

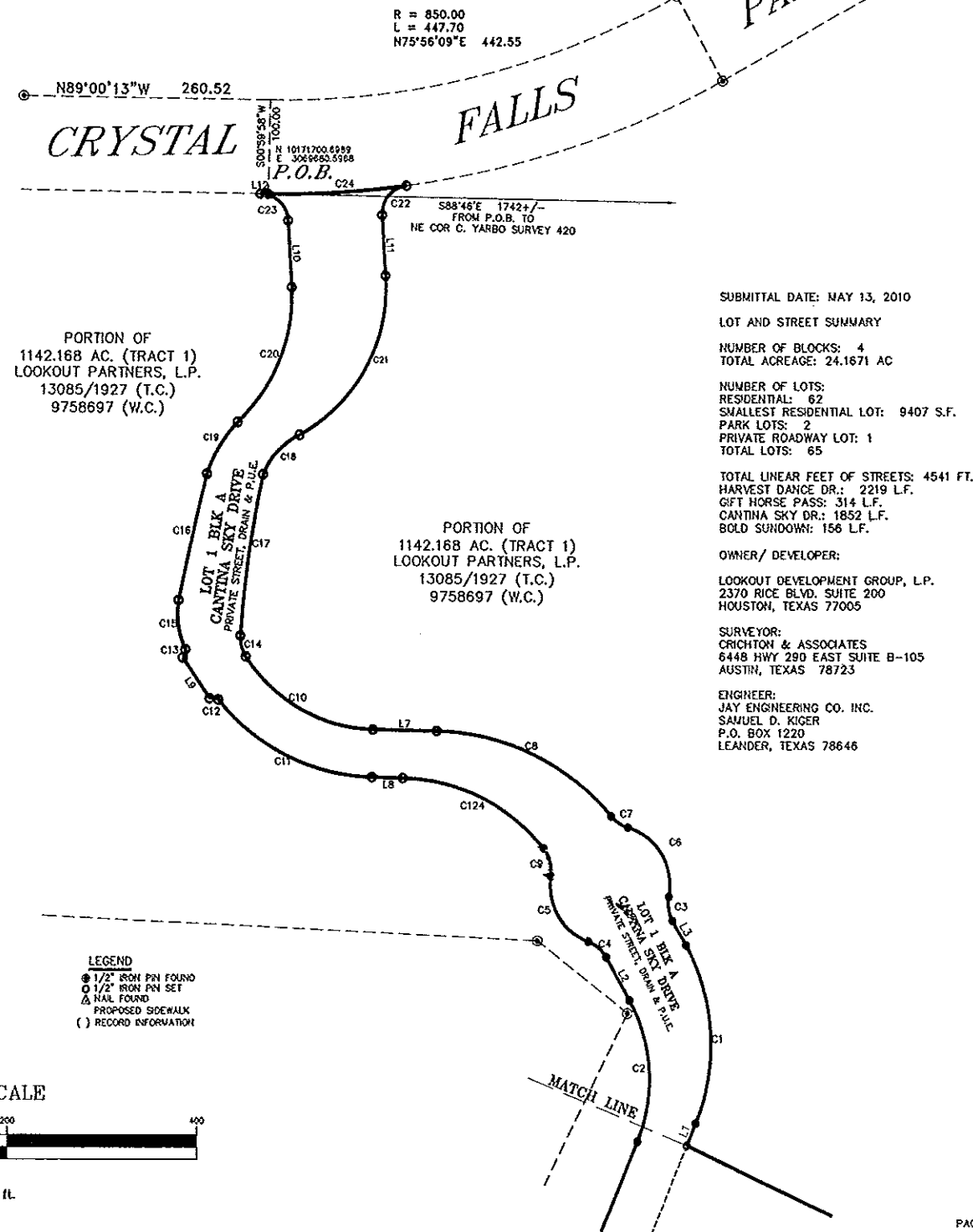
201000076

FAIRWAYS AT CRYSTAL FALLS
SECTION 3 PHASE 1-
CAPROCK AT CRYSTAL FALLS PHASE I
24.1671 ACRES OUT OF THE C. YARBO SURVEY NO. 420,
ABSTRACT NO 838, IN TRAVIS COUNTY, TEXAS

