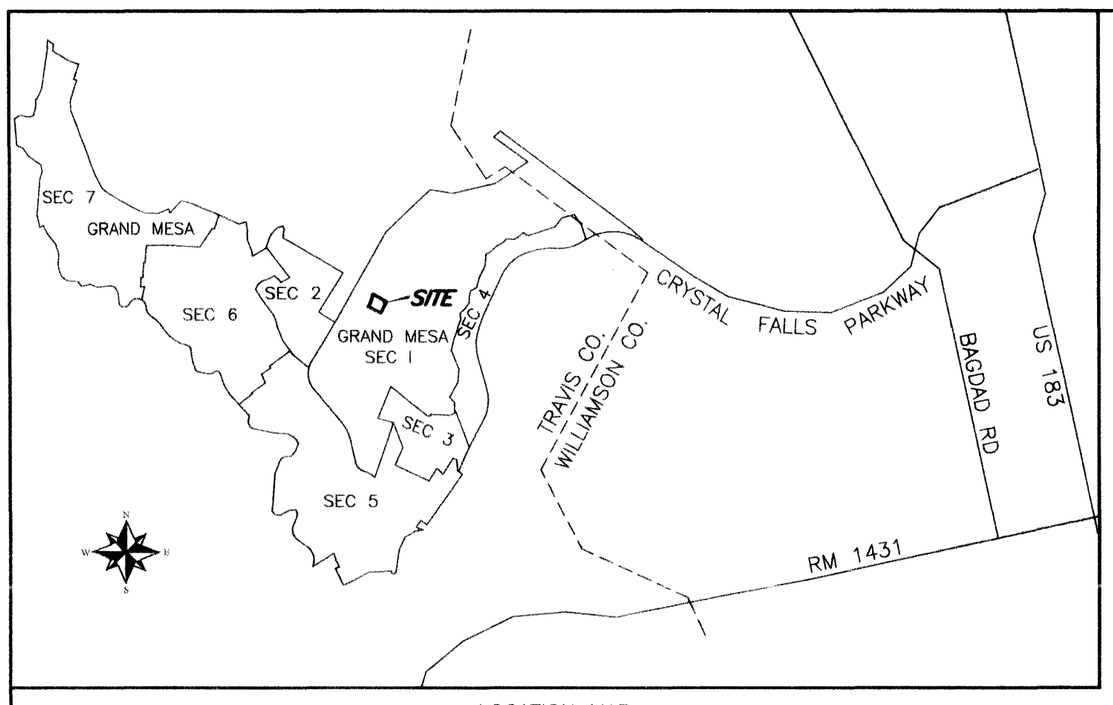
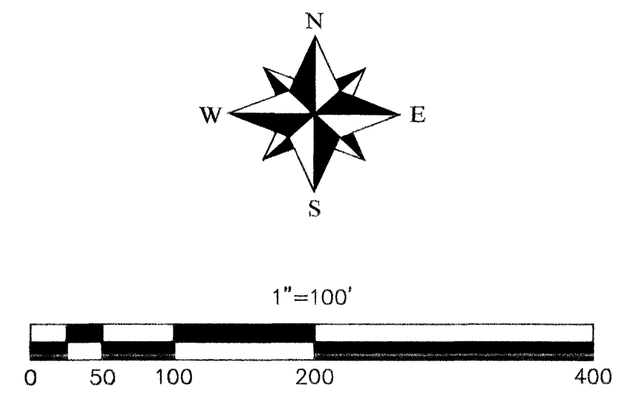
201400193

LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, AMENDED



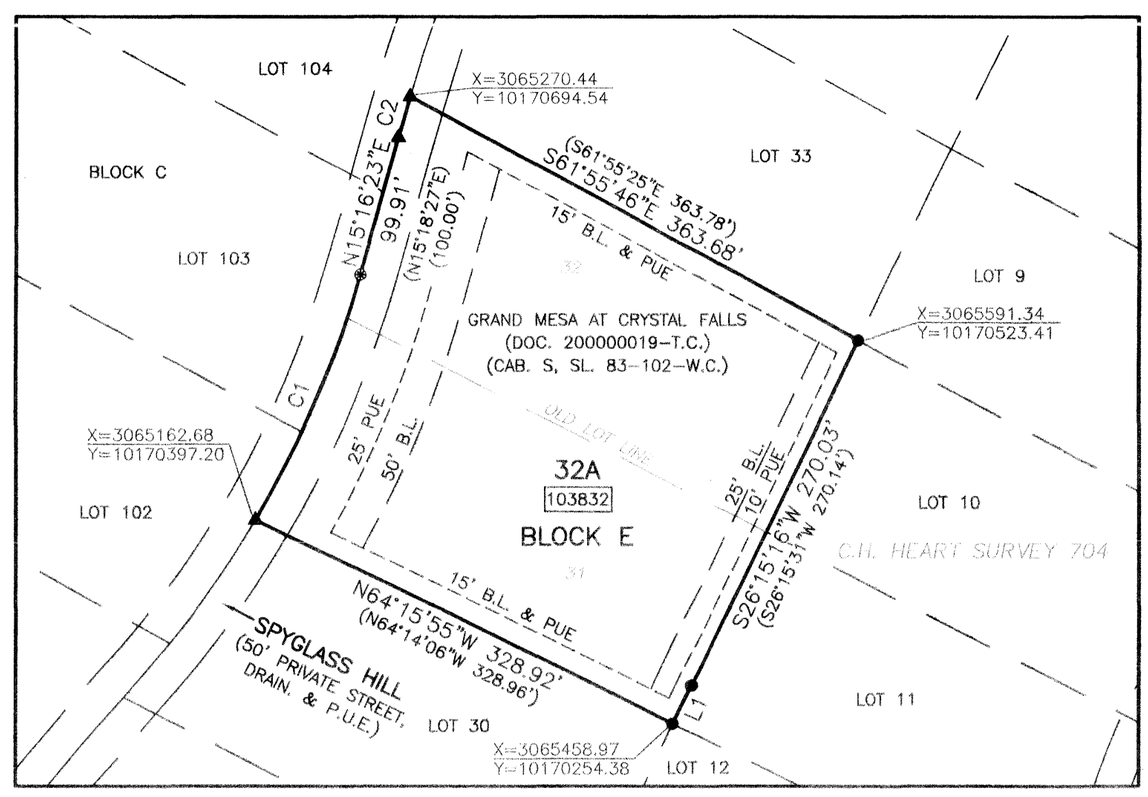
LOCATION MAP
N.T.S.



BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

LEGEND:

●	= IRON ROD WITH CHAPARRAL CAP FOUND
❀	= COTTON SPINDLE FOUND
▲	= PK NAIL FOUND
PUE	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING SETBACK LINE
T.C.	= TRAVIS COUNTY
W.C.	= WILLIAMSON COUNTY
104017	= LOT AREA IN SQUARE FEET



CURVE TABLE							
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	RECORD CHORD
C1	15°27'31"	695.56'	187.66'	N23°01'07"E	187.10'	94.41'	
C2	1°18'09"	1317.08'	29.94'	N16°03'44"E	29.94'	14.97'	N15°57'44"E 30.09'

LINE TABLE			
NUMBER	DIRECTION	DISTANCE	RECORD INFO.
L1	S25°40'24"W	29.80'	S25°45'18"W 29.86'

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT DEAN AND MICHELLE BUSCHICK, BEING THE OWNER OF 2.384 ACRES OF LAND OUT OF THE C.H. HEART SURVEY 704 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN CABINET S, SLIDES 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 31, HAVING BEEN CONVEYED TO US BY GIFT DEED IN DOCUMENT NO. 2012022991 AND SAID LOT 32, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2003073955, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 2.384 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, AMENDED", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 22ND DAY OF July, 2014 A.D.

DEAN BUSCHICK
2010 SPYGLASS HILL
LEANDER, TEXAS 78641

MICHELLE BUSCHICK
2010 SPYGLASS HILL
LEANDER, TEXAS 78641

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN BUSCHICK, 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 22ND DAY OF July, 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS

DEBORAH KAYE ANDERSON
Notary Public, State of Texas
My Commission Expires
May 09, 2015

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHELLE BUSCHICK, 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 22ND DAY OF July, 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS

DEBORAH KAYE ANDERSON
Notary Public, State of Texas
My Commission Expires
May 09, 2015

PLAT NOTES:

1. THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS, RECORDED IN DOCUMENT NO. 200000019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN CABINET S, SLIDES 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
2. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
3. 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.
4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
5. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
   A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
   B. NO SIDEWALKS.
   C. NO STREET LIGHTS.
6. THIS SUBDIVISION IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2000089453, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2000012247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1411028-TOH, ISSUED MAY 8, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN JUNE 6, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 8th DAY OF August, 2014 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

WAYNE WATTS, PE
CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST:
DEBBIE HAILE
CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

~~NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).~~

FOR Rodney Sherrill, P.E., D.R. #0504417 7/17/14
STACEY SCHEFFEL D. R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY TNR
DATE

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, 2014 A.D. AT 11:00 O'CLOCK A.M., AND DULY RECORDED ON THIS THE 29 DAY OF August, 2014 A.D. AT 11:00 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201400193

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 29 DAY OF August, 2014 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY _____ DEPUTY

SUBMITTAL DATE: MAY 2, 2014
TOTAL AREA OF THIS PLAT: 2.384 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1
NEW STREETS: NONE

OWNER:
DEAN AND MICHELLE BUSCHICK
2010 SPYGLASS HILL
LEANDER, TEXAS 78641

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

L:\14190-GRAND MESA RE-PLAT LOTS 31 & 32 BLOCK E\dwg\14190_GR-PLAT.dwg 6/6/2014 2:59:29 PM CDT

TRV 200000019 20 pgs

PLAT DOCUMENT#_____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Grand Mesa At Crystal Falls

