

MINOR REPLAT OF LOT 10, BLOCK C, SECTION 3B, MARBLE FALLS INDUSTRIAL PARK TO BE KNOWN AS LOTS 10A & 10B OF BLOCK C, SECTION 3B, MARBLE FALLS INDUSTRIAL PARK, CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

WHEREAS, MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION IS THE OWNER OF LOT 10, BLOCK C, SECTION 3B OF THE MARBLE FALLS INDUSTRIAL PARK RECORDED IN DOC #201900275 OF THE BURNET COUNTY OFFICIAL PUBLIC RECORDS, AND BEING A PORTION OF THAT CERTAIN 299.19 ACRE TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 809, PAGE 961, OF THE BURNET COUNTY OFFICIAL PUBLIC RECORDS.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CORPORATION FOR INDUSTRIAL DEVELOPMENT OF THE CITY OF MARBLE FALLS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "LOTS 10A & 10B, BLOCK C, SECTION 3B OF THE MARBLE FALLS INDUSTRIAL PARK", AN ADDITION TO THE CITY OF MARBLE FALLS, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE AND FENCES MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF MARBLE FALLS. FENCES ARE NOT ALLOWED IN FLOOD PLAIN EASEMENTS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF MARBLE FALLS USE THEREOF. THE CITY OF MARBLE FALLS AND PUBLIC ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF THE RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF MARBLE FALLS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATION, AND RESOLUTIONS OF THE CITY OF MARBLE FALLS, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2020

STEVE REITZ, EDC PRESIDENT

STATE OF TEXAS
COUNTY OF BURNET

I, the undersigned, hereby certify that before me this day appeared STEVE REITZ, known or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he/she executed the same purposes herein stated.

Witness my hand this the _____ day of _____, 2020

Notary Public, State of Texas

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN INTO TWO (2) LOTS.
2. ALL OF THE PROPERTY SHOWN HEREON IS SUBJECT TO THE CITY OF MARBLE FALLS NON POINT-SOURCE POLLUTION CONTROL ORDINANCE. WRITTEN NOTIFICATIONS AND/OR PERMITS ARE REQUIRED. PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES, CONTACT THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.
3. BASIS OF BEARING IS NAD83, TEXAS CENTRAL ZONE 4203
4. THERE IS A NO NEW PUBLIC RIGHT OF WAY BEING DEDICATED TO THE CITY OF MARBLE FALLS WITH THIS PLAT.
5. SELLING A PORTION OF THIS AREA BY METES AND BOUNDS IS A VIOLATION OF STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NO PORTION OF SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN, REFERENCED TO FEMA F.I.R.M. MAP No. 48053C0582G, EFFECTIVE 11/01/2019.
7. ALL PROPERTY HEREIN IS SUBJECT TO THE CURRENT ADOPTED CITY OF MARBLE FALLS LAND USE REGULATIONS AND/OR ZONING ORDINANCE.
8. ALL UTILITY EASEMENTS HEREIN ARE DEDICATED EXCLUSIVELY TO THE CITY OF MARBLE FALLS AND THE REECTION OR INSTALLATION OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS ARE STRICTLY PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.
9. LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO TWENTY (20) FEET WIDE ALONG THE STREET SIDE, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT. TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE, MAINTAINING, AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES. THE FLOODPLAIN MANAGEMENT AREA, DRAINAGE AND CONSERVATION EASEMENTS HEREIN ARE FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS, AND LAKES. NO BUILDING, STRUCTURE, OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA CONDUCTED IN ACCORDANCE WITH CITY OF MARBLE FALLS MPS RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE MENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.
- 10.

