

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

WHEREAS, MARBLE FALLS 300, LP, BEING THE OWNER OF THAT CERTAIN 36.28 ACRE TRACT OF LAND, KNOWN AS PARCEL NO. 2 AND THAT CERTAIN 44.061 ACRE TRACT OF LAND, KNOWN AS PARCEL NO. 3, DESCRIBED IN DOCUMENT NO. 201409908 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MARBLE FALLS 300, LP, ACTING HEREIN BY AND THROUGH HIS(ITS) DULY AUTHORIZED AGENT AND/OR OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "GREGG RANCH AT MARBLE FALLS, PHASE TWO" A SUBDIVISION, OUT OF THE H.T. & B.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 448, THE G. FISCHLER SURVEY NO. 2, ABSTRACT NO. 1565, AND THE A. BRADLEY SURVEY NO. 79, ABSTRACT NO. 61 IN BURNET COUNTY, TEXAS, 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 FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS 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 PUBLIC'S AND CITY OF MARBLE FALLS'S USE THEREOF. THE CITY OF MARBLE FALLS AND PUBLIC UTILITY 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 THEIR 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, REGULATIONS AND RESOLUTIONS OF THE CITY OF MARBLE FALLS, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Marble Falls 300, LP, an Arizona Limited Partnership  
By: MF-GP, L.L.C., Its General Partner  
By: Harvard Investments, Inc., Its Manager  
By: Christopher J. Cacheris, Its Vice President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER J. CACHERIS, AN AUTHORIZED AGENT FOR MARBLE FALLS 300, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECOMMENDATION FOR APPROVAL OF GREGG RANCH AT MARBLE FALLS PHASE TWO.  
RECOMMENDED BY: PLANNING AND ZONING COMMISSION, CITY OF MARBLE FALLS, TEXAS.

FRED ZAGST, PLANNING AND ZONING COMMISSION DATE OF RECOMMENDATION

CITY APPROVAL OF PLAT  
APPROVED FOR THE SUBDIVISION SHOWN ON THIS PLAT.  
APPROVED BY: CITY COUNCIL, CITY OF MARBLE FALLS, TEXAS.

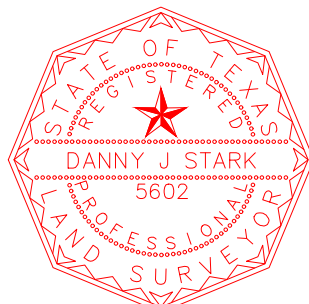
ATTEST: CHRISTINA MCDONALD, CITY SECRETARY, CITY OF MARBLE FALLS, TEXAS DATE: RICHARD WESTERMAN, MAYOR, CITY OF MARBLE FALLS, TEXAS DATE:

STATE OF TEXAS  
COUNTY OF BURNET:

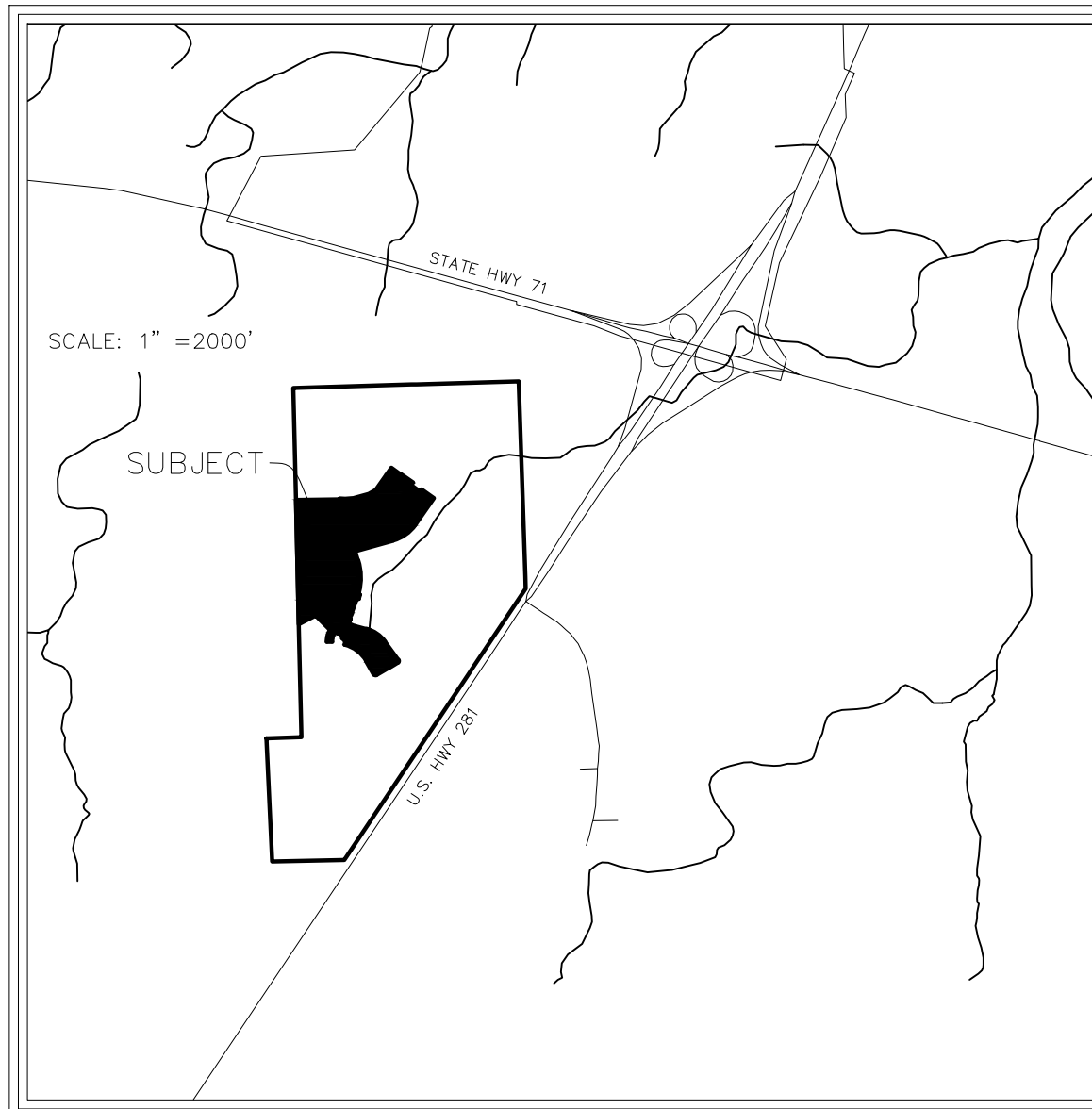
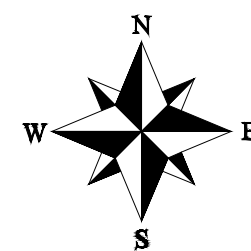
I, DANNY STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "GREGG RANCH AT MARBLE FALLS, PHASE TWO" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT SAID PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

Danny Stark  
DANNY STARK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5602

01/30/2023  
DATE:



- NOTES:
1. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2. ALL OF PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN), AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0595G DATED NOVEMBER 1, 2019.
3. ALL DISTANCES HEREON ARE SURFACE MEASUREMENTS. FOR GRID VALUES USE SCALE FACTOR OF 0.99987101389.
4. ALL OF THE PROPERTY SHOWN HEREON IS SUBJECT TO THE CITY OF MARBLE FALLS NON POINT-SOURCE POLLUTION CONTROL ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED. PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.
5. THERE ARE 4376.06 LINEAR FEET OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED TO THE CITY OF MARBLE FALLS, CONTAINING 6.86 ACRES OF PUBLIC RIGHT-OF-WAY THAT ARE DEDICATED WITH THIS PLAT.
6. 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.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO 126 LOTS.
8. THIS PROPERTY IS LOCATED WITHIN THE CITY OF MARBLE FALLS, TEXAS.
9. ALL PROPERTY HEREIN IS SUBJECT TO THE CURRENT ADOPTED CITY OF MARBLE FALLS LAND USE REGULATIONS AND/OR ZONING ORDINANCE.
10. ALL UTILITY EASEMENTS HEREIN ARE DEDICATED EXCLUSIVELY TO THE CITY OF MARBLE FALLS AND THE ERECTION OR INSTALLATION OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.
11. ALL LOTS HEREIN SHALL NOT OBSTRUCT ANY PORTION OF THESE DRAINAGE AND DETENTION EASEMENTS. THE ERECTION OR INSTALLATION OF BUILDINGS, STRUCTURES, IMPROVEMENTS OR LANDSCAPING DEVICES WITHIN DRAINAGE AND DETENTION EASEMENTS IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.
12. THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE CITY OF MARBLE FALLS, ITS ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.
13. THE CITY OF MARBLE FALLS HEREBY AGREES TO RELEASE TEMPORARY EASEMENTS AS THEY ARE INCORPORATED INTO THE PLATS OF FUTURE PHASES.
14. PORTION OF 9.55 ACRE UTILITY, DRAINAGE AND WATER QUALITY EASEMENT RECORDED IN DOCUMENT NO. 202010607 OFFICIAL PUBLIC RECORDS BURNET COUNTY, PORTIONS TO BE HEREBY VACATED AS PART OF GREGG RANCH AT MARBLE FALLS PHASE TWO.
15. THERE ARE NO SIDE LOAD GARAGES ALLOWED.
16. NO ABOVE GROUND IMPROVEMENTS OTHER THAN FENCING AND LANDSCAPING MAY BE PLACED OVER THE CONSERVATION EASEMENTS SHOWN HEREON EXCEPT FOR THOSE LOTS THAT HAVE A CONSERVATION EASEMENT ALONG THE FRONT OF THE LOT. THOSE LOTS SHALL ALSO BE ALLOWED TO PLACE A SINGLE 20FT. IMPERVIOUS DRIVEWAY ACROSS THE CONSERVATION EASEMENT IN ORDER TO ACCESS THE ROADWAY.



DEVELOPER: MARBLE FALLS 300, LP, 17700 NORTH PACESETTER WAY, SUITE 100, SCOTTSDALE, ARIZONA 85255

ENGINEER: K.C. ENGINEERING, INC. 705 N. HWY 281 PLAZA I, SUITE 103 MARBLE FALLS, TX. 78654 (830) 693-5635

SURVEYOR: CUPLIN AND ASSOCIATES 1500 OLLIE LANE MARBLE FALLS, TX. 78654 (830) 693-8815

SETBACKS: BUILDING SETBACKS ARE PER CURRENT CITY OF MARBLE FALLS ZONING ORDINANCES UNLESS SHOWN OTHERWISE.

UTILITY EASEMENTS: UNLESS SHOWN OTHERWISE, ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10 FT. UTILITY AND ROADWAY SLOPE EASEMENT ALONG ALL ROADWAYS.



GREGG RANCH AT MARBLE FALLS PHASE TWO BEING A 36.28 ACRES TRACT PART OF THE H.T. & B.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 448, THE G. FISCHLER SURVEY NO. 2, ABSTRACT NO. 1565, AND THE A. BRADLEY SURVEY NO. 79, ABSTRACT NO. 61, BURNET COUNTY, TEXAS AND BEING A PORTION OF A 97.979 ACRE TRACT OF LAND AS DESCRIBED IN A QUIT CLAIM DEED TO MARBLE FALLS 300, LP, OF RECORD IN DOCUMENT NO. 201812572 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

Table with project details: PROJ NO. 201102, PREPARED FOR: K.C. ENGINEERING, TECH: P.LANGDON, APPROVED: D.STARK, FIELDWORK PERFORMED ON: 07/20/20, COPYRIGHT: 2023, PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM

Scale 1 inch = 60 feet. Revisions table with 2 columns: NO. and DESCRIPTION. Includes a graphical scale bar.