OWNER'S NAME: Lookout Partners LP

RESUBDIVISION?(YES/NO) No

ADDITIONAL RESTRICTIONS/COMMENTS:

NA

RETURN: City of Leander
Frederick A. Jay
8650 Spicewood Springs Rd. #145
Austin, Tx. 78759-4399

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

01-20-2000 01 09 PM 200000019
GUERRAY $506 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

Unofficial Document

PHOTOGRAPHIC MYLAR

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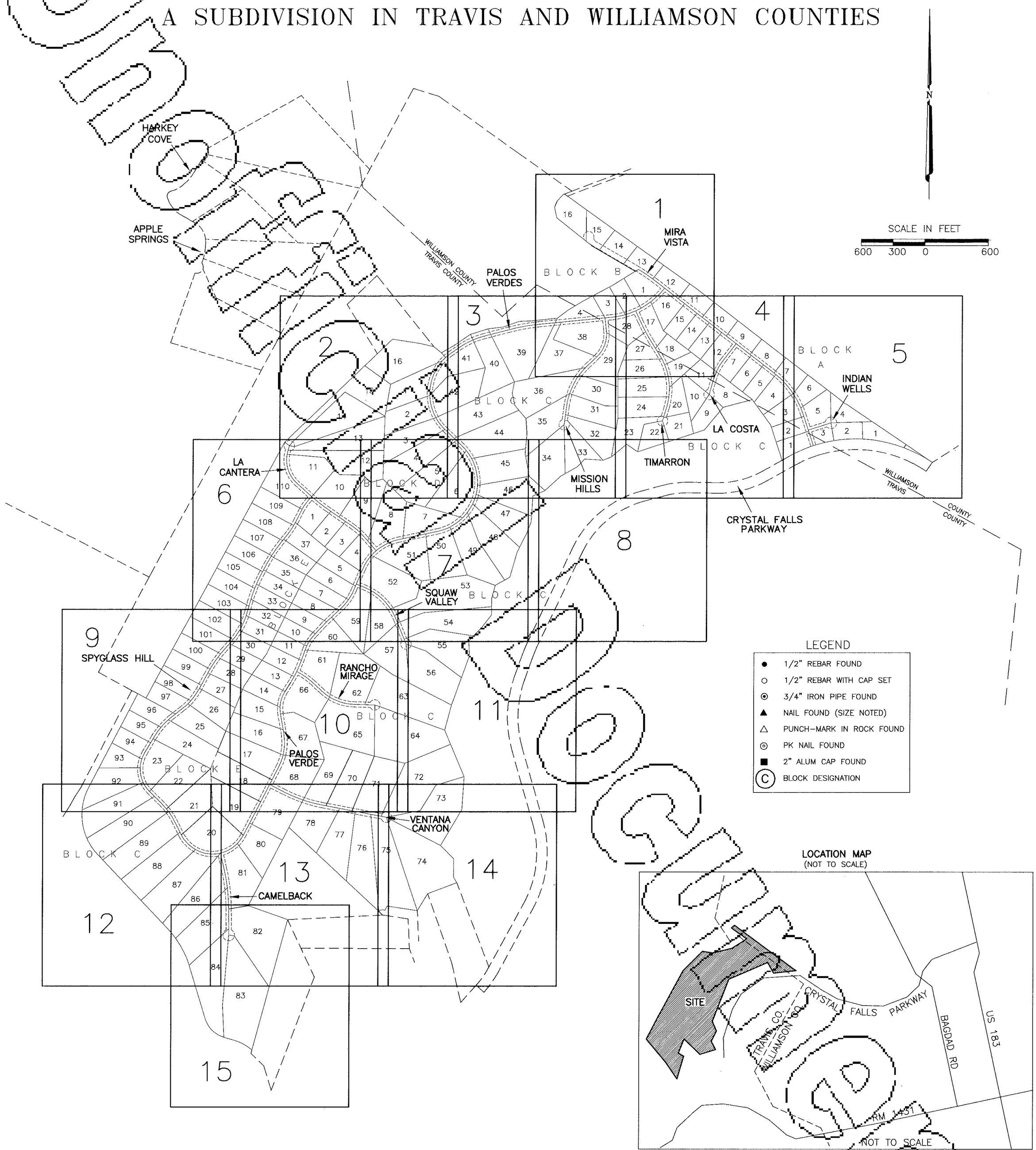
$506.00 1/20/2000

GRAND MESA
AT
CRYSTAL FALLS
A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



LEGEND

- ● 1/2" REBAR FOUND
- ○ 1/2" REBAR WITH CAP SET
- ⊙ 3/4" IRON PIPE FOUND
- ▲ NAIL FOUND (SIZE NOTED)
- △ PUNCH-MARK IN ROCK FOUND
- ◎ PK NAIL FOUND
- ■ 2" ALUM CAP FOUND
- (C) BLOCK DESIGNATION

