

TRV 3 PGS

201100030



## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1B

OWNERS NAME: TAYLOR MORRISON AT CRYSTAL FALLS, LLC, TAYLOR MORRISON OF TEXAS, INC.

RESUBDIVISION? YES

NO 🖂

ADDITIONAL RESTRICTIONS / COMMENTS:

**CERTIFICATE 2011014060** 

**RETURN:** 

GRAVES DOUGHERTY HEARON JUDY 512-480-5670

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jan 27, 2011 02:30 PM

201100030

BENAVIDESV: \$92.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

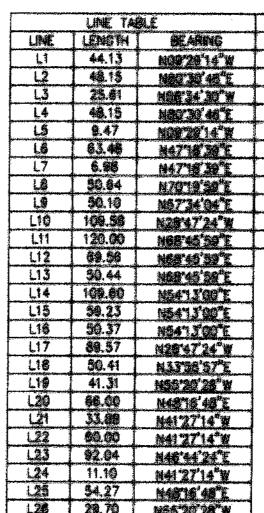
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CURVE	and the state of the same of the same of	RADIUS	OH1.TA	CHORD SRIVE		
Ç1	99.72	734.22	7'46'24'	\$47"44"11"W	98.04	49,94
<u> </u>	36.84	25.00	83,284,34 <sub>0</sub>		33,45	22.50
<u> </u>	37.08	25.00		309.41,13,2	33.77	22,90
<u>C4</u>	23.81	28.00	4043727	\$5710°01"W	23,10	12.68
CS.	114,80	67.50	1779.52		191.46	76.90
Ç6	23.81	28.00		SWIFT IN	23.10	12.68
<u>C7</u>	322.42	585.00		\$40'00'11"W	JILO	168.73
C8	149,88	475.00	18703'23"	MENTATE	149.07	75,47
C9	13,51	56.00	1828.41	MOX727785 E	13.47	6.80
<u>CIO</u>	61.59	375.00	9'24'35"	1487715"34"W	1 61.52	36.86
CII	126,34	375.00	1978'10"	N19.88,10, X	125.74	63.77
C12	143.18	425.00	1878,10,	M19708'18"W	142.50	72.28
<u> </u>	35.35	425.00	7274	NEEDE NEW YORK	55,31	27,71
C14	71,73	423.00	0'40'12"	M18,38,34,A	71.64	35,95
C15	16,10	425.00	210'14"	N10.34,51,4A	16,10	8.05
C16	31.42	20.00	92726 00	HIVW'HE	78.28	24.00
C17	17.45	20.00	4779'41"	N74720'23"W	16.00	9.33
C18	244,34	56.00	279"39'25"	M0072014"W	64.23	41,96
C19	19.88	50,00	22'46'32"	M8075Z'49"W	19,74	10.07
C20	\$3.21	50.00	60'06'16"	M77714'47"E	\$6.73	29.44
C21	33.63	50.00	18'12'15"	M27720'31/E	33,00	17.48
C22	28,18	50.00	MAN OR	M\$5.44,325,A	25,68	13.40
C2.3	48.55	50.00	88'38'11'	<b>科48.22.41.A</b>	48.67	24.38
C24	62,89	50.00	72'04'08"	M86'33'08'E	38.63	38.37
C25	17.45	20.00	49"59"41"	1455'30'38"E	16,90	9.33
C26	4,82	20.00	15'49'16"	N37'26'43'E	4.81	2.42
C27	12.63	20.00	· 38'10'25"	M62'25'34'T	12,42	6.53
C28	31,42	20.00	90'00'00'	N54'29'14"W	28.28	20.00
C29	170.98	225.00	43/32/24	N31"15"28"W	1866,900	84.86
'1C30	108,12	225,00	27"31"58"	N2375'15'V	197.00	38.13
C31	60,68	225.00	15"27"06"	N44'44'46"W	60.49	30.52
C32	2.18	225,00	0'33'19'	NS2'44'98"W	2.16	1.00
CIJ .	1,32,99	175,00	43'32'24"	MM.21.07.84	128.81	60.50
Ç34	60.29	175.00	19'44'22'	M19721 25°W	34.99	30.45
C35	72,14	175.00	23'37'08'	H41302'10"W	71.63	36.56
C.36_	0.55	175.00	010/54	MS2'96'11"W	0.35	0.28
C#7	137!48	325.00	24"14"14"	N4094'31'W	136.46	69,74
C38	198.63	375.00	24"4"14"	Held Bal 31 W	157.46	80.52
Ç.M	70,80	375.00	10'49'01"	N36'46'34'W	70.60	75.50
C40	17.13	375.00	2"37"00"	M-30708/5.5°W	17.12	8.56
C#1_	51.50	325.00	9705'45"	N33'20'16'W	\$1.54	75.85
G42	45.89	225.00	15'08'29"	N48'27'23'W	85.64	43.20
C43	58.53	175.00	19'08'45"	N19'12'31"W	14.26	29.54
C44	75.25	T225.00	19708'45'	M91231W	74.90	37.98
C45	21.00	225.02	5'20'53"	N26'06'57'W	20.99	10.51
046	54.25	225.00	1,3'46'52"	N16 32 04 W	54.12	27.26
C47	51.60	. 225 cm	13798'34"	N16712'25"W	91.56	25.95
C48	24.47	20.00	7025 52	NI275'43'T	22.97	14.63
C49	126.96	. <del>-178</del> .00	4233'05	N395416'W	127.00	58.14
C90	119.64	175.00	323011	M2012'45'W	117.30	62.26
C51	10.33	173.00		N20729115 W	10.33	5.17
C52	17.45	20.00	49 39 44	NIZW XVE	16.90	9.33
C53	244.34	56.00	279 10 23	N42'41'21'W	64.29	41.96
C54	6.15	<b>K</b> ai		N8613/86 V	8.15	3.08
C55	66.43	10.00	7877 40	144 014 14 15 15	61,635	<b>39.</b> 15
C56	40.18	50.00			38.11	21.25
C57	33.62	10:00	3831147		32.00	
CS8	33.14	96.66	_1748/32		. 32.54	17.47
C80	59,18	50.60	8 <i>74848</i>	100 12 12 13 15 15 15 15 15 15 15 15 15 15 15 15 15	The second of th	17.20
C <b>6</b> 2	5.64	50.00			8.79	33.61
C63	3.64 17.45	20.00	6*27'36"	-400/32/46 E	)5.63 [10.00]	2.62
C84	70.88	er er fil fat af at til file e med te	49759741	12/8/40	/ 14.00	<u>4.1)</u>
	American Company of the Company of t	20.00	68-27'25"		27,94	19.47
C85	31,20	225.90	738 45		).#/.*	<b>18</b> 783
C96	70.71	375.90	10'46'13'	#42.32.31 <sub>,</sub> 3F.	70.61	144,44
C67	92.14	364.76	972/52	- M46 40 W.L	92,04	_ <b>48</b> .17
C88	71.11	565.00	712'30'	N 3 3 4 3 7 E	_77.08	35.60
C89	5.80	28.00	11,21,24		5.79	2.51
				management and another with		