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	211.00	189.97	N0314'00"W 183.61
C2	167.00	150.35	N0314'00"W 145.32
C3	37.00	25.60	S0912'08"E 25.09
C4	37.00	25.60	N4850'54"W 25.09
C5	63.00	84.97	S3002'05"E 78.67
C6	63.00	91.74	N3105'53"W 83.85
C7	37.00	21.43	S5613'19"E 21.13
C8	245.00	210.38	N6413'37"W 203.98
C9	37.00	30.46	N1459'01"W 29.61
C10	165.00	161.61	S6029'57"E 155.23
C11	215.00	187.71	S6335'55"E 181.81
C12	7.00	10.35	N8102'23"W 9.44
C13	7.00	9.67	N1723'33"E 8.92
C14	37.00	23.35	S1427'33"E 22.98
C15	91.00	52.99	S0758'58"E 52.24
C16	2645.00	135.00	S1232'48"W 134.98
C17	1140.00	170.06	S0753'42"W 169.91
C18	78.00	57.53	S4314'03"W 56.24
C19	144.00	63.11	S3112'14"W 62.61
C20	180.00	157.08	N2155'04"E 152.14
C21	172.50	200.63	N2836'45"E 189.52
C22	30.00	44.67	S3927'49"W 40.66
C23	30.00	44.93	N4605'58"W 40.85
C24	950.00	147.23	N8633'43"E 147.09
C25	340.00	0.60	S3220'35"E 0.60
C26	450.00	10.55	S6718'06"E 10.55
C27	275.00	81.32	N2835'32"E 61.19
C28	275.00	47.60	N3956'20"E 47.54
C29	180.00	9.48	N8657'31"W 9.48
C30	180.00	67.14	N7445'51"W 66.75
C31	180.00	49.59	N5611'09"W 49.43
C32	180.00	129.37	N2742'12"W 126.60
C33	180.00	29.35	N0226'29"W 29.32
C34	275.00	108.92	N3333'03"E 108.21
C35	180.00	47.03	N8058'59"W 46.89
C36	180.00	214.80	N3918'45"W 202.28
C37	180.00	23.51	N0126'53"W 23.10
C38	325.00	26.15	N0307'24"E 26.15
C39	325.00	84.48	N1252'35"E 84.25
C40	325.00	78.90	N2716'45"E 78.71
C41	325.00	71.23	N4030'46"E 71.08
C42	325.00	34.51	N4949'59"E 34.49
C43	340.00	29.00	S5025'53"W 28.99
C44	340.00	66.13	S4224'57"W 66.03
C45	340.00	56.78	S3203'33"W 56.72
C46	340.00	56.04	S2233'11"W 55.97
C47	340.00	78.15	S1114'49"W 77.97
C48	340.00	99.03	S0340'54"E 98.66
C49	340.00	60.10	S1705'24"E 60.02
C50	340.00	60.77	S2716'26"E 60.69
C51	325.00	51.54	N0521'41"E 51.49
C52	325.00	50.35	N1420'35"E 50.30
C53	325.00	56.87	N2347'39"E 56.79
C54	325.00	42.50	N3233'10"E 42.47
C55	325.00	47.63	N4029'50"E 47.59
C56	325.00	46.39	N4847'07"E 46.35
C57	340.00	14.19	S5140'44"W 14.19
C58	340.00	68.99	S4440'13"W 68.87
C59	340.00	107.36	S2948'42"W 106.92
C60	340.00	119.90	S1039'47"W 119.28
C61	340.00	97.48	S0739'09"E 97.14
C62	340.00	97.48	S2404'44"E 97.14
C63	500.00	397.13	N2310'24"E 386.77
C64	365.00	221.36	S2925'20"W 217.98
C65	425.00	117.65	S7554'34"E 117.27
C66	600.00	82.63	S0559'59"E 82.53
C67	255.00	311.58	N2426'28"E 292.55
C68	315.00	504.35	S1334'35"W 452.18
C69	365.00	183.15	S1703'43"E 181.23
C70	475.00	157.79	S7437'08"E 157.07