LOCATION MAP
(NOT TO SCALE)

CORRIDOR ENGINEERING COMPANY
307 SUNSET DRIVE ROUND ROCK, TEXAS 78664
(512) 244-4279 FAX: (512) 244-0504

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05PL1
PLOT DATE: 01/12/00
PLOT SCALE: 1"= 600'
DRAWN BY: LEA, COD

COVER SHEET

PHOTOGRAPHIC MYLAR

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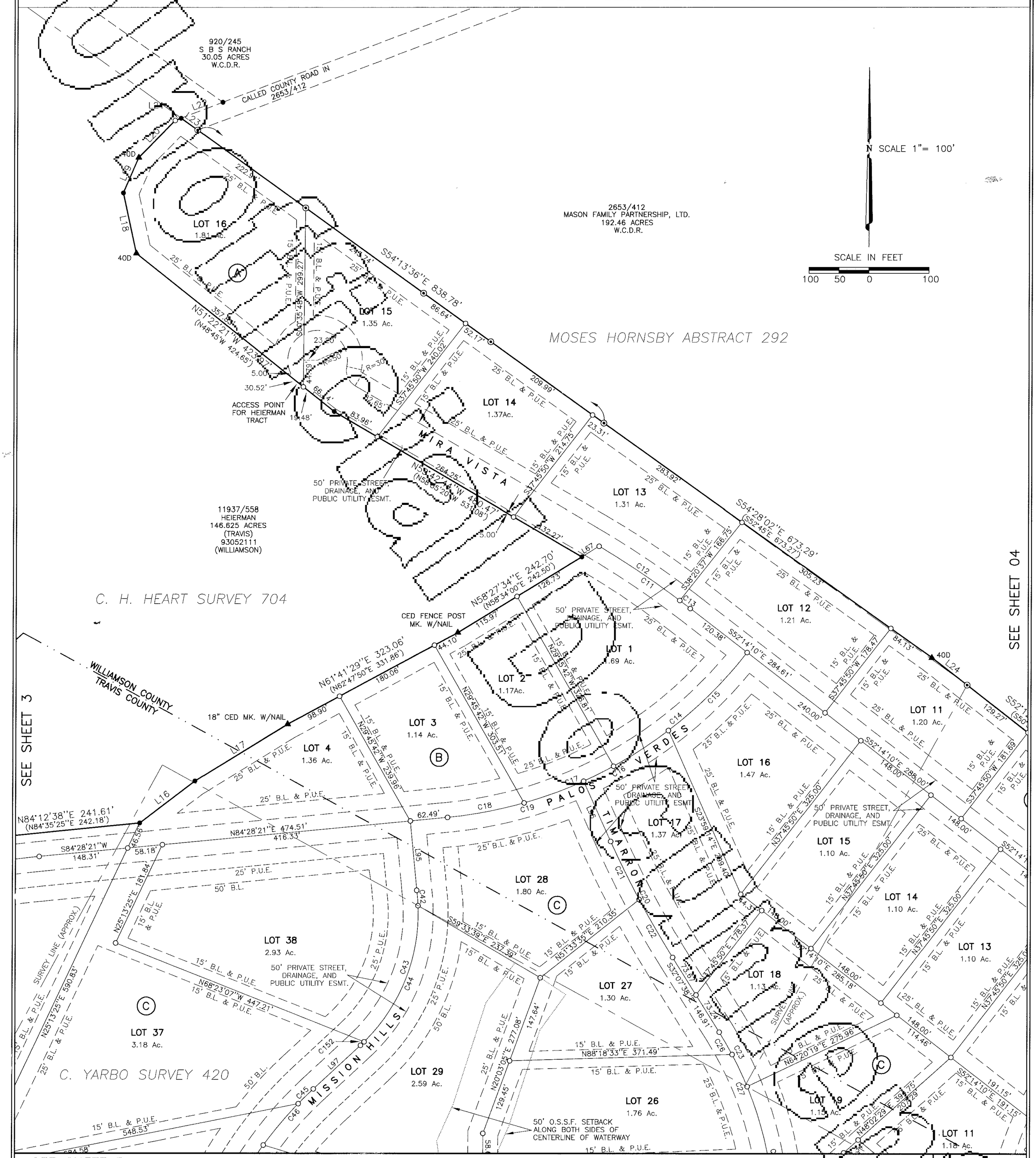
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