LINE TABLE LENGTH 1.27 53.10 76.11 L 44.47 20 \$5,25 L31 50.60 The said the A 131.76 NOTOT HOTE 1.33 75.00 161 17'49'E 1.34 56.76 MAID 7 40 E **L35** 131,75 H0112'36"E 75.00 MITZ'MI L37 56.75 MOTTE ME

L28 29.70 NSS 20 28 Y

C1 99.72 734.22 746 54 S4744 11 W 98.64 49.94 C2 36.64 23.00 83 36 34 S5537 51 W 33.46 22.50 C3 37.08 25.00 84 36 00 S08 41 12 E 33.77 22.80 C4 23.81 28.90 48 43 27 55710 01 W 23.10 12.88 C5 114.80 67.50 87 28 37 S32 48 18 W 101.46 78.90 C6 23.81 28.00 48 43 27 S32 48 18 W 101.46 78.90		·····		CLARVE TA	77.77.57	<del></del>	··· ·· · · · · · · · · · · · · · · · ·
C2 35.8.4 25.00 BATMIN SBSSE(11 18 33.46 22.50 C3 37.08 25.00 BATMIN SBSSE(11 18 33.77 22.50 C4 23.81 28.00 BATMIN SBSSE(11 18 33.77 22.50 C5 114.80 67.50 BTMIN SBSSE(11 18 33.77 22.50 C5 114.80 67.50 BTMIN SBSSE(11 18 33.16 76.50 C6 22.51 28.50 BMIN SBSSE(11 18 33.16 76.50 C6 22.51 28.50 BMIN SBSSE(11 18 33.16 76.50 C7 322.42 SBSSE(32 18 32.32 18 23.3	CURVE	and the state of the state of the state of	and the same of the same of the		CHOPO BRING.		*********************
C3 37.08 25.09 847860		······································	The state of the s			A Complete State of Section	49.94
C4 2.5.61 28.00 98.53.27 30.710.01 12.00 C5 114.00 67.00 87.26.52 38.26.26 38.30 32.310 12.00 C6 23.81 28.00 48.45.27 38.26.26 38.30 33.310 12.00 C7 322.42 585.00 48.45.27 38.26.26 38 32.25 38.26.26 38 32.25 22 386.26 38 32.25 38 22.25 3	San Company of the Co	<del>ran i la con alla i la constanta</del>	<del>ĸĸŊŊ</del> ĸĸĸĸĸĠĬĬŊŔĸĸŊŊĸŔĸĸ				- A
CS 114.80 67.80 87.85 S2485 W 101.46 74.80 C6 2.341 28.00 48.4527 88626 W 23.10 12.65 C7 32.242 88.09 3.24146 S409 34.501 12.65 C6 140.89 475.00 1828 32 Mater 7.575 146.67 75.47 C0 15.51 50.00 1828 32 Mater 7.575 146.67 75.47 C0 15.51 50.00 1828 32 Mater 7.575 146.67 75.47 C0 15.51 50.00 1828 32 Mater 7.575 W 69.82 36.50 C11 128.34 375.00 1828 32 Mater 7.575 W 69.82 36.50 C11 128.34 375.00 1828 32 Mater 7.575 W 69.82 36.50 C11 128.34 375.00 1828 32 Mater 7.575 W 69.82 36.57 C12 143.18 25.00 1828 31 Mater 7.575 W 69.82 36.57 C13 88.35 425.00 727 44 Mater 8.575 W 71.44 35.85 C15 14.0 425.00 2 W 47.2 Mater 8.35 W 71.44 35.85 C16 31.42 30.60 9 W 47.2 Mater 8.35 W 71.44 35.85 C16 31.42 30.60 9 W 47.2 Mater 8.35 W 71.44 35.85 C16 31.42 30.60 9 W 47.2 Mater 8.35 W 71.44 35.85 C16 12.0 42.4 34 50.00 2 W 47.2 Mater 8.35 W 71.44 35.85 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 71.44 36.50 3.33 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 71.44 32.25 W 16.80 3.33 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 71.44 32.25 W 16.80 3.33 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 71.44 32.25 W 16.80 3.33 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 71.44 32.25 W 16.80 3.33 C16 19.0 6 50.00 2 W 47.2 Mater 8.35 W 17.4 Mater 8.35 W 19.4 Mater 8	H-W	<del>~ code \~~m\dangiddddill</del> an,		1 8439/00			
C6 23.81 28.90 48.32 32 448	Communication of the second		and successfully and the successfully and	40"43"27"	···		- Control of the cont
C7 322.42 985.69 32.16 Segrett 9 376.66 183.77 C8 149.69 475.00 1826.23 Meditary 25.7 149.67 79.47 C6 113.51 80.00 1826.23 Meditary 25.7 149.67 79.47 6.60 C10 61.99 375.00 1876.16 Meditary 25.7 149.67 87.47 6.60 C11 128.34 375.00 1876.17 Meditary 9 125.7 125.7 149.67 179.7 17	Property Statement	And Discussion Name of Contract	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	17711	STREET		market and the second
C8 148.88 475.80 1828/23 88617.27 148.07 75.47 C0 13.51 50.00 1828/4.2 802/2726** 13.47 6.80 C10 68.59 575.00 9248/25 886736** 81.52.54 6.80 C11 128.34 375.00 1878*16 81982*16** 125.74 6.5.77 C12 143.18 425.00 1878*16 81982*16** 142.50 77.26 C13 58.53 425.00 724*4 83593*2** 85.33 425.00 7274*4 83593*2** 83.32.27 75.26 C14 71.73 425.00 97.67*4 83593*2** 81.53.32** 83.35 C15 18.10 425.00 97.67*4 83593*2** 81.50 3.22.27** 15.10 425.00 97.67** 18672*3** 97.16** 33.35 C15 18.10 425.00 97.67** 18672*3** 97.16** 33.35 C16 31.42 20.68 88786*10** 18728*2** 97.16** 33.35 C18 244.34 50.00 2228*2*2 86.00 1278*2* 18622*1** 97.40 16.00 9.33 C18 244.34 50.00 2228*2*2 86.00 1228*2*2 86.00	Brand Brands	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.				
C00 13.55 55.00 1878*45 N8272*9" 13.67 6.80 C10 61.59 373.00 1878*16 N82715*6* W 67.82 36.86 C11 128.34 375.00 1878*16 N8272*18*W 142.50 77.26 C12 143.18 455.00 1878*16 N81928*18*W 142.50 77.26 C13 55.35 425.00 772*46 N8238*18*W 142.50 77.26 C14 771.73 425.00 2*10*14 N8238*2*18*W 142.50 77.26 C14 771.73 425.00 2*10*14 N8238*2*18*W 15.31 27.71 C15 18.10 425.00 2*10*14 N8238*2*18*W 15.31 6.05 C16 31.42 25.00 8*300*100* M8238*2*18*W 15.10 6.05 C17 77.45 20.00 4878*2*18* N8238*2*18*W 15.80 6.05 C17 77.45 20.00 4878*2*18* N8238*2*18*W 15.80 6.05 C17 77.45 20.00 4878*2*18* N8238*2*18*W 15.80 6.05 C19 19.68 50.50 2*2*8*2*18* N8238*18*W 64.28 41.96 C19 19.68 50.50 2*2*8*2*18* N8238*18*W 64.28 41.96 C19 19.68 50.50 2*2*8*2*18* N8238*18*W 15.80 6.33 C18 22*2*8*2*18* N0828*18*W 15.80 6.33 C18 22*2*8*2*18* N8238*18*W 15.80 6.33 C18 22*2*8*2*18* N0828*18*W 15.80 6.33 C18 22*2*8*2*2* N8238*18*W 15.80 6.22 C18 15.00 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		The state of the later of the l	and to a control of the state o	Add to the second second second second			and the same and the same in the
