

MISC FILM CODE
00009503162

MARBRY'S RIDGE SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

That, Marbry's Ridge Development, Ltd., a Texas limited partnership, organized and existing under the laws of the State of Texas, with its home office in Austin, Travis County, Texas, acting herein, by and through, S. Thurman Blackburn, III, President, Realtrust Services, Inc., General Partner, owner of 26.58 acres of land out of the P.J. Chambers Grant, in Travis County, Texas as conveyed by Warranty Deed recorded in Volume 12,288, Page 1265 of the Real Property Records, Travis County, Texas does hereby subdivide said 26.58 acres in accordance with the plat shown hereon to be known as "MARBRY'S RIDGE SUBDIVISION" and hereby dedicates to the public, the use of all streets and easements shown, subject to any restrictions and/or easements heretofore granted and not released.

WITNESS MY HAND THIS 5 DAY OF DECEMBER, 1994.

S. Thurman Blackburn, III
S. Thurman Blackburn, III, President
Realtrust Services, Inc., General Partner
Marbry's Ridge Development, Ltd.
P.O. Box 27335
Austin, Texas 78755

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 5 day of December, 1994 by S. Thurman Blackburn, III in the capacity as stated above.

Wade Kolb
Notary Public in and for the State of Texas
My Commission Expires Aug. 26, 1997

I, Barry M. Campbell, 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 related portions of Title 13 of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

The 100 year floodplain is contained within the drainage easements as shown hereon. A portion of this tract is within the boundaries of the 100 year floodplain of a waterway that is within the limits of study of the Federal Flood Insurance Administration Panel 484530280 E for Travis County, Texas dated June 16, 1993.

Barry M. Campbell
Barry M. Campbell, P.E.
7113 Burnet Road, Suite 212
Austin, Texas 78757

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 the surveying related portions of 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 12/20/94.

Jeryl D. Hart
Jeryl D. Hart, RPLS # 2377
Jeryl Hart Engineers, Inc.
500 Capital of Texas Highway, North, Bldg. 4, Suite 200
Austin, Texas 78746

APPROVED FOR ACCEPTANCE Alise Gleason 12/20/94
Tracy Watson, Acting Director Date
Department of Planning and Development
City of Austin

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 10th day of December, 1994, A.D.

M. Annett Roberts Cathy Vasquez-Rodriguez
M. Annett Roberts, Chair Cathy Vasquez-Rodriguez, 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 26th DAY OF January, 1995, A.D., AT 4:20 O'CLOCK, P.M., AND ONLY RECORDED ON THE 26th DAY OF January, 1995, A.D., AT 4:20 O'CLOCK, P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 94, PAGE(S) 213-215.

WITNESS BY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26th DAY OF January, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Deanna Gonzalez
Deanna Gonzalez
Deanna Gonzalez, Deputy

FILED FOR RECORD AT 4:20 O'CLOCK, P.M., THIS THE 26th DAY OF January, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Deanna Gonzalez
Deanna Gonzalez
Deanna Gonzalez, Deputy

- PLAT NOTES:
- No lot in this subdivision shall be occupied until connection is made to an approved public water supply and wastewater disposal system. Water and Wastewater service is provided by the City of Austin.
 - Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and Specifications shall be presented to the City of Austin, Water and Wastewater Department for review.
 - Public sidewalks, built to City of Austin standards, are required along Marbry Ridge Cove as shown by a dotted line on the face of the plat. These sidewalks shall be in place prior to a lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificate of Occupancy, building permit, or utility connections by the governing body or utility company, LDC Section 13-5-91.
 - All streets in this subdivision shall be constructed to City of Austin Alternate Urban Standards.
 - No buildings, fences, landscaping or other structures are permitted in drainage or water quality easements except as approved by the City of Austin.
 - All drainage and water quality easements on private property shall be maintained by the property owner or his assigns.
 - Property owners shall provide for access to drainage and water quality easements as may be necessary and shall not prohibit access by City of Austin for inspection and maintenance.
 - All building setbacks shall be in accordance with the City of Austin Zoning Ordinance.
 - Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held at the amount established by the regional detention plans approved by the City of Austin, except that runoff in excess of the amount established by the regional detention system shall be detained by the use of onsite ponding or other approved methods.
 - This subdivision is located in the Bull Creek Watershed, classified as Water Supply Suburban, Class I and the development shall be constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-2, Article I of the City of Austin to the Imperious Cover limits of Section 13-2-540.
 - Erosion and Sedimentation controls are required to be installed prior to construction, pursuant to LDC Section 13-7-14.
 - Detention/Water Quality basins are required for all development with impervious cover in excess of 20% of the Net Site Area pursuant to LDC Section 13-7-19.
 - Maintenance of the Water Quality Controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, of the Environmental Criteria manual and other ordinances and regulations of the City of Austin.
 - Construction on slopes in excess of 15% is restricted pursuant to LDC Section 13-2-590.
 - No cut or fill shall exceed a depth of four feet except for structural excavation pursuant to LDC Section 13-7-16.
 - For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with the specific written approval of the surface and geometric and Planning and Development departments of the City of Austin.
 - Lot 17 is restricted to no additional development activity, no impervious cover and no disturbance, except as may be required by the appropriate government authority for access and maintenance of existing drainage detention and water easements shown.
 - Preservation Easements shown on Lot 16 are restricted to no development activity, no impervious cover and no disturbance, except as may be required by the appropriate government authority for access and maintenance of existing drainage located within Drainage Easements shown.
 - Driveway Access Restrictions:
 - Lots 2 and 14 are prohibited driveway access to Far West Blvd.
 - Driveways to Far West Blvd. for lots 1, 15 and 16 shall be established to allow on-site turn-around to preclude backing only access to Far West Blvd.
 - Lot 16 driveway location and design shall be approved by the Environmental and Conservation Services Department and the Planning and Development Department of the City of Austin. Allowable driveway locations are limited and design and construction shall include minimal disturbance of hillside vegetation and structural containment or terracing to minimize disturbance zone for driveway construction.

