texas, do hereby subdivide said 5.814 acres of land in accordance with the attached plat to be known as:

**MESA FOREST ADDITION**

and do hereby dedicate to the public the use of the streets, easements and restrictions as shown hereon, subject to any easements or restrictions heretofore granted and not released.

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

H. 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 Notary's Name)

My Commission Expires: 1-22-98

APPROVED FOR ACCEPTANCE.

Tracy Wilson  
 Tracy Wilson, Acting Director  
 Department of Planning and Development

10/5/94  
 Date

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 24<sup>th</sup> day of October, 1994, at 11:30 o'clock A.M., and duly recorded on the 24<sup>th</sup> day of October, 1994, A.D. at 11:30 A.M., Plat Records of said County and State in Plat Book 93 Page(s) 386-387.

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

Dana DeBeauvoir, County Clerk  
 Travis County, Texas

[Signature]  
 Deputy

Y Ours



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

Dana DeBeauvoir, County Clerk  
 Travis County, Texas

[Signature]  
 Deputy

Y Ours



**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, P.E. #11952  
 P.O. Box 21156  
 Austin, TX 78755-2156



8-22-94  
 Date

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



8-22-94  
 Date

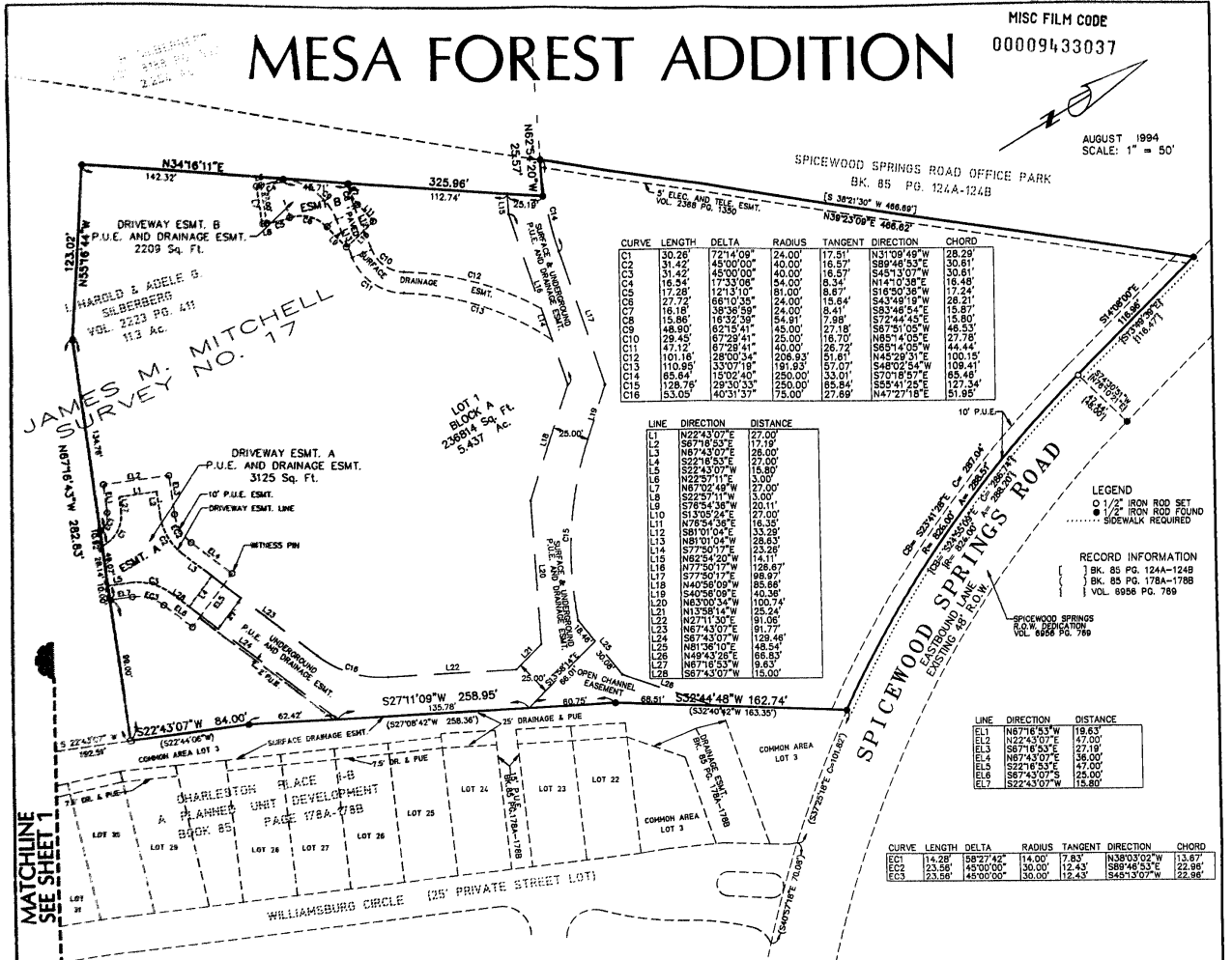
CITY FILE NO. C8-94-0121.0A

	<b>Jeryl Hart Engineers, Inc.</b> Engineering · Planning · Surveying		Proj. No. <u>93025</u>	Sheet
	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 78746		Date <u>08/19/94</u>	1
			Field Book <u>306</u>	of
			Scale <u>1" = 50'</u>	2

# MESA FOREST ADDITION

MISC FILM CODE  
 00009433037

AUGUST 1994  
 SCALE: 1" = 50'