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C25 17.45 20.00 4978/41" 1855/30/36" 16.90 8.35 C26 4.62 20.00 15/45"6" M37/25"47" 4.81 2.42 C27 12.63 20.00 95/05/36" M52/25"4" 12.42 6.50 C28 31.42 20.00 95/05/36" M52/25"4" 38.89 20.00 C29 170.98 225.00 42/35/24" M52/35"8" 16.60 88.86 C30 198.12 225.00 12/35"6" M52/35"8" 16.60 88.86 C30 198.12 225.00 12/35"6" M52/45"8" 66.40 30.52 C32 2.18 225.00 12/35"6" M52/45"8" 2.18 1.93 C33 13.29 175.00 45/32/24" M52/45"8" 2.18 1.93 C33 13.29 175.00 45/32/24" M52/45"8" 2.18 1.93 C33 13.29 175.00 18/45"22" M52/45"8" 12.81 69.80 C34 69.29 175.00 18/45"22" M52/45"8" 12.81 69.80 C35 72.14 175.00 22/37"08" M41/32"8" 13.88 30.45 C35 72.14 175.00 22/37"08" M41/32"8" 13.86 69.80 C36 69.29 175.00 18/45"22" M52/45"8" 13.86 69.80 C37 137'48 325.00 22/35"4" M52/45"8" 77.63 38.56 C35 72.14 75.00 22/35"08" M41/32"8" 77.63 38.56 C35 72.14 75.00 22/35"08" M41/32"8" 77.63 38.56 C35 72.14 75.00 18/45"22" M52/45"8" 77.63 38.56 C35 72.14 75.00 18/45"22" M52/45"8" 77.63 38.56 C35 72.14 75.00 18/45"22" M52/45"8" 77.63 38.56 C35 72.55 72.14 75.00 22/35"8" M41/32"8" 77.60 38.56 C40 47.13 375.00 24/16"4" M62/36"8" 78.60 38.56 C41 51.99 385.00 24/16"4" M62/36"8" 78.60 38.56 C44 51.99 385.00 24/16"4" M62/36"8" 78.60 38.56 C44 51.99 385.00 24/16"4" M62/36"8" 78.60 38.56 C44 51.99 385.00 18/36"8" M32/26"8" 78.60 38.56 C44 51.99 385.00 18/36"8" M32/26"8" 77.60 38.56 C44 51.99 385.00 18/36"8" M32/26"8" 77.20 C47 51.60 25.00 18/36"82" M32/26"8" 77.20 C48 24.47 26.50 72/36" M32/26"8" 97.80 38.51 C49 128.98 775.00 42/36"3" M32/36"8" 38.50 38.11 C35 44.34 52.50 72/36" M32/36"8" 38.51 C35 77.45 20.00 48/36"4" M32/36"8" 38.51 C35 77.45 20.00 48/36"4" M32/36"8" 38.51 C35 77.45 20.00 48/36"4" M32/36"8" 38.51 C36 77.71 57.00 42/36"8" M32/36"8" 58.80 9.35 C37 73.36.2 50.00 48/36"4" M32/36"8" 38.51 C38 77.45 20.00 48/36"4" M32/36"8" 58.80 9.35 C35 74.34 50.00 48/36"4" M32/36"8" 58	C24	62.89	50.00			The second of th	A STATE OF THE PARTY OF THE PAR
C28 4.82 20.90 1748'18" M2725'45'E 4.81 2.42 C27 12.63 20.00 39'36'25' M62'25'36'E 12.42 6.53 C28 31.42 20.00 39'36'25' M62'25'36'E 12.42 6.53 C29 170.96 225.00 43'32'26' M62'25'14'W 12.83 20.90 C29 170.96 225.00 43'32'26' M62'31'3'W 106.90 86.86 C30 108.12 225.00 18'25'06' M45'44'8'W 60.49 30.52 C31 69.68 225.00 18'25'06' M45'44'8'W 60.49 30.52 C32 2.18 225.00 18'25'06' M45'44'8'W 60.49 30.52 C32 2.18 75.00 18'25'26' M45'44'8'W 12.18 1.05 C34 69.29 175.00 18'46'22' M52'22'W 12.89 60.49 C35 72.14 175.00 23'37'88' M41'82'19'W 71.63 36.59 C36 0.55 175.00 18'46'22' M52'212'W 71.63 36.59 C36 0.55 175.00 18'46'22' M52'212'W 71.63 36.59 C37 137'48 38.30 22'34'14' M62'34'8'W 13.46 66.78 C39 156.63 375.00 24'14'14' M62'34'8'W 13.46 66.78 C39 156.63 375.00 24'14'14' M62'34'8'W 13.46 66.78 C39 156.63 375.00 24'14'14' M62'34'8'W 13.46 66.78 C41 51.89 375.00 18'48'8' M33'8'8'8' 17'.12 8.36 C42 51.89 375.00 18'48'8' M33'8'3'8' W 13.46 66.78 C41 51.89 375.00 18'48'8' M33'8'3'8' W 13.46 66.78 C42 65.89 385.00 18'38'8' M33'8'3'8' W 13.46 66.78 C44 75'1.89 375.00 18'48'8' M33'8'3'8' W 15.54 25.59 C45 110.63 17'5.00 38'36'8' M33'8'3'8' W 15.12 25.59 C44 75'1.89 375.00 18'48'8' M33'8'3'8' W 15.54 25.59 C45 110.63 375.00 18'38'32' M85'32'8' W 15.55 25.55 C46 12'5' M52'3' M52'3' M52'3' W 15.50 25.55 C47 51.88 275'08' M52'3' M52'3' W 15.50 25.55 C48 12'4'4' 25'25 12'5.00 18'38'32' M52'3' W 15.50 25.55 C49 12'5' M52'3' M52'3' M52'3' W 15.50 25.55 C49 12'5' M52'3' M52'3' M52'3' W 15.50 25.55 C40 11'5' M52'3' M52'3' M52'3' W 15.50 25.55 C41 15'35 17'5' M52'3' M52'3' M52'3' W 15.50 25.55 C52 17'45 20.00 48'3' M52'3' M52'3' W 15.50 25.55 C53 15'4' M52'3' M52'3' M52'3' W 15.50 25.55 C54 10.53 17'5' M52'3' M52'3' M52'3' W 15.50 25.55 C55 10.63 35.14 50.00 17'8' M52'3' M52'3' W 15.50 25.55 C56 35.14 50.00 18'48'3' M52'3' W 15.50 25.50 C57 35.00 18'48'3' M52'3' W 15.50 25.50 C58 35.14 50.00 48'3' M52'3' M52'3' W 15.50 25.50 C59 18 50.00 48'3' M52'3' M52'3' W 15.50 25.50 C50 50.18 50.00 48'3' M52'3' W 15.50 25.50 C50 50.18 50.00 48'3' M52'3'	C25	17.45	20.00	The state of the s	A CONTRACTOR OF A STREET	The state of the s	The second second second
C27 12.63 20.08 39'90'26' M62'25'36'E 12.42 6.53 C28 31.42 20.08 90'90'90' M64'35'14'W 38.28 20.00 C29 170.08 225.00 43'52'24' M61'15'26'W 186.95 88.85 C30 106.12 226.00 27'31'56' M64'46'45'W 66.46 38.52 C31 69.68 225.00 12'27'66' M64'46'45'W 66.46 38.52 C32 2.18 225.00 13'27'66' M64'46'45'W 66.46 38.52 C32 2.18 225.00 43'31'8' M52'44'36'W 2.18 1.89 C33 132.99 175.00 45'32'24' M51'326'W 198.81 68.85 C34 69.29 175.00 45'32'24' M51'21'26'W 58.80 30.45 C35 72.14 175.00 23'37'90' M41'25'0'W 71.63 38.56 C36 0.55 175.09 010'54' M52'36'W 71.63 38.56 C37 137'48 325.00 24'14'4' M46'36'31'W 0.55 0.28 C37 137'48 325.00 24'14'4' M46'36'31'W 138.46 69.78 C38 138.63 375.00 24'14'4' M46'36'31'W 138.46 69.78 C39 70.86 375.90 14'46'41' M66'36'31'W 138.46 69.78 C40 -17.13 375.00 23'16'41' M52'36'W 51.54 56.50 C40 -17.13 375.00 23'16'41' M52'36'W 51.54 25.85 C41 51.89 335.00 23'16'41' M52'36'W 51.54 25.85 C42 68.89 35'5.00 13'46'36' M32'46'4' M52'36'W 51.54 25.85 C44 55.89 35'5.00 13'46'36' M32'46'4' M54'36' M58'36' M53'46' M58'36' M58'36' M55'46' M58'36' M	C26	4.82	20.00	A CONTRACTOR OF THE PERSON OF			Carried Street