The owner of this subdivision, and his or her successors and assigns, assumes responsibility for the plans for construction and acceptance of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements. (Section 13-1-491, City Code)

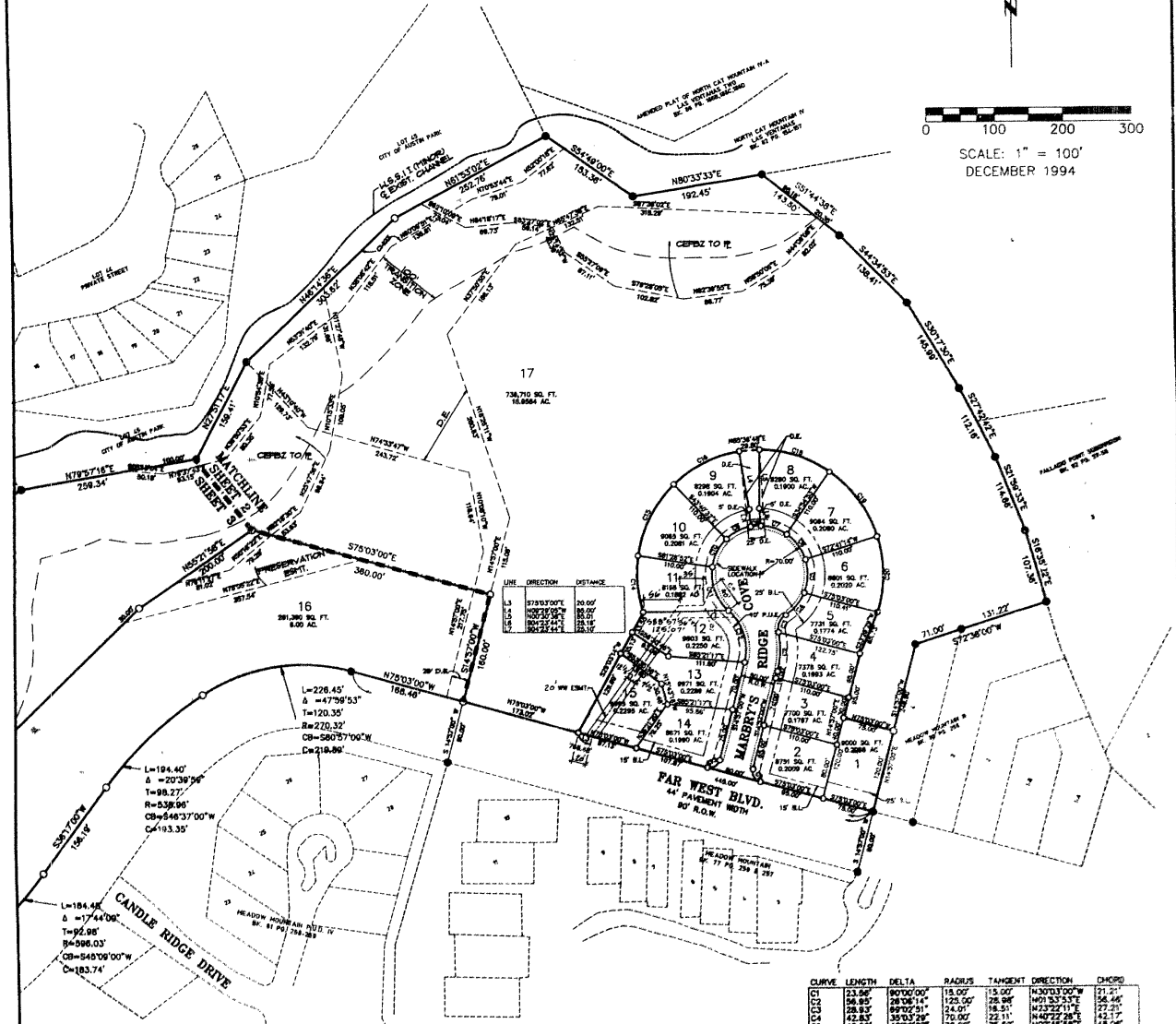
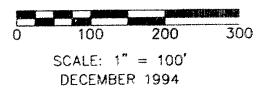
This subdivision was approved and recorded before the construction and acceptance of subdivision improvements. Pursuant to the terms and conditions of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated 1/19/95, the subdivider is responsible for the construction of all improvements needed to serve the lots in this subdivision. This responsibility may be assigned in accordance with the terms of the agreement.