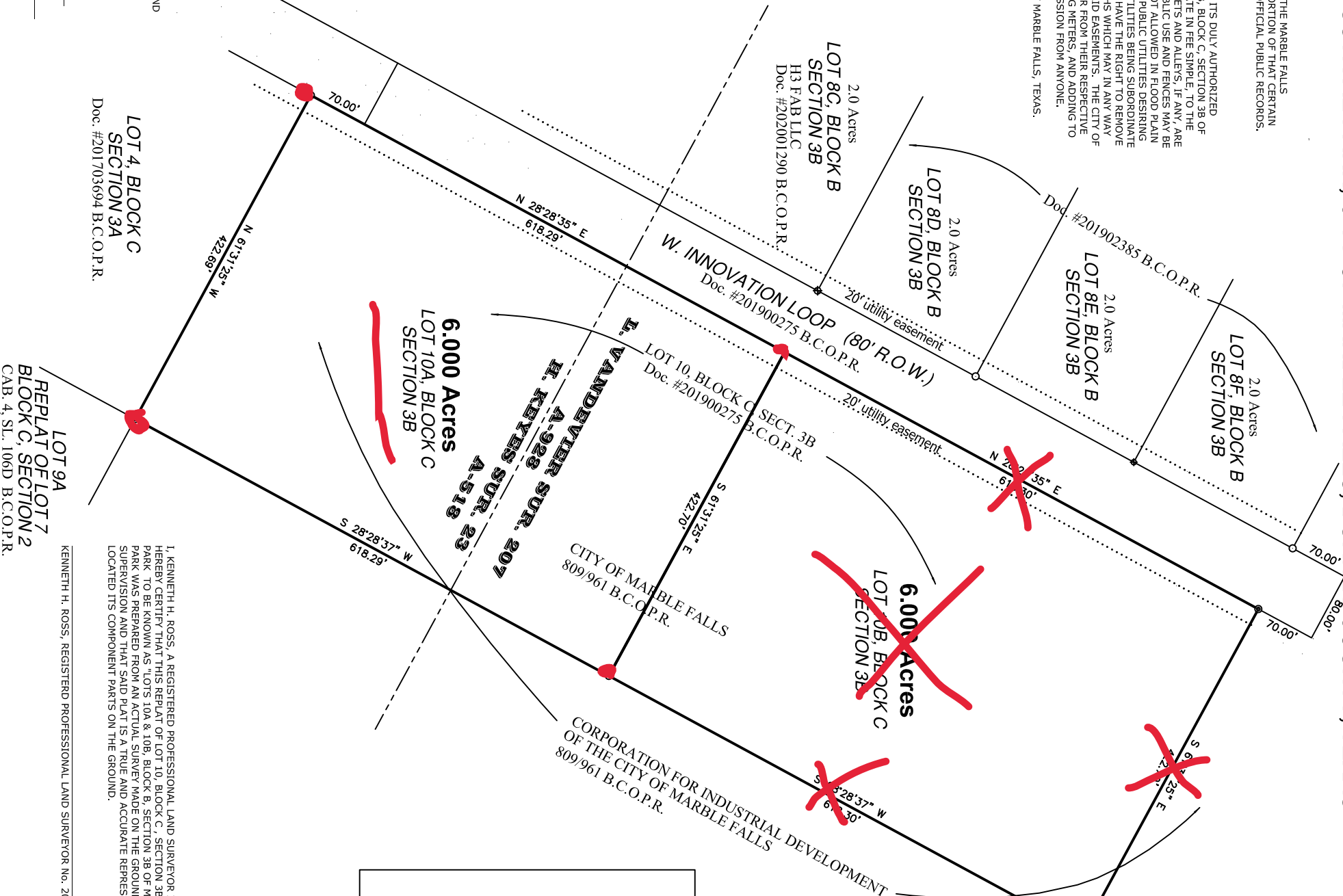
THIS MINOR REPLAT HAS BEEN SUBMITTED TO THE CITY OF MARBLE FALLS AND HAS BEEN DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CITY ORDINANCES OF THE CITY OF MARBLE FALLS, TEXAS. THIS MINOR PLAT IS HEREBY APPROVED FOR RECORDING IN THE BURNET COUNTY PLAT RECORDS.

APPROVAL:

VALERIE KREGER, DIRECTOR OF DEVELOPMENT SERVICES, AICP
CITY OF MARBLE FALLS, TEXAS

CHRISTINA McDONALD, CITY SECRETARY
CITY OF MARBLE FALLS, TEXAS

LOT 4, BLOCK C
SECTION 3A
Doc. #201703694 B.C.O.P.R.



LOT 9A
REPLAT OF LOT 7
BLOCK C, SECTION 2
CAB. 4, SL. 106D B.C.O.P.R.

KENNETH H. ROSS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2012
DATE

ROSS LAND SURVEYING
395 WOOTAN LANE
LLANO, TEXAS 78643
Firm Number 10072900
325-247-3952
CMOF20A