C28	C27	12.63	20.00		A STATE OF THE PARTY OF THE PAR	12.42	
C29 170.98 225.00 4732'24" N2115'26"W 186.00 88.86 C30 106.12 225.00 2731'35" N2315'15'W 107.09 58.13 C31 80.68 225.00 13'27'26" B44'44'45'W 60.46 30.55 C32 2.18 225.00 0731'35" N35244'35'W 2.18 1.09 C33 132.99 175.00 4732'24" N3113'26'W 2.18 1.09 C33 132.99 175.00 4732'24" N3113'26'W 71.63 60.89 C34 60.29 175.00 13'44'22" N1572'26'W 58.89 30.46 C35 72.14 175.00 23'37'06" N41'02'10'W 71.63 36.66 C35 72.14 175.00 23'37'06" N41'02'10'W 71.63 36.66 C35 72.14 175.00 23'37'06" N41'02'10'W 71.63 36.66 C35 70.80 375.00 24'14'14" N40'36'31'W 136.46 69.78 C30 1354.63 375.00 24'14'14" N40'36'31'W 136.46 69.78 C30 158.63 375.00 24'14'14" N40'36'31'W 136.46 69.78 C40 47'13, 375.00 23'37'06" N30'36'36'W 78.89 36.50 C40 47'13, 375.00 23'36'0" N30'36'36'W 78.89 36.50 C41 51.89 325.00 23'56'0" N30'36'36'W 78.89 36.50 C42 66.89 325.00 23'56'0" N30'36'36'W 78.89 36.50 C43 78.50 325.00 10'46'31' N36'46'36'W 78.89 36.50 C44 75.25 1225.00 15'06'46' N30'32'36'W 74.90 37.98 C45 21.00 225.53 15'36'36' N36'32'36'W 54.12 27.26 C47 51.68 225.00 15'06'56' N16'12'31'W 74.90 37.98 C46 24.47' 20.60 70'36'56' N16'12'31'W 74.90 37.98 C46 24.47' 20.60 70'36'56' N16'12'31'W 74.90 37.98 C46 128.96 775.00 42'36'36' N16'12'28'W 91.86 25.85 C48 24.47' 20.60 70'36'56' N16'12'8'W 91.86 25.85 C55 66.45 30.00 17'82'74' N16'12'8'W 91.86 25.85 C55 66.45 30.00 17'82'74' N16'12'8'W 91.86 25.85 C55 66.45 30.00 17'82'74' N16'12'8'W 91.86 25.85 C55 73.3.02 50'09 32'3''8' 555'30' 33''3 32'8 17.47 C58 33.14 80.90 32'35'8' N16'12'8' 33''8' 33.54 C55 66.40 8 80.00 32'35'8' N16'12'8' 33''8' 33.54 C55 73.3.02 50'09 32'35'8' N16'2'37''8' 33.54 C55 73.3.02 50'09 32'35'8' N16'2'37''8' 33.54 C56 70.71 576.00 10'48'15' N16'37''8' 33.54 C57 33.02 50'09 32'35'8' N16'37''38'' 33.54 C58 70.71 576.00 10'48'15' N16'37''38'' 33.54 C58 70.71 576.00 10'48'15' N16''37''38'' 33.54 C68 70.71 576.00 10'48'15' N16''37''38'' 33.54 C68 70.	C28	31,42	20.00	90'00'00'	N54"29"14"W	18.20	20.00
C31   80.88   225.00   19.27.06   844.44.48   80.48   30.52   C32   2.18   225.00   0.35.18   162.44.28   128.10   60.86   C33   133.69   175.00   43.32.28   831.5.28   126.81   60.86   C34   50.29   175.00   19.42.22   843.22.28   83.89   50.46   C35   72.14   175.00   23.47.08   84.70.10   71.63   38.50   C35   72.14   175.00   0.16.84   162.70.10   71.63   38.50   C35   0.55   175.00   0.16.84   162.70.10   71.63   38.50   C35   0.55   175.00   0.16.84   162.70.10   71.63   38.50   C37   137.48   323.00   2474.14   846.24.31   135.46   66.76   C38   136.83   375.06   16.49.01   846.24.31   135.46   66.76   C38   136.83   375.00   2474.14   846.24.31   135.46   66.76   C38   136.83   375.00   237.20   836.95.31   72.12   836.50   C40   -77.13   375.00   237.20   836.95.31   77.12   836   C40   -77.13   375.00   237.20   836.27.22   85.64   43.20   64.2   24.25   225.00   13.36.39   848.27.22   85.64   43.20   64.2   24.25   225.00   13.36.39   86.27.22   86.64   43.20   64.2   24.25   225.00   13.36.32   816.32   81.32	4 C29	170.98	225.00	43'32'24"	N 57 15 28 W	1886.000	84.86
C32 2.18 225.06 0'35'19" 1924'36" 2.18 1.99  C33 1.32.69 175.06 43'32'26" 1831'32'36" 126.81 09.80  C34 50.29 175.06 1244'22" 1632'21'21' 8.8.90 30.45  C35 72.14 175.06 0'10'34" 1632'36'11' 0.45 0.28  C35 0.55 175.06 0'10'34" 1632'36'11' 0.45 0.28  C37 1.37'48 325.00 24'14'4 162'36'11' 0.45 0.28  C38 138.83 375.00 24'14'4 162'36'11' 0.55 46 66.78  C38 138.83 375.00 24'14'4 162'36'31' 0.55 46 66.78  C38 70.86 375.00 10'49'01 1836'45' 0.78.80 36.50  C40 -47.13 375.00 23'736' 1830'36'36' 0.78.80 36.50  C40 -47.13 375.00 23'736' 1830'36'36' 0.78.80 36.50  C41 51.89 385.00 15'36'36' 1830'36'36' 0.55 44 15.85  G42 -65.89 385.00 15'36'36' 1832'21'6' 0.55 44 15.85  C43 58.53 175.00 19'06'45' 1831'2'31' 0.74.90 37.98  C43 58.53 175.00 19'06'45' 1831'2'31' 0.74.90 37.98  C44 75.25 1225.00 18'06'45' 1831'2'31' 0.74.90 37.98  C45 21.09 225.09 5'20'35' 1828'35' 0.55 25.54  C46 24.47 26.60 70'36'36' 1832'2'3' 0.55 25.54  C47 51.68 225.00 13'06'36' 182'2'31' 0.74.90 37.98  C48 24.47 26.60 70'36'36' 182'2'3' 0.55 25.55  C48 24.47 26.60 70'36'36' 182'2'3' 0.55 5.70  C50 119.84 175.00 3846'15' 182'12'35' 0.55 25.05  C51 10'53 1736'0 32'2'36' 1832'2'3' 0.35 5.17  C52 17'36 -20.60 70'36'36' 182'12'35' 0.55 5.70  C53 34.35 50'36 38'36'3' 182'12'35' 0.55 5.70  C55 66.43 50.90 70'36'36' 182'12'35' 0.55 38.11  C56 40.18 50.90 70'36'36' 1832'3'36' 0.55 38.11  C57 33.62 50'36 38'36'3' 1832'36'0' 38.11  C50 119.84 175.00 38'36'16' 182'12'35' 0.55 38.11  C56 40.18 50.90 70'36'36' 1832'3'3' 0.55 38.11  C57 33.62 50'36 38'36'46' 1832'3'3'4 38.11  C57 33.62 50'36 38'36'46' 1832'3'3'4 38.11  C58 33.14 50.90 70'36'36' 1832'3'3'4 38.11  C50 198.84 50.90 70'36'36' 1832'3'3'4 38.11  C50 198.84 50.90 70'36'36' 1832'3'3'4 38.11  C50 198.84 50'06' 37'36'36' 1832'3'3'4 38.10  C50 198.84 50'06' 37'36'36' 1832'3'3'4 38.10  C50 198.84 50'06' 37'36'36' 1832'3'3'4 38.20  C60	'1C30	108.12	2225,000	27"11"50"	H23715'13"W	107.00	58,13