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512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05311
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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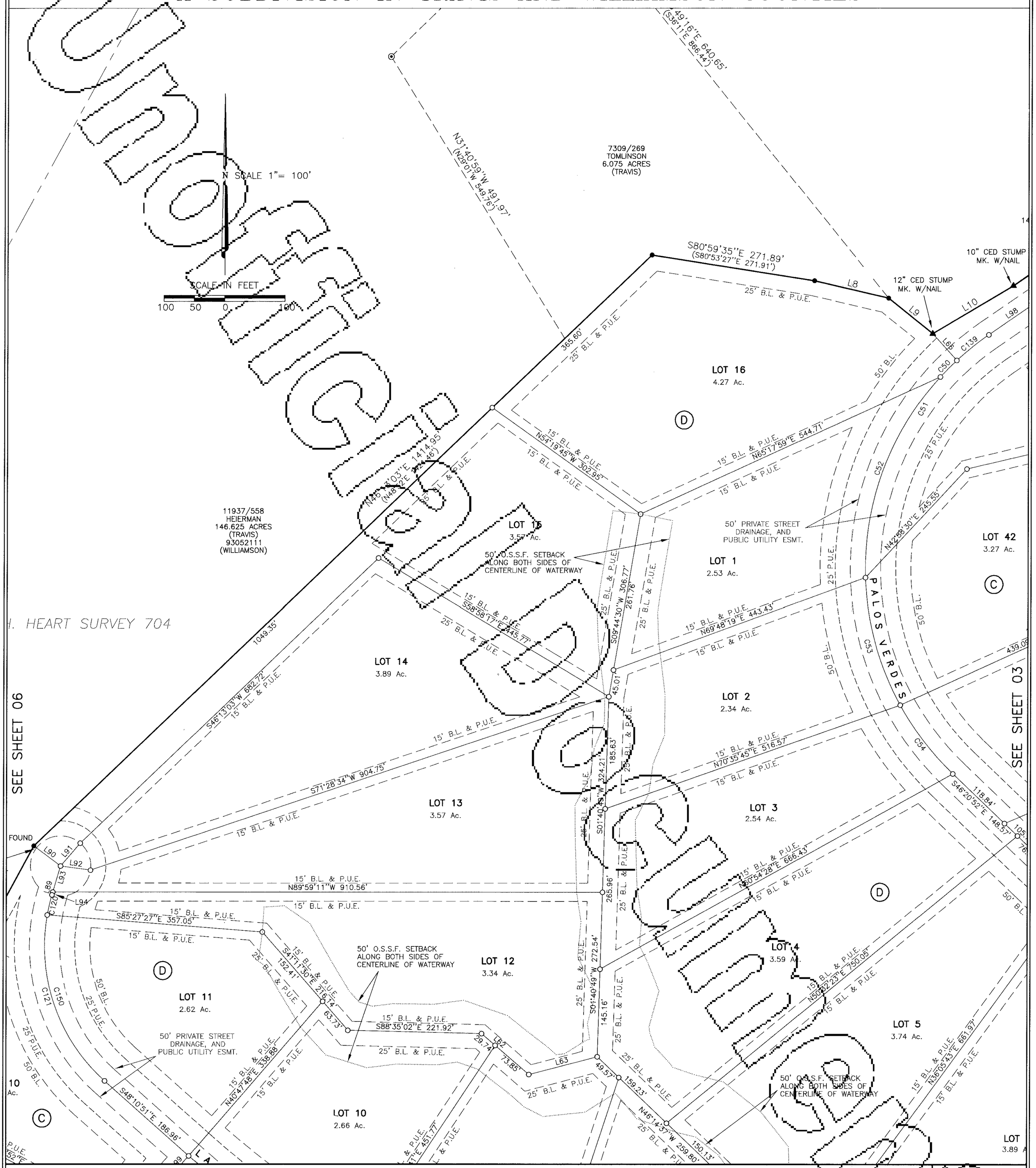