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C71	500.00	36.97	N0232'15"E 36.96
C72	500.00	79.53	N0912'45"E 79.45
C73	500.00	78.27	N1815'14"E 78.19
C74	500.00	73.57	N2857'12"E 73.60
C75	500.00	67.55	N3502'20"E 67.60
C76	500.00	61.24	N4225'06"E 61.20
C77	365.00	65.94	S4137'15"W 65.85
C78	365.00	58.42	S3151'36"W 58.36
C79	365.00	58.05	S2243'07"W 57.99
C80	365.00	38.95	S1508'20"W 38.93
C81	500.00	30.25	S0259'55"E 30.24
C82	500.00	52.38	S0743'58"E 52.35
C83	255.00	10.09	N0925'45"W 10.09
C84	255.00	59.30	N0138'02"W 59.16
C85	255.00	56.99	N1125'50"E 56.87
C86	255.00	59.92	N2433'55"E 59.78
C87	255.00	53.66	N3719'32"E 53.56
C88	255.00	55.57	N4935'49"E 55.46
C89	255.00	18.04	N5738'33"E 18.04
C90	315.00	46.28	S5914'10"W 46.24
C91	315.00	67.59	S4452'50"W 67.46
C92	315.00	100.05	S2938'05"W 99.63
C93	315.00	109.82	S1032'54"W 109.27
C94	315.00	90.31	S0739'09"E 90.00
C95	315.00	90.31	S2404'44"E 90.00
C96	450.00	136.64	S7638'19"E 136.12
C97	450.00	77.14	S8025'36"E 77.05
C98	450.00	59.50	S7143'39"E 59.46
C99	25.00	32.67	N8219'55"E 30.40
C100	25.00	34.90	S0454'02"W 32.13
C101	25.00	39.18	S4538'21"W 35.29
C102	25.00	39.36	N4321'39"W 35.42
C103	340.00	57.43	S8714'33"W 57.38
C104	340.00	55.91	S7741'35"W 55.85
C105	340.00	65.58	S6727'23"W 65.48
C106	340.00	60.28	S5651'05"W 60.20
C107	340.00	68.59	S4559'34"W 68.47
C108	340.00	62.09	S3549'28"W 62.04
C109	340.00	70.14	S2531'32"W 70.02
C110	340.00	72.05	S1332'41"W 71.92
C111	375.00	64.86	N1100'16"E 64.58
C112	375.00	100.45	N2337'07"E 100.15
C113	375.00	110.33	N3943'16"E 109.93
C114	340.00	117.59	S8210'25"W 117.00
C115	340.00	117.69	S6221'00"W 117.10
C116	340.00	117.93	S4229'49"W 117.34
C117	340.00	110.68	S2314'04"W 110.19
C118	340.00	46.55	S0959'11"W 46.51
C119	375.00	38.40	N0859'54"E 38.39
C120	375.00	61.83	N1639'21"E 61.76
C121	375.00	91.65	N2822'53"E 91.42
C122	375.00	83.55	N4145'58"E 83.38
C123	340.00	6.99	S4611'22"W 6.99
C124	195.00	170.95	N6342'43"W 165.53
C125	340.00	8.36	S0646'09"W 8.36
C126	340.00	8.14	S4727'49"W 8.14
C128	25.00	36.70	N5406'16"E 33.49
C127	25.00	35.54	N4324'41"W 32.62
C128	25.00	36.55	S1919'27"E 33.38
C129	25.00	36.09	S8325'56"W 33.04