C33		- Change and the article accounts	225.00	18727'06"	1944"44"W	60,40	30.52
C34 60.29 175.00 19*46'22 M19*21'21'W 56.50 30.45  C35 72.14 175.00 23*3*08' M41*02'10'W 71.63 36.50  C36 6.55 175.00 016'54' M52'36'11'W 6.55 0.28  C37 137'48 325.00 24*16'14' M40'34'31'W 136.46 66.76  C38 158.63 375.00 24*16'14' M40'34'31'W 136.46 66.76  C38 70.80 375.00 24*16'14' M40'34'31'W 73.80 35.50  C40 47.13 275.00 23*700' M30'08'34'W 73.80 35.50  C40 47.13 275.00 23*700' M30'08'34'W 73.80 35.50  C41 51.90 325.00 905'45' M32'28'34'W 73.80 35.54  C42 45.80 355.00 15'08'28' M48'27'23'W 85.84 43.20  C43 38.33 175.00 19'08'45' M19'12'31'W 85.56 28.54  £44 75.25 1225.00 19'08'45' M19'12'31'W 85.56 35.54  £44 75.25 1225.00 19'08'45' M19'12'31'W 85.56 35.54  £44 75.25 1225.00 19'08'45' M19'12'31'W 85.56 36.50  C46 48.24.47' 20.60 13'08'34' M18'12'25'W 91.56 25.95  C48 24.47' 20.60 70'48'52' M18'12'25'W 91.56 25.95  C48 24.47' 20.60 70'48'52' M18'12'25'W 91.56 25.95  C48 24.47' 20.60 70'48'52' M18'12'25'W 127.00 68.14  C50 119.64' 175.00 36'48'10' M28'12'48'W 177.32 62.26  C51 10'133 17'5.90 22'35' M12'18'43'E 18.80 9.33  C53 244.34' 56.36 27'83'25' M82'12'3'W 64.29 41.95  C54 6.15 \$0.00 42'33'05' M82'12'49' 64.20 41.95  C55 66.43 50.00 42'33'05' M82'12'49' 64.20 41.95  C56 59.18 50.00 87'83'49' M82'12'49' 64.20 41.95  C57 33.52 50.00 87'83'49' M82'12'49' 64.20 41.95  C58 40.18 56.00 87'83'49' M82'12'49' 64.20 41.95  C50 59.18 50.00 87'83'49' M82'12'49' 64.20 41.95  C50 59.18 50.00 87'83'49' M82'12'49' 64.20 41.95  C60 59.18 50.00 87'83'49' M82'12'49' 58.70  C60 59.18 50.00 87'83'49' M82'2'3'5' 88.80  C60 59.18 50.00 87'83'49' M82'2'3'	22.25.25	· · · · · · · · · · · · · · · · · · ·			M21.44,384,8	2.18	1.00
C35			A STREET, STRE		NATE W'Y	124.81	94.50
C36			<b>9</b>		N13721'23"W	39,99	10.46
C37 137.48 325.08 2414.4 N46756.31 N 136.46 66.76  C38 154.63 375.00 2414.14 N46756.31 N 136.46 66.76  C40 -17.13 375.00 1049.01 N3578554 N 73.48 35.50  C40 -17.13 375.00 237.00 N36785.8 N 77.12 8.36  C41 51.89 325.00 935.45 N3329.16 N 51.54 26.85  G42 -65.89 375.60 1936.45 N3329.16 N 51.54 26.85  C42 -65.89 375.00 1936.45 N18272.31 N 52.66 28.54  C43 -75.25 1225.00 1936.45 N18272.31 N 74.90 37.98  C44 75.25 1225.00 1936.45 N18272.31 N 74.90 37.98  C45 -21.00 225.00 1936.45 N18272.31 N 74.90 37.98  C46 34.25 225.00 1936.45 N18272.31 N 74.90 37.98  C47 -51.68 -225.00 1936.45 N18272.31 N 54.12 27.26  C47 -51.68 -225.00 1936.32 N18272.31 N 54.12 27.26  C49 128.96 175.90 4235.03 N3826.16 N 127.20 88.14  C50 119.64 175.00 3836.16 N3826.16 N 127.20 88.14  C50 13.33 17.46 -20.00 4556.41 N3238.30 N 13.35 17  C52 17.45 -20.00 4556.41 N3238.30 N 13.35 17  C52 17.45 -20.00 4556.41 N3238.30 N 13.35 17  C53 244.34 56.90 72236.1 N3236.2 N 12.35 3.5 N 11 21.25  C53 33.14 56.90 72236.1 N3236.2 N 3.35 3.5 N 17.47  C58 33.14 56.90 72236.1 N3236.2 N 3.35 3.5 N 3.35 17  C52 5.64 50.00 9737.40 N8237.2 N 3.35 3.5 N 3.35 1 1 2 2 5  C60 59.18 50.00 9737.40 N8237.2 N 3.35 3.5 N 3.35 1 1 2 2 5  C64 30.88 20.00 82236.1 N8237.2 N 3.35 3.5 N 3.35 1 1 3 2 5  C65 5.64 50.00 9723.40 N8237.2 N 3.35 3.5 N 3.35 1 1 3 2 5  C66 70.71 376.00 16748.13 N 3.25 3.5 N 78.33 3.5 N 3.35 1 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	and the second second	A STATE OF THE PARTY OF THE PAR	S		H41.00,10,1	The state of the s	
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C42         -66.86         885-QD         15'08' 29'         846'27' 23' w         65.64         4.26           C43         98.53         175.66         19'08' 45'         819'12' 31' w         58.96         29.54           C44         73-25         225.98         526.93'         819'12' 31' w         4.96         57.98           C45         -21.09         225.98         526.53'         125'85 37' w         58.95         10.51           Q46         54.25         223.00         1.785'32' m123'24' w         54.12         27.26           C47         -51.68         -223.00         1.785'32' m125'34' w         54.12         27.26           C48         24.47' 20.68         7085'32' m125'34' w         11.32         22.96         7085'32' m125'44' w         11.32         22.96           C50         119.64' 175.00         3840'16' m125'34' w         11.32         22.96         33.14' m13' w         11.32         22.26           C51         10.33         173.00         322.54' m32' m32' 45' w         11.32         22.26           C51         10.33         173.00         32.36' m32' m32' m33' w         11.33         5.7           C52         17.45         20.00         42'33' m2' m32' m32' w         <	<del>n - ne - sefetsand bromine</del>	the second second second second	<del>Germanika ariya kariya ka</del>		According to the second se	The second secon	The state of the s