SEE SHEET 06

SEE SHEET 07

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

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512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-03p11
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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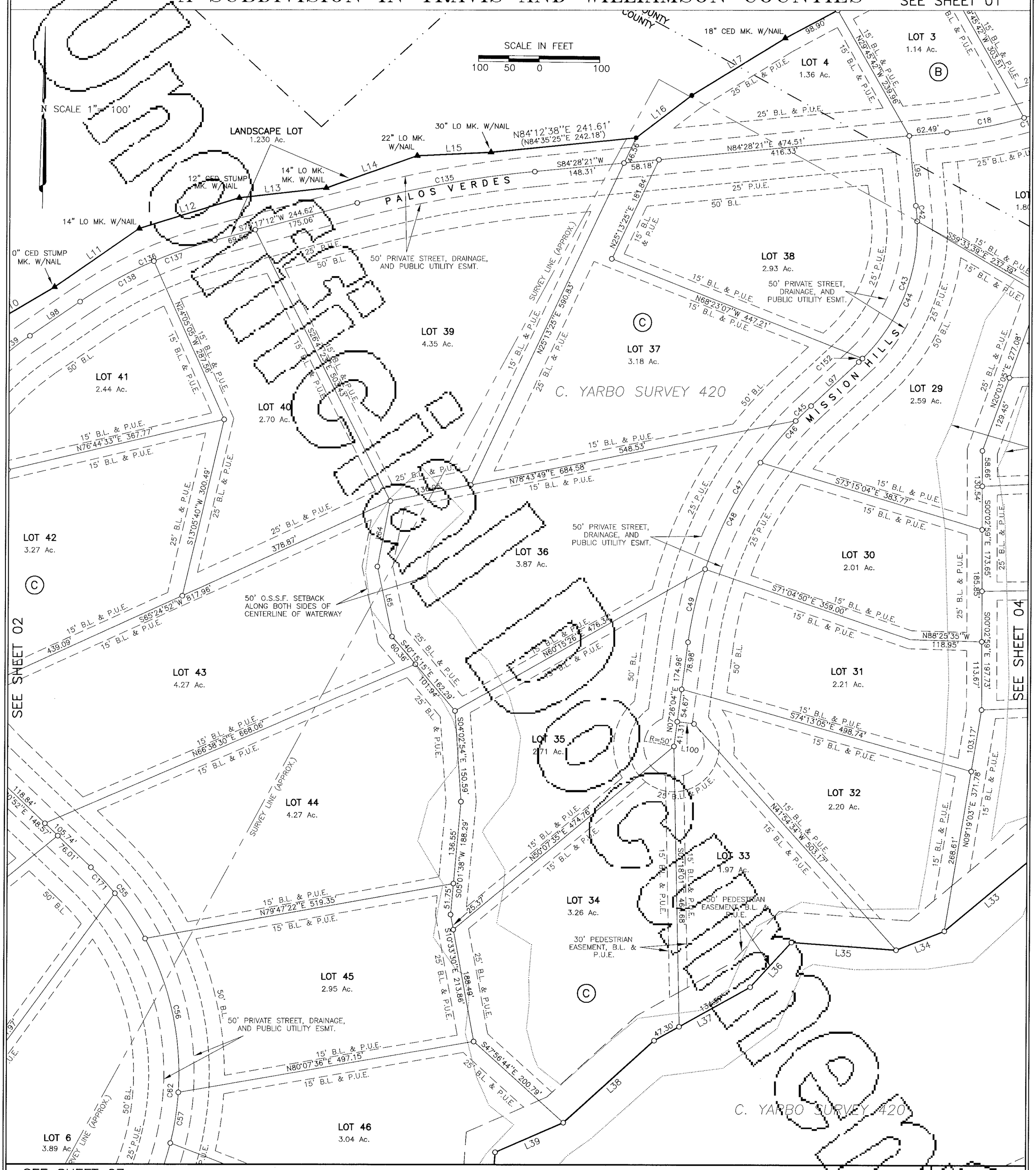
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



SEE SHEET 07

SEE SHEET 08

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Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05pl
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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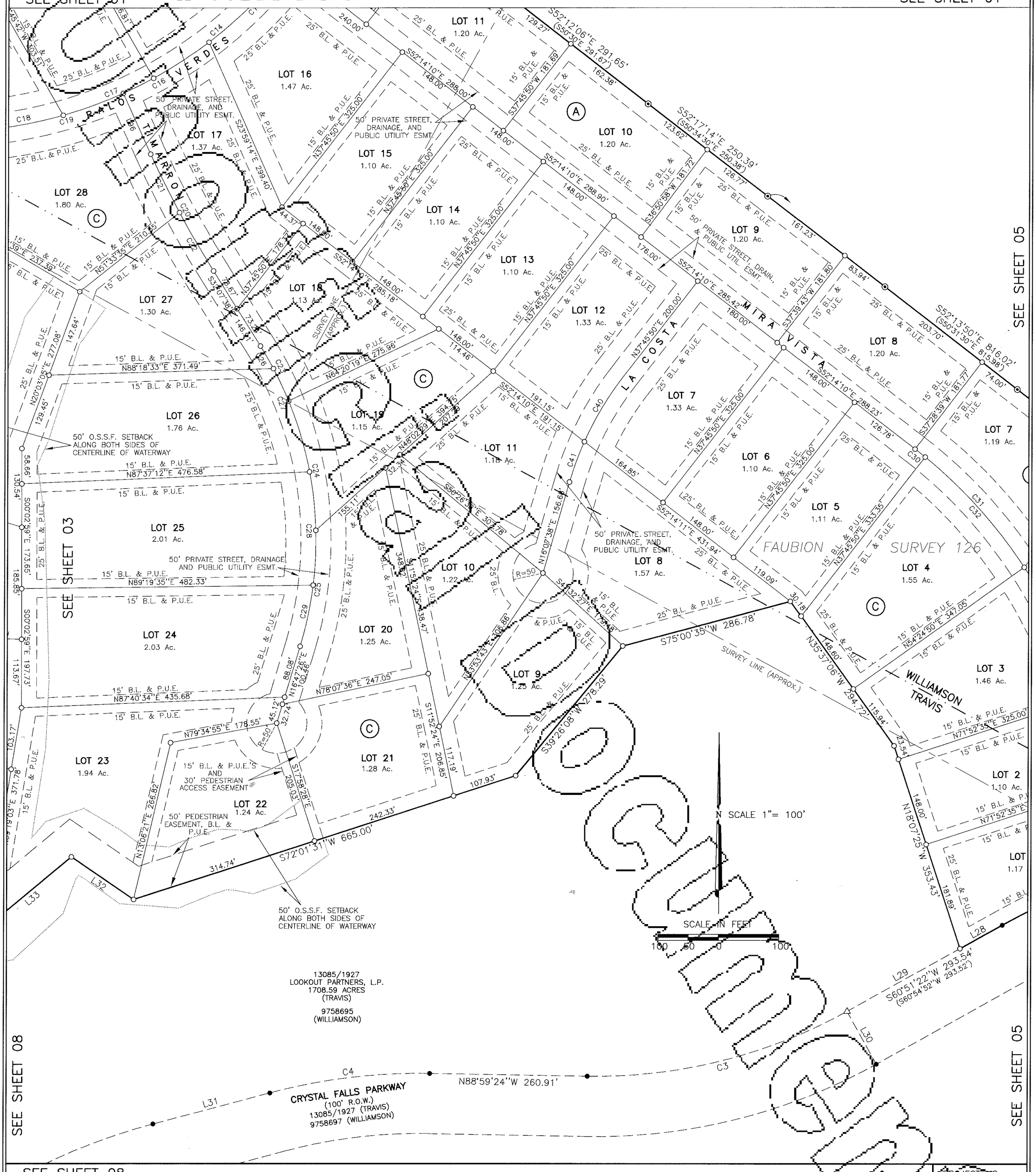
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