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S2233'30"W	24.92
L2	N6446'21"E	8.05
L3	S2901'31"E	29.72
L4	S8709'22"E	24.98
L5	S0259'56"W	48.65
L6	S8514'56"W	30.13
L7	N8849'37"W	67.61
L8	N8849'37"W	32.90
L9	S3324'54"E	61.70
L10	S0311'45"E	70.77
L11	S0311'45"E	64.24
L12	S8900'07"E	8.29
L13	N4758'56"E	69.79
L14	N0902'47"E	54.58
L15	S4503'47"E	32.16
L16	N0144'45"E	4.18
L17	S4611'22"W	6.99
L18	N4453'37"E	20.08
L19	N4453'37"E	33.78
L20	N0213'50"E	36.82
L21	N0213'50"E	58.33
L22	S8520'15"E	36.31
L23	N0213'50"E	31.44
L24	N0213'50"E	60.43
L25	N0213'50"E	3.28
L26	N4453'37"E	11.54
L27	N4453'37"E	7.08
L28	S4758'56"W	15.36
L29	S0902'47"W	18.30
L30	S0902'47"W	16.71
L31	S0902'47"W	19.57
L32	S4503'47"E	7.17
L33	S4503'47"E	24.99
L34	N4159'45"W	142.48
L35	N5912'09"W	57.91
L36	N5912'09"W	29.98
L37	N8904'26"W	26.93



SUBMITTAL DATE: MAY 13, 2010

LOT AND STREET SUMMARY

NUMBER OF BLOCKS: 4
TOTAL ACREAGE: 24.1671 AC

NUMBER OF LOTS:
RESIDENTIAL: 62
SMALLEST RESIDENTIAL LOT: 9407 S.F.
PARK LOTS: 2
PRIVATE ROADWAY LOT: 1
TOTAL LOTS: 65

TOTAL LINEAR FEET OF STREETS: 4541 FT.
HARVEST DANCE DR.: 2219 L.F.
GIFT HORSE PASS: 314 L.F.
CANTINA SKY DR.: 1852 L.F.
BOLD SUNDOWN: 156 L.F.

OWNER/ DEVELOPER:

LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BLVD. SUITE 200
HOUSTON, TEXAS 77005

SURVEYOR:
CRICHTON & ASSOCIATES
6448 HWY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723

ENGINEER:
JAY ENGINEERING CO. INC.
SAMUEL D. KIGER
P.O. BOX 1220
LEANDER, TEXAS 78646

201000076

FAIRWAYS AT CRYSTAL FALLS
SECTION 3 PHASE 1-
CAPROCK AT CRYSTAL FALLS PHASE I
24.1671 ACRES OUT OF THE C. YARBO SURVEY NO. 420,
ABSTRACT NO 838, IN TRAVIS COUNTY, TEXAS

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, AND KEY-DEER HOLDINGS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF THAT 24.1671 ACRE TRACT OF LAND OUT OF THE C. YARBO SURVEY NO. 420, ABSTRACT NO. 838, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN DEED TO LOOKOUT DEVELOPMENT GROUP, L.P., IN VOL. 13085, PG. 1927, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 24.2814 ACRE TRACT IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, TO BE KNOWN AS
FAIRWAYS AT CRYSTAL FALLS SECTION 3 PHASE 1 CAPROCK AT CRYSTAL FALLS PHASE I
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN
HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 29th DAY OF JUNE, 2010 A.D.

W.R.
WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER, LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINCKLEY, OPERATING MANAGER
MORNINGSIDE LAND AND CATTLE CO., L.L.C.
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

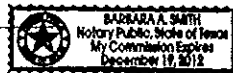
STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. HINCKLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF JUNE, 2010 A.D.

Barbara A. Smith
NOTARY PUBLIC FOR THE STATE OF TEXAS

Barbara A. Smith
(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: 12-19-2012



STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 24th DAY OF June, 2010 A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

Mark Bell ATTEST: Ellen Pizalate
MARK BELL, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, EDWARD BRADFIELD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

Edward W. Bradfield
EDWARD W. BRADFIELD, R.P.L.S. 5617
CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TEXAS 78723
PH 512-244-3395
FAX 512-244-9508



PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICATION PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS. ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER, TEXAS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FOUNDATION SLAB ELEVATION SHOULD BE BUILT AT LEAST ON FOOT ABOUT THE HIGHEST GROUND ELEVATION WITHIN FIVE (5) FEET OF THE SLAB PERIMETER, AND THE GROUND ADJACENT TO THE SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{4}$ " PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
9. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS IS HEREBY DEDICATED WITH THIS PLAT.
10. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
11. THIS SITE IS LOCATED WITHIN THE HIGHLAND LAKES CONTRIBUTING AREA. DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE HIGHLAND LAKES WATERSHED ORDINANCE.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
13. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
15. 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 LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF Y THE CITY]DOES PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
17. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
- 20) ALL PRIVATE STREETS SHOWN HEREON AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
- 21) THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS B CONCEPT PLAN ON MAY 1, 2003
A) PRIVATE STREETS WITH ROADSIDE DRAINAGE (AUSTIN TRANSPORTATION CRITERIA WAIVED).
B) NO SIDEWALKS, DUE TO PRIVATE STREETS AND TERRAIN
C) NO STREET LIGHTS, LIGHT POLLUTION FREE DEED RESTRICTIONS.
D) NO TREE SURVEY, DUE TO PRIVATE STREETS.
- 22) DRIVEWAY ACCESS TO GIFT HORSE PASS IS PROHIBITED FOR LOT 13 BLOCK "B", LOT 1 BLOCK "E" AND LOT 8 BLOCK "C". DRIVEWAY ACCESS TO BOLD SUNDOWN DRIVE IS PROHIBITED FOR LOT 1 BLOCK "C" AND LOT 3 BLOCK "B".

STATE OF TEXAS:
COUNTY OF TRAVIS:

I THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCE AND DRAINAGE POLICIES ADOPTED BY THE CITY OF LEANDER.

I HEREBY CERTIFY THAT NO PORTION OF PROPERTY HEREIN IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H, DATED SEPT. 26, 2008. THIS TRACT IS NOT LOCATED IN THE EDWARDS QUICKEE RECHARGE ZONE.

Samuel D. Kiger
SAMUEL D. KIGER, P.E.
JAY ENGINEERING COMPANY, INC.
TEXAS REGISTERED ENGINEERING FIRM F-4780
1500 CR 269
LEANDER TEXAS 78641
PH (512) 259-3882 EXT 310
FAX (512) 259-8016



THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 9th DAY OF July, 2010, A.D. AT 1:41 O'CLOCK P.M., AND DULY RECORDED ON THE 9th DAY OF July, 2010, A.D. AT 1:41 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201000076
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 9th DAY OF July, 2010, A.D.

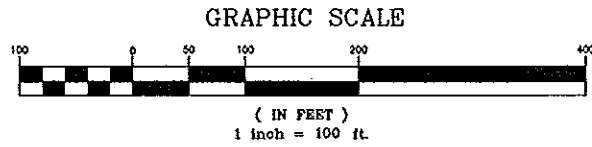
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY D. Bartholomew
DEPUTY

D. BARTHOLOMEW



20100076

FAIRWAYS AT CRYSTAL FALLS
SECTION 3 PHASE 1-
CAPROCK AT CRYSTAL FALLS PHASE I
24.1671 ACRES OUT OF THE C. YARBO SURVEY NO. 420,
ABSTRACT NO 838, IN TRAVIS COUNTY, TEXAS



CITY OF LEANDER
GOLF COURSE TRACT A
99.1236 ACRES
10833/1355

PORTION OF
1142.168 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
13085/1927 (T.C.)
9758697 (W.C.)

CITY OF LEANDER
GOLF COURSE TRACT A
99.1236 ACRES
10833/1355

CITY OF LEANDER
TRACT I
1.084 ACRES

CITY OF LEANDER
5.5784 ACRES
5.5784 ACRES
GOLF COURSE TRACT E
CITY OF LEANDER
10833/1355

C. YARBO SURVEY 420
J.H. FAUBION SURVEY 126

FAIRWAYS AT CRYSTAL FALLS
SECTION 3 PHASE 1-
CAPROCK AT CRYSTAL FALLS PHASE I
24.1671 ACRES OUT OF THE C. YARBO SURVEY NO. 420,
ABSTRACT NO 838, IN TRAVIS COUNTY, TEXAS