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	30.26'	72°14'00"	24.00'	17.51'	N31°09'48"W	28.28'
C2	31.42'	45°00'00"	40.00'	16.57'	S89°48'53"E	30.61'
C3	16.54'	17°33'08"	54.00'	8.34'	N1°10'38"E	16.48'
C4	17.28'	12°13'10"	81.00'	8.67'	S18°50'38"W	17.24'
C5	27.77'	68°10'35"	24.00'	15.84'	S43°18'01"W	28.21'
C6	16.18'	38°36'59"	24.00'	8.41'	S83°48'54"E	15.87'
C7	15.86'	16°32'39"	54.81'	7.98'	S72°44'45"E	15.80'
C8	48.80'	82°15'41"	45.00'	27.18'	S87°51'05"W	46.53'
C9	29.45'	67°29'41"	25.00'	16.70'	N88°14'05"E	27.78'
C10	67.42'	67°29'41"	25.00'	28.72'	S72°44'45"E	44.44'
C11	101.16'	28°00'34"	206.93'	51.81'	N45°29'31"E	100.15'
C12	110.89'	33°07'18"	191.93'	57.07'	S48°02'54"W	108.41'
C13	65.64'	15°02'40"	250.00'	33.01'	S71°18'17"E	65.48'
C14	128.78'	29°30'33"	250.00'	65.84'	S55°41'25"E	127.34'
C15	53.05'	40°31'37"	75.00'	27.69'	N47°27'18"E	51.95'

LINE	DIRECTION	DISTANCE
L1	N22°43'07"E	27.00'
L2	S67°18'53"E	17.10'
L3	N67°43'07"E	28.00'
L4	S22°18'53"E	27.00'
L5	S22°43'07"W	18.80'
L6	N22°37'11"E	3.00'
L7	N67°05'44"W	27.00'
L8	S105°24'18"E	3.00'
L9	S78°54'38"W	20.11'
L10	S130°52'41"E	27.00'
L11	N78°54'36"E	16.30'
L12	S81°01'04"W	33.28'
L13	N81°01'04"W	28.63'
L14	N82°42'20"W	23.20'
L15	N82°42'20"W	14.11'
L16	N77°50'17"W	126.67'
L17	S77°50'17"E	88.67'
L18	N40°58'09"W	85.88'
L19	S40°58'09"E	85.88'
L20	N63°00'34"W	100.74'
L21	N135°58'41"E	25.20'
L22	N135°58'41"E	81.08'
L23	N67°43'07"E	91.74'
L24	N40°58'09"W	128.48'
L25	N81°36'10"E	48.54'
L26	N40°58'09"W	86.83'
L27	N67°18'53"W	9.63'
L28	S67°43'07"W	15.00'

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

RECORD INFORMATION  
 BK. 85 PG. 124A-124B  
 BK. 85 PG. 178A-178B  
 VOL. 6958 PG. 769

LINE	DIRECTION	DISTANCE
EL1	N67°18'53"W	19.63'
EL2	N22°43'07"E	47.00'
EL3	S67°18'53"E	27.10'
EL4	N67°43'07"E	36.00'
EL5	S22°18'53"E	47.00'
EL6	S22°43'07"W	20.00'
EL7	S22°43'07"W	15.80'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
EC1	14.28'	98°27'42"	14.00'	7.63'	N38°03'57"W	13.67'
EC2	23.58'	45°00'00"	30.00'	12.43'	S89°48'53"E	22.96'
EC3	23.58'	45°00'00"	30.00'	12.43'	S45°13'07"W	22.96'

**1. SUBDIVISION IMPROVEMENTS 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 Improvements Agreement between the subdivider and the City of Austin, Dated, 10/19/94, the subdivider is responsible for the construction of all improvements needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Subdivision Improvements Agreement pertaining to this subdivision, see separate instrument recorded in Volume 2277 Page 6, of the Travis County Real Property Records.

**2. RESTRICTIVE COVENANTS**  
 Amended and Restated Joint Use Easement and Residential Restriction Agreement is recorded in Volume 1299 Page(s) 52, Real Property Records of Travis County, Texas.

**3. 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.

**4. 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.

**5. 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 specification. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department.

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

**7. STREET STANDARDS**  
 All streets in this subdivision will be constructed to City of Austin standards.

**8. 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.

**9. 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.

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

**11. DRAINAGE EASEMENT MAINTENANCE**  
 All drainage easements on private property shall be maintained by the property owner or assigns.

**12. SIDEWALK NOTE**  
 Sidewalks along the west side of Spicewood Springs Road are required, as shown by a dotted line on the face of the plat, to be constructed by the Property Owner after the abutting roadway is dropped by the Texas Department of Transportation and concrete curbs are in place. Failure to construct the required sidewalk may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.

Public sidewalks, built to City of Austin standards, are required along the east side of Ridgestone Drive and the south side of Chimney Corners as shown by a 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.

**13. BUILDING SETBACK LINES**  
 Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.

**14. SIGN ORDINANCE NOTE**  
 All signs shall comply with the Austin Sign Ordinance.

**15. 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.

**16. WATERSHED NOTE**  
 This subdivision is located in the Shoal Creek Watershed, which is classified by the Land Development Code as an urban watershed, and is subject to the provisions of 13-7 of the Land Development Code.

**17. IMPROVEMENTS**  
 Street improvements and other infrastructure work will be constructed with construction plans for Mesa Forest PUD C814-86-008.2A.

CITY FILE NO. C8-94-0121.OA

	<b>Jeryl Hart Engineers, Inc.</b>		Proj. No. <u>93025</u>	Sheet
	Engineering	Planning	Surveying	Date <u>08/19/94</u>
	P.O. Box 27188 Austin, TX 78755-2158 Ph. (512)328-7712 Fax (512)328-0886			Field Book <u>306</u>
	500 Capitol of Texas Hwy., North Building 4, Suite 200 Austin, Texas 78746			Scale <u>1" = 50'</u>
				2