For the Subdivision Construction Agreement pertaining to this subdivision, see separate instrument recorded in Volume 12261 Page 0753 in the Deed Records of Travis County, Texas.

C.B. 94-0089-1
Sx. 1073

MISC FILM CODE
 00009503163

MARBRY'S RIDGE SUBDIVISION



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	23.86	90°00'00"	15.00'	15.00'	N30°03'00"W	21.21'
C2	56.85	28°08'14"	125.00'	28.98'	N01°53'55"E	56.46'
C3	28.83	86°02'51"	24.00'	18.21'	N22°22'11"E	22.25'
C4	42.83	35°03'29"	70.00'	22.11'	N40°22'28"E	42.17'
C5	48.98	40°09'27"	70.00'	25.96'	N07°05'58"E	48.08'
C6	48.15	37°48'21"	70.00'	23.85'	N38°11'57"W	45.32'
C7	46.34	33°01'08"	70.00'	20.75'	S71°25'40"E	38.78'
C8	15.03	12°18'01"	70.00'	7.54'	N85°44'43"E	15.00'
C9	40.85	33°18'18"	70.00'	23.87'	N82°57'37"E	40.86'
C10	46.15	37°46'21"	70.00'	26.85'	N82°57'37"E	46.80'
C11	89.83	56°58'37"	70.00'	38.00'	N19°36'41"W	86.80'
C12	82.95	53°22'01"	70.00'	46.28'	N15°54'00"W	75.73'
C13	23.86	90°00'00"	15.00'	15.00'	N30°03'00"E	21.21'
C14	82.37	28°13'21"	180.00'	41.89'	N04°33'28"W	81.68'
C15	118.87	37°46'21"	180.00'	61.58'	N77°28'18"E	118.53'
C16	108.32	34°32'30"	180.00'	55.96'	N65°35'44"E	106.88'
C17	28.83	08°32'44"	180.00'	14.85'	N85°38'31"E	29.30'
C18	108.32	34°32'11"	180.00'	55.98'	S77°21'42"E	106.81'
C19	118.87	37°46'21"	180.00'	61.28'	N06°21'37"W	118.53'
C20	110.88	30°18'28"	180.00'	57.37'	N00°20'50"E	109.22'

NOTES: 1. Building Site and driveway location for Lot 16 shall be in accordance with the approved Preliminary Plat (CB-94-0089).
 2. See Separately Instrument Recorded in Volume 122, Page D770 for Owner Maintenance responsibilities for the proposed island within the cul-de-sac ROW of Marbry's Ridge Cove.

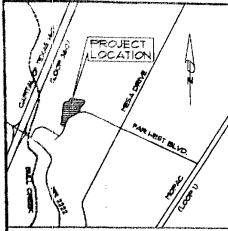
- LEGEND
- WWE - WASTEWATER EASEMENT
 - PUE - PUBLIC UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - CWQZ - CRITICAL WATER QUALITY ZONE
 - CEFBZ - CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE
 - WQE - WATER QUALITY EASEMENT
 - - IRON ROD FOUND
 - - IRON ROD SET
 - - PK NAIL SET

C.E. 94. 0089. 1A

	Jeryl Hart Engineers, Inc. Engineering Planning Surveying		Proj. No. 94022	Sheet
			Date 12/2/94	2
			Field Book	3
P.O. Box 27186 Austin, TX 78755-2186 PH (512)328-7712 FAX (512)328-0680 300 Capital of Texas Hwy., North Building 4, Suite 300 Austin, Texas 78746		Scale 1"=100'		