FIELD NOTES FOR 24.1671 ACRES OF THE C. YARBO SURVEY 420 AND THE J. H. FAUBION SURVEY 126 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF A 1142.1685 ACRE TRACT CONVEYED TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NO. 97568697 OF THE TRAVIS COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a $\frac{1}{4}$ " iron pin found on the North R.O.W. of Crystal Falls Parkway being the Southwest corner of Lot 1 Block C of Grand Mesa at Crystal Falls, a subdivision recorded in Doc. No. 200500019 and the Southeast corner of Lot 1 Grand Mesa at Crystal Falls E, a subdivision recorded in Doc. No. 200500008 both of the Travis County, Texas Official Records for the POINT OF COMMENCING.

THENCE with the North R.O.W. of Crystal Falls Parkway the following two courses:

1) S 60°52'44" W, 213.55 feet to a $\frac{1}{4}$ " iron pin found at a point of curve to the left.

2) Along said curve whose elements are L = 447.48, R = 850.00 whose chord bears S 75° 36' 11" W, 442.33 feet to a iron pin found at a point of tangent.

THENCE S 00°59'58" W crossing Crystal Falls Parkway, 100.00 feet to a iron pin found for the POINT OF BEGINNING.

THENCE N 89°00'07" W along the South R.O.W. of Crystal Falls Parkway, 8.29 feet to a $\frac{1}{4}$ " iron pin set for the Northwest corner of this tract.

THENCE through the interior of said 1142.168 acre tract the following nineteen (19) courses:

1) With a curve to the right whose elements are L = 44.93, R = 30.00 whose chord bears S 46°05'56"E, 40.85 feet to a $\frac{1}{4}$ " iron pin set at a point of tangency.

2) S 03°11'45" E, 70.77 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the right.

3) With said curve to the right whose element are L = 157.08, R = 180.00 whose chord bears S 21° 55'04" W, 152.14 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to a point of reverse curve.

4) With said curve to the left whose element are L = 83.11, R = 144.00 whose chord bears S 31°12' 14" W, 62.61 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the left.

5) With said curve to the left whose elements are L = 135.00, R = 2845.00 whose chord bears S 12°32'48" W, 134.98 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the left.

6) With said curve to the left whose elements are L = 52.99, R = 91.00 whose chord bears S 07° 58' 58" E, 52.24 feet to a point of reverse curve to the right.

7) With said curve to the right whose elements are L = 8.67, R = 7.00 whose chord bears S 17° 23' 33" E, 8.92 feet to a $\frac{1}{4}$ " iron pin set.

8) S 33° 24' 54" E, 70.77 feet to a $\frac{1}{4}$ " iron pin set.

9) With a curve to the right whose elements are L = 10.35, R = 7.00 whose chord bears S 81° 22' 53" E, 9.44 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve to the left.

10) With said curve to the left whose elements are L = 187.71, R = 215.00 whose chord bears S 83° 35' 55" E, 181.81 feet to a point of tangency.

11) S 88° 49' 37" E, 32.90 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the right.

12) With said curve to the right whose elements are L = 170.85, R = 195.00 whose chord bears S 63° 42' 43" E, 165.53 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the right.

13) With said curve to the right whose elements are L = 30.46, R = 37.00 whose chord bears S 14° 59' 01" E, 29.61 feet to.

14) With said curve to the left whose elements are L = 84.97, R = 63.00 whose chord bears S 30° 02' 05" W, 78.67 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve to the right.

15) With said curve to the right whose elements are L = 25.60 feet, radius = 37.00 feet, and a chord that bears S 48° 50' 54" E, 25.09 feet to a $\frac{1}{4}$ " iron rod set.

16) N 29° 01' 31" E, 50.61 feet to a $\frac{1}{4}$ " iron pin set.

17) With a curve to the right whose elements are L = 150.35, R = 167.00 whose chord bears S 03°14' 00" W, 145.32 feet to a $\frac{1}{4}$ " iron pin set.