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PROJECT NO.: 62-98005
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PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

SHEET 04 OF 19

PHOTOGRAPHIC MYLAR

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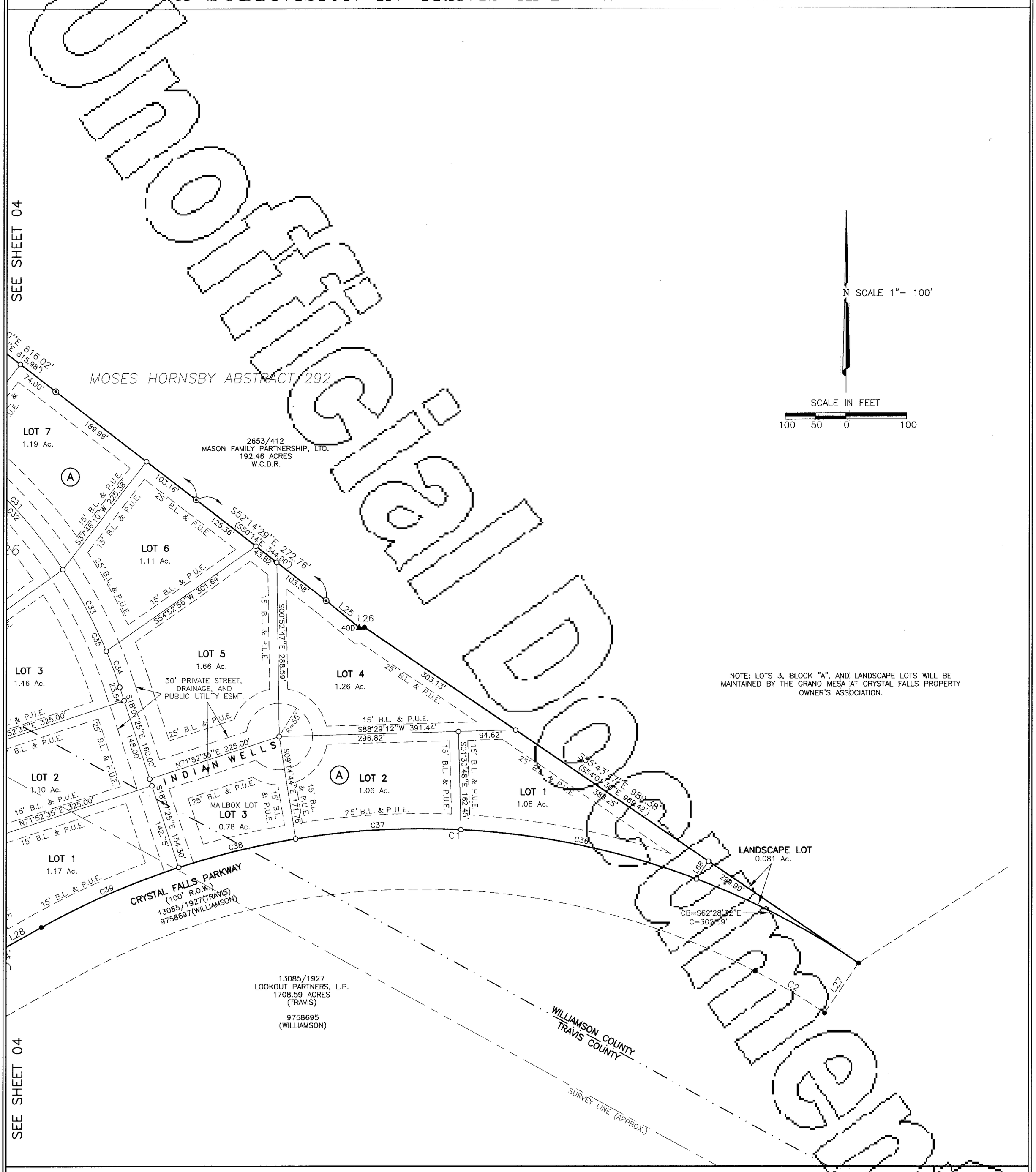
GRAND MESA AT CRYSTAL FALLS
A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



NOTE: LOTS 3, BLOCK "A", AND LANDSCAPE LOTS WILL BE MAINTAINED BY THE GRAND MESA AT CRYSTAL FALLS PROPERTY OWNER'S ASSOCIATION.