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C44         73-25         223-30         1908 45"         M1812 N"W         74.98         37.98           C45         -21.00         225.00         327.35"         M28306 57"W         23.98         10.51           C46         54-25         225.00         13.98"34"         M1632 96"W         54.12         27.26           C47         -51.68         -225.09         13.98"34"         M1632 95"W         51.58         25.95           C48         24.47         26.06         70.95 32"         M1215 43"W         51.50         25.95           C49         125.96         -75.00         42.33.05"         M38734"S"         127.00         68.14           C50         119.64         175.00         32.32.56"         M36724"S"         117.32         62.26           C51         10.33         175.90         32.32.56"         M36724"S"         10.33         517           C52         17.45         -20.08         49.56.46"         M32.16"35"S"         10.33         517           C52         17.45         -20.08         49.56"46"         M32.16"35"S"         10.33         517           C54         8.15         50.00         72.232"S"         M32.24"2"S"         81.95		TO THE SECOND AND SECOND				to the second se	
C45         21.00         225.02         527.5         M2878 57 W         20.88         10.51           C47         51.68         225.00         1.788.32         M16.32.96 W         54.12         27.26           C47         51.68         225.00         1.788.34         M16.32.95 W         54.12         27.26           C48         24.47         20.60         70.85.52         M12.15.43         32.97         14.03           C49         1.28.95         -775.00         42.33.03         M32.75.42         127.00         58.14           C50         119.64         175.00         32.264         M32.72.45 W         17.32         62.28           C51         16.33         173.50         32.254         M32.72.35 W         10.35         5.17           C52         17.45         20.00         48.86.41 M32.83 %         10.35         5.17           C53         244.34         50.50         27.878.27 M42.41 M32.83 %         8.18         3.08           C53         244.34         50.50         702.72 M2 M32.42 M32.83 M32.41 M32.83 %         8.18         3.08           C54         6.15         50.00         702.72 M2 M32.42 M32.42 M32.42 M32.42 M32.41 M32.42 M32.42 M32.41 M32.42 M32.41 M32.41 M32.42 M32.41 M32.41 M32.41 M32.41	······································	A STATE OF THE PARTY OF THE PAR	Anna de La companya de la Carallada de la Cara	The state of the s			
G46         Se-25         223.00         1.48.52         M16.32.96*W         54.12         27.26           C47         51.58         -235.00         1.338.34         M16.12.25*W         51.56         25.95           C48         24.47         20.60         70.05.52         M12.15.43*E         32.97         14.03           C49         1.28.95         -778.00         42.33*03*         M38756*16*W         127.00         58.14           C50         119.64         173.00         3846*16*         M28712.45*W         117.32         62.26           C51         16.33         173.00         322.34*         M36729.15*W         10.33         5.17           C32         17.46         -20.00         48.36*44*         M32.86*1*         10.33         5.17           C32         17.45         -20.00         48.36*44*         M32.86*2**         10.33         5.17           C33         244.34*         59.00         70.24**         M32.86*3**         10.35         5.17           C34         3.15         50.00         70.24**         M32.16**         3.18         3.08           C35         66.43         50.00         70.24**         M32.16**         3.54         17.30	TO A SECOND PROPERTY OF THE PARTY OF THE PAR	all the same of the same of the same of		COLOR OF THE PROPERTY OF THE P		Annual Control of the	A
C47         51.68         22.08         130.44         N161225*W         51.88         25.95           C48         24.47         26.69         7636552*         N121545*E         22.97         14.63           C49         128.96         -175.80         42.35*05*         N3876416*W         127.00         68.14           C50         119.84**         175.00         364676*         N281246*W         117.32         62.26           C51         167.33         173.00         322.34*         N881246*W         117.32         62.26           C51         167.33         173.00         322.34*         N881247*W         10.33         517           C52         17.45         -20.00         487844**         N371630**         6.90         3.3           C53         244.34         56.90         79234**         N484472**         64.29         41.96           C54         6.15         80.00         79234**         N48472**         3.15         3.08           C55         86.43         80.90         79234**         N8832**         3.11         21.25           C57         33.62         80.60         92.735**         80.73**         3.24         7.36		Control of the second	and the second second	The state of the s			American with Authorise
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	······································	the second production of the second s		11'31'34'			· · · · · · · · · · · · · · · · · · ·
	C70	64,82	514,98			64.77	32.46