18) S 22° 33' 30" W, 112.05 feet to a $\frac{1}{4}$ " iron pin set.

19) N 69° 04' 26" W, 581.47 feet to a $\frac{1}{4}$ " iron pin found being on the South line of said 99.1236 acre tract.

THENCE with the common line of said 99.1236 acre tract and said 1142.168 acre tract the following three (3) courses:

1) S 65° 53' 05" W, 468.99 feet to a $\frac{1}{4}$ " iron pin found.

2) S 29° 44' 30" W, 391.14 feet to a $\frac{1}{4}$ " iron pin found.

3) S 11° 08' 18" W, 62.40 feet to a $\frac{1}{4}$ " iron pin set for the Southwest corner of this tract.

THENCE through the interior of said 1142.168 acre tract the following thirty three (33) courses:

1) S 63° 11'45" E , 293.26 feet to a $\frac{1}{4}$ " iron pin set.

2) With a curve to the left whose elements are L = 6.99, R = 340.00 whose chord bears S 46°11' 22" W, 6.99 feet to a $\frac{1}{4}$ " iron pin set.

3) S 44°23'58" E, 162.06 feet to a $\frac{1}{4}$ " iron pin set.

4) N 45° 19'06" E , 35.29 feet to a $\frac{1}{4}$ " iron pin set.

5) N 43°38'19" E , 94.37 feet to a $\frac{1}{4}$ " iron pin set.

6) N 26° 39' 18" E, 98.05 feet to a $\frac{1}{4}$ " iron pin set.

7) N 26° 39' 39" E, 65.00 feet to a $\frac{1}{4}$ " iron pin set.

8) N 11° 46' 08" E, 193.22 feet to a $\frac{1}{4}$ " iron pin set.

9) N 49° 23' 09" E, 61.84 feet to a $\frac{1}{4}$ " iron pin set.

10) N 61° 54' 49" E, 60.12 feet to a $\frac{1}{4}$ " iron pin set.

11) N 77° 29' 27" E, 62.34 feet to a $\frac{1}{4}$ " iron pin set.

12) N 88° 15'15" E, 105.35 feet to a $\frac{1}{4}$ " iron pin set.

13) N01° 44'45" E, 4.18 feet to a $\frac{1}{4}$ " iron pin set.

14) S 87° 55' 08" E, 160.11 feet to a $\frac{1}{4}$ " iron pin set.

15) S 03° 52' 34" W, 116.61 feet to a $\frac{1}{4}$ " iron pin set.

16) S 15° 59' 25" W, 56.61 feet to a $\frac{1}{4}$ " iron pin set.

17) S 27° 22' 23" W, 56.81 feet to a $\frac{1}{4}$ " iron pin set.

18) S 36° 48' 31" W, 56.61 feet to a $\frac{1}{4}$ " iron pin set.

19) S 39° 25' 19" W, 60.65 feet to a $\frac{1}{4}$ " iron pin set.

20) S 37° 10' 35" W, 65.10 feet to a $\frac{1}{4}$ " iron pin set.

21) S 31° 30' 23" W, 68.78 feet to a $\frac{1}{4}$ " iron pin set.

22) S 22° 44' 16" E, 105.35 feet to a $\frac{1}{4}$ " iron pin set.

23) With a curve to the right whose elements are L = 10.55, R = 450.00 whose chord bears N 67° 16' 08" W, 10.55 feet to $\frac{1}{4}$ " iron pin set.

24) S 49° 54'54" W, 162.82 feet to a $\frac{1}{4}$ " iron pin set.

25) S 42° 40' 56" E, 141.63 feet to a $\frac{1}{4}$ " iron pin set.

26) S 16° 06' 08" E, 120.12 feet to a $\frac{1}{4}$ " iron pin set.

27) N 71° 20' 39" E, 237.87 feet to a $\frac{1}{4}$ " iron pin set.

28) With a curve to the right, L = 0.60 feet, R = 340.00 feet, and a chord that bears S 32° 20' 35" E, 0.60 feet to a $\frac{1}{4}$ " iron pin set.