00009503164

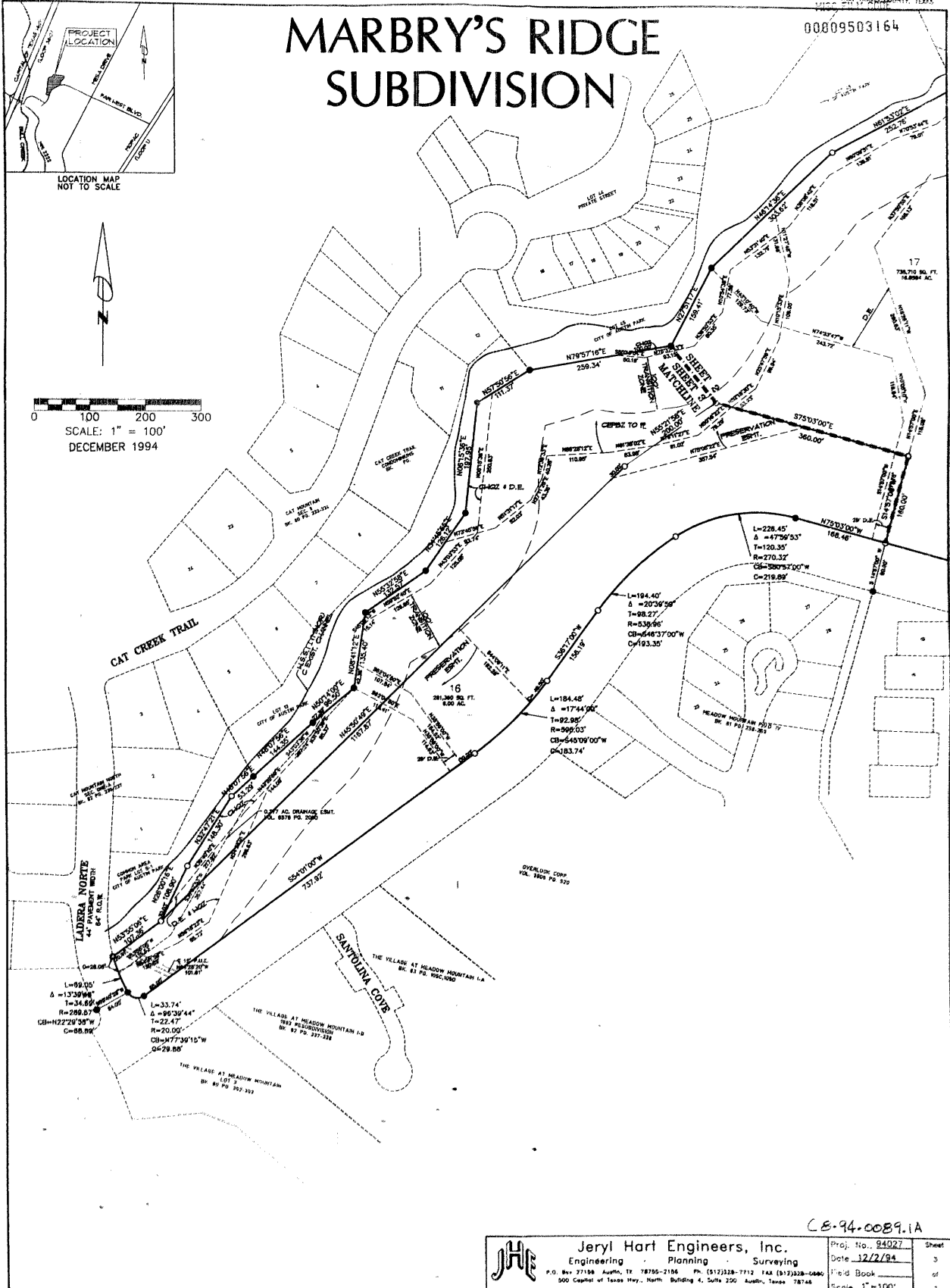
MARBRY'S RIDGE SUBDIVISION



LOCATION MAP
 NOT TO SCALE



0 100 200 300
 SCALE: 1" = 100'
 DECEMBER 1994



CE-94-0089.1A

	Jeryl Hart Engineers, Inc.		Proj. No. 94027	Sheet
	Engineering Planning Surveying		Date 12/2/94	3
	<small>P.O. Box 27188 Austin, TX 78765-2188 Ph: (512)328-7712 Fax: (512)328-6660</small>		Field Book	of
	<small>500 Capital of Texas Hwy., North, Building 4, Suite 250 Austin, Texas 78748</small>		Scale 1"=100'	1