MARINE N3330 37 E N32'48'18" 胸771′轻\*\* M32"48"18"T

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

LOCATION MAP

SCALE: 1" = 2000

NORTH

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. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE-FOR-THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FOUNDATION SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE HIGHEST GROUND ELEVATION WITHIN FIVE (5) FEET OF THE SLAB PERIMETER, AND THE GROUND ADJACENT TO THE SCAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF X" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10)

8. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES. CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

9. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE

10. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE ROADWAY LOTS AND ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.

11. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL-FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.

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. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT

PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.

14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TOEQ (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.

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

17. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

18. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.

19. 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.

20. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

21. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.

22. DRIVEWAY ACCESS TO OSAGE IS PROHIBITED. DRIVEWAY ACCESS TO CHAMPIONS CORNER DRIVE IS PROHIBITED FOR LOTS 19 AND 25 BLOCK "G".

23. LOT 1 BLOCK "G" AND LOTS 1 AND 23 BLOCK "H" ARE FOR GREENBELT AND DRAINAGE EASEMENT

24. LOT 24 BLOCK "H" IS FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT, SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES.

PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

25. ALL PRIVATE STREETS 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.

26. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND JOR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LORA WATERSHED MANAGEMENT AT 1-800-778-5272. EXTENSION 2324 FOR MORE INFORMATION.

27. SIDEWALKS ARE NOT REQUIRED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER.

1805 OLHOA DR. AUSTIN, TEXAS 78728 PHONE: (512) 287-7430 FAX: (512) 836-8385

## THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1B

BEING 30.6124 ACRES OF LAND LOCATED PARTIALLY IN THE J. W. MORRIS SURVEY, ABSTRACT NO. 572, TRAVIS COUNTY, AND ABSTRACT NO. 896, WILLIAMSON COUNTY, TEXAS AND PARTIALLY IN THE LA. HAMPTON SURVEY, ABSTRACT NO. 886, TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 436.9248 ACRES CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC BY DEED RECORDED IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.) AND DOCUMENT NO. 2010043397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 30.6124 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS RECITED HEREIN ARE BASED ON ORIO AZIMUTH FOR TEXAS CENTRAL ZONE, NAD 63);

BEGINNING\_AT-X 2" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 98, BLOCK C, THE HIGHLANDS AT CRYSTAL FALLS, SECTION 1, PHASE III, A SUBMINISION RECORDED IN CABINET FF. SLIDE 240, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (R.R.W.C.T.), BEING IN THE ARC OF A CURVE TO THE LEFT AND BEING IN THE NORTHERLY RIGHT-OF-WAY, (ROW) LINE-OF ORAGE DRIVE, (70 FEET WIDE);

THENCE, OVER AND ACROSS SAID 436.9248 ACRES, THE FOLLOWING FORTY THREE, (43) COURSES AND DISTANCES:

1. SOUTHWESTERLY, ALONG SAID CHRVE TO THE LEFT, HAVING A RADIUS OF 734.22 FEET, AN ARC LENGTH OF 99.72

FEET, A CENTRAL ANGLE OF 748'54" AND A CHORD BEARING AND DISTANCE OF S 47'44'11" W, 99.64 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF REVERSE CURVE TO THE RIGHT;

2. ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.64 FEET, A CENTRAL ANGLE OF 83'58'34" AND A CHORD BEARING AND DISTANCE OF S 86'50'01" W, 33.45 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;

3.5 39'38'02" W, A DISTANCE OF 80.04 FEET TO A X" IRON BOD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

4. SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.08 FEET, A CENTRAL ANGLE OF 84'39'00" AND A CHORD BEARING AND DISTANCE OF S 09'41'12" E, 33.74 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT-THE END OF SAID CHRVE.

5.5 32'48'18" W, A DISTANCE OF 142.72 FEET TO A 1/2" IRON ROD WITH-PLASTIC CAP SET AT THE BEGINNING OF A

CURVE TO THE RIGHT;

CURVE TO THE RIGHT;
6. SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT; HAVEING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 23.81
FEET, A CENTRAL ANGLE OF 48'43'27" AND A GNORD BEARING AND DISTANCE OF S 57'10'01" W, 23.10 FEET TO A
%" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF BEVERSE CURVE TO THE LEFT;
7. SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 114.80
FEET, A CENTRAL ANGLE OF 97'26'53" AND A CHORD BEARING AND DISTANCE OF \$132'48'18" W, 101.46 FEET TO
A %" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF REVERSE CORVE TO THE RIGHT;
8. SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 23.81
FEET, A CENTRAL ANGLE OF 48'43'27" AND A CHORD BEARING AND DISTANCE OF S 08'26'35" W, 23.10 FEET TO A
%" IRON ROD WITH PLASTIC CAP SET AT THE END-OF SAID CURVE
9. S 32'48'18" W A DISTANCE OF 76.11 FEET TO A %" IRON ROD WITH PLASTIC CAP SET AT THE RECOMMING OF A

9.5 32'48'18" W A DISTANCE OF 76.11 FEET TO A 16" IRON-ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A

CURVE TO THE RIGHT: SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A PADIUS OF 585.00 FEET, AN ARC LENGTH OF

322.42 FEET, A CENTRAL ANGLE OF 32'41'46" AND A CHORD BEARING AND DISTANCE OF \$ 49'09'11" W, 318.08
FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR THE MOST SOUTHEBLY CORNER HEREIN;

11. N 23'56'14" W A DISTANCE OF 38.92 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

12. N 33'55'37" E A DISTANCE OF 118.51 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

13. N 02"26'19" W A DISTANCE OF 88.28 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

14. N 16'46'50" W A DISTANCE OF 81.34 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

15. N 38'50'24" W A DISTANCE OF 88.86 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

16. N 53'13'41" W A DISTANCE OF 153.86 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

17. S 89'02'49" W A DISTANCE OF 160.01 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

18. N 53'13'41" W A DISTANCE OF 160.01 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

19. N 53'13'41" W A DISTANCE OF 160.01 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

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19. N 53'13'41" W A DISTANCE OF 160.01 FEET TO A ½" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;

A CURVE TO THE RIGHT; NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC-LENGTH OF 149.69 FEET, A CENTRAL ANGLE OF 18'03'23" AND A CHORD BEARING AND DISTANCE OF N 18'17'37" E, 149.07 FEET TO A 12" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;-

19. S 57'50'52" E A DISTANCE OF 104.83 FEET TO A 12" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
20. N 56'49'57" E A DISTANCE OF 115.58 FEET TO A 12" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
21. N 37'42'38" E A DISTANCE OF 104.54 FEET TO A 12" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT. 22.