29) N 57° 42' 28" E, 237.87 feet to a $\frac{1}{4}$ " iron pin set.

30) N 45° 03' 47" W, 32.16 feet to a $\frac{1}{4}$ " iron pin set.

31) N 09° 02' 47" E, 54.58 feet to a $\frac{1}{4}$ " iron pin set.

32) N 47° 58' 56" E, 69.97 feet to a $\frac{1}{4}$ " iron pin set.

33) S 78° 03' 33" E, 128.69 feet to a $\frac{1}{4}$ " set on the West line of a 5.5784 acre tract conveyed to the City of Leander in Vol. 10833 Pg. 1355 of the Travis County, Texas Real Property Records for the Southeast corner of this tract.

THENCE with the West line of said 5.5784 acre tract the following three (3) courses:

1) N 06° 22' 31" W, 144.13 feet to a $\frac{1}{4}$ " iron pin found.

2) N 09° 17' 35" E, 704.60 feet to a $\frac{1}{4}$ " iron pin found.

3) N 35° 53' 21" E passing the North corner of said 5.5784 acre tract, 133.87 feet to a $\frac{1}{4}$ " iron pin set in the interior of said 1142.168 acre tract.

THENCE continuing through the interior of said 1142.168 acre tract the following sixteen (16) courses:

1) N 65° 19'16" W, 170.12 feet to a $\frac{1}{4}$ " iron pin set.

2) N 22° 33' 30" E, 24.92 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the left.

3) With said curve to the left whose elements are L = 189.97, R = 211.00 whose chord bears N 03° 14' 00" W, 183.61 feet to a $\frac{1}{4}$ " iron pin set at a point of tangency.

4) N 29° 01' 31" W, 29.72 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the right.

5) With said curve to the right whose elements are L = 25.60, R = 37.00 whose chord bears N 09° 12' 08" W, 25.09 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve.

6) With said curve to the left whose elements are L = 91.74, R = 63.00 whose chord bears N 31° 05' 53" W, 83.85 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve.

7) With said curve to the right whose elements are L = 21.43, R = 37.00 whose chord bears N 56° 13'19" W, 21.13 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve.

8) With said curve to the left whose elab 9) N 41000ements are L = 210.38, R = 245.00 whose chord bears N 64° 13' 37" W, 203.98 feet to a $\frac{1}{4}$ " iron pin set at a point of tangency.

9) N 88° 49' 37" W, 67.61 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the right.

10) With said curve to the right whose elements are L = 161.61, R = 165.00 whose chord bears N 60° 28' 67" W, 155.23 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the right.

11) With said curve to the right whose elements are L = 23.35, R = 37.00 whose chord bears N 14° 27' 33" W, 22.96 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the right.

12) With said curve to the right whose elements are L = 170.06, R = 1140.00 whose chord bears N 07° 53' 42" W, 169.91 feet to a $\frac{1}{4}$ " iron pin set at a point of compound curve to the right.

13) With said curve to the right whose elements are L = 57.53, R = 78.00 whose chord bears N 43° 14' 03" E, 556.24 feet to a $\frac{1}{4}$ " iron pin set at a point of reverse curve.

14) With said curve to the left whose elements are L = 57.53, R = 78.00 whose chord bears N 28° 36' 45" E, 199.58 feet to a $\frac{1}{4}$ " iron pin set at a point of tangency.

15) N 03° 11' 45" E, 64.24 feet to a $\frac{1}{4}$ " iron pin set at a point of curve to the right.

16) With said curve to the right whose elements are L = 44.67, R = 30.00 whose chord bears N 39° 27' 49" E, 40.66 feet to a $\frac{1}{4}$ " iron pin set on the South R.O.W. of Crystal Falls Parkway for the Northeast corner of this tract.

THENCE with the right curving South R.O.W. of Crystal Falls Parkway with a curve whose elements are L = 147.23, R = 950.00 whose chord bears S 66° 33' 43" W, 147.09 feet to the POINT OF BEGINNING and containing 24.2814 acres more or less.