2. N 64'55'17" W A DISTANCE OF 133.90 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT; NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 13.51 FEET, A CENTRAL ANGLE OF 15'28'43" AND A CHORD BEARING AND DISTANCE OF N 02'27'05" E, 13.47 FEET

TO A 16" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE; 24. N 82'58'48" E A DISTANCE OF 17.26 FEET TO A %" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 37"5"50" E A DISTANCE OF 124.08 FEET TO A &" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 42'09'42" W A DISTANCE OF 61.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 52'44'10" W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 52'47'09" W A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 64'37'13" W A DISTANCE OF 61.31 FEET TO A 16" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 62"24'32" W A DISTANCE OF 83.80 FEET TO A 14" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT\_" S 48'33'40" W A DISTANCE OF 162.84 FEET TO A %" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; S 20'05'56" W A DISTANCE OF 95.33 FEET TO A 12" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT: S 33"10"17" W A DISTANCE OF 79.58 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF

A CLIRVE TO THE LEFT! NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF

TO A X" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE: 35. N 04'05'36" E A DISTANCE OF 138.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT N 27'24'24" W A DISTANCE OF 66.07 FEET TO A &" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT: N 43'02'38" W A DISTANCE OF 88.47 FEET TO A 'A" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 46'04'48" W A DISTANCE OF 168.09 FEET TO A 16" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 30'33'24" E A DISTANCE OF 805.93 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 69"20"25" E A DISTANCE OF 19.88 FEET TO A 16" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 6112'36" E A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT: S 28'47'24" E A DISTANCE OF 12.39 FEET TO A 14" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT; N 61'07'49" E A DISTANCE OF 131.76 FEET TO A 16" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER HEREM, BEING AN INTERIOR CORNER OF THE SAID 436,9248 ACRES, BEING IN A EASTERLY LINE OF THE SAID 436.9248 ACRES AND BEING THE WEST CORNER OF LOT 51, BLOCK C, THE HIGHLANDS AT CRYSTAL FALLS, SECTION

THENCE, S 28'47'12" E, ALONG AN EASTERLY LINE OF THE SAID 436.9248 ACRES, A DISTANCE OF 661.73 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 68, BLOCK C OF SAID HIGHLANDS AT CRYSTAL FALLS, SECTION PHASE 2A AND BEING THE WEST CORNER OF LOT 88, BLOCK C, OF THE AFOREMENTIONED HIGHLANDS AT CRYSTAL FALLS, SECTION 1, PHASE III;

1, PHASE 2A, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 53, P.R.W.C.T.;

THENCE, S 28'48'08" E A DISTANCE OF 982.46 FEET TO THE POINT OF BEGINNING, CONTAINING 30.6124 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS: COUNTY OF TRAVIS

I, ROBERT E. HYSMITH, 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, TRAVIS AND WILLIAMSON COUNTIES, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

Rober E About ROBERT E HYSMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5131 STATE OF TEXAS

ROBERT E. HYSINATH 40513133 5131

12/02/10

STATE OF TEXAS COUNTIES OF TRAVIS AND WILLIAMSON

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 30.6124 ACRES OF LAND SITUATED IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, GUT OF THE J. W. MORRIS SURVEY, ABSTRACT NO. 572, TRAVIS COUNTY AND ABSTRACT NO. 696, WILLIAMSON COUNTY, TEXAS AND PARTIALLY IN THE LA. NAMPTON SURVEY, ABSTRACT NO. 688, TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010004028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2010043397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND HEREBY PLAT SAID 30.6124 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE STEPPIN DESCRIPTION OF LATER PLATES, TRAVIS COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE STEPPIN DESCRIPTION OF LATER PLATES, TRAVIS COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, THE STEPPIN DESCRIPTION OF LATER PLATES. AND WILLIAMSON, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION I PHASE 18", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITHESS MY HAND THIS THE THE DAY OF DACEMBAY 2010 AD JAMES D. PLASEK, VICE PRESIDENT TATIOR MORRISON OF TEXAS, INC. MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC

805 LAS CHIAS PARKWAY, SUITE 350 AUSTIN, TEXAS 78746

STATE OF TEXAS: COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. PLASEK, 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 TO DAY OF DAMPAINA, 20 10 A.D.

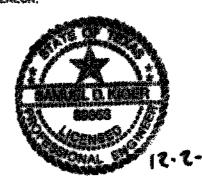
NOTARY PUBLIC FOR installed, State of Tell er Expire: jure 02. 2014 (TYPE OR PRINT NAME)

STATE OF TEXAS COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND BO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AGAINER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBBINISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR PLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAPS (FIRM) PANEL NOS. 481079 0465E, 48453C 0115H AND 48453C 0099H DATED SEPT. 26, 2008, UNLESS CONTAINED, WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KICKER, P.E. STATE OF TEXAS NO. 80383 P.O. BOX 1220 LEAMBER, TEXAS 78646-1220 512-259-3882



STATE OF TEXAS:

-APPROVED THIS THE TO DAY OF DECENDED 20 10 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 TOWNS / COUNTY, TEXAS. Williamson

SMLOH ROYE, CHAIR PLANNING-AND ZOMING COMMISSION CITY OF LEANGER, TEXAS

E STATE OF TEXAS

OF TRAVES

ATTEST: PLANNING AND ZOMING COMMISSION

CITY OF LEANDER, TEXAS

DANA DEBEALWOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING-AND ITS CHRIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 47 DAY OF JANUARY 2011 AD AT 2:30 O'CLOCK P. M. AND DAY OF JANUARY 2011, AD. AT 2:30 O'CLOCK DULY RECORDED ON THE P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100030 witness by hand and seal of office of the county clerk, the  $27^{20}$  day

OF JANUARY 20 M DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY. TEXAS By D. Oarthdomer DEPUTY

D. BANTHOLD



STATE OF TEXAS: COUNTY OF WILLIAMSON:

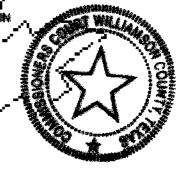
I, NAMEY RISTER, CLERK OF THE COUNTY COLURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WITTING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD

IN MY OFFICE ON THE 26TH DAY OF JANUARY 2011 A.D., A 11:22 O'CLOCK AM, AND BULY RECORDED THIS THE

JANUARY \_\_ 2011 AD AT 11:40 O'CLOCK ALM IN THE PLAT

RECORDS OF SAID COUNTY IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, IN DOCUMENT NO.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE. NANCY RISTER, CLEEN, COUNTY COURT, OF WILLIAMON OUNTY TEXAS





1805 OUIDA DR. AUSTIN TEXAS 78728 PHONE: (512) 267-7430 FAX: (512) 836-8385

SHEET 3 OF 3