UNOFFICIAL DOCUMENT

CORRIDOR ENGINEERING COMPANY
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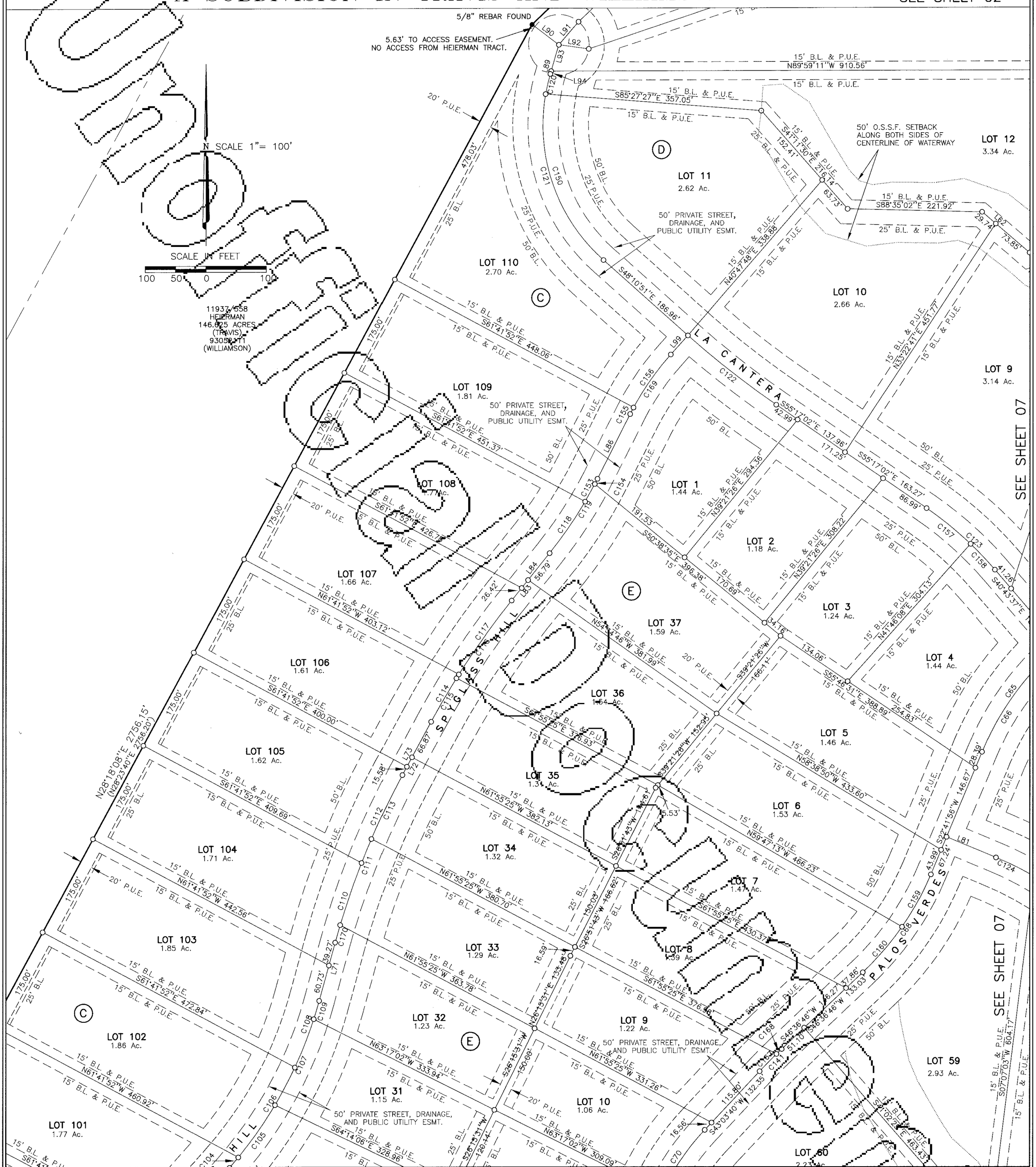
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 02



GRAND MESA SUBDIVISION

CRYSTAL FALLS

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PHOTOGRAPHIC MYLAR

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GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

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PROJECT NO.: 62-98005
DRAWING NO.: 62-05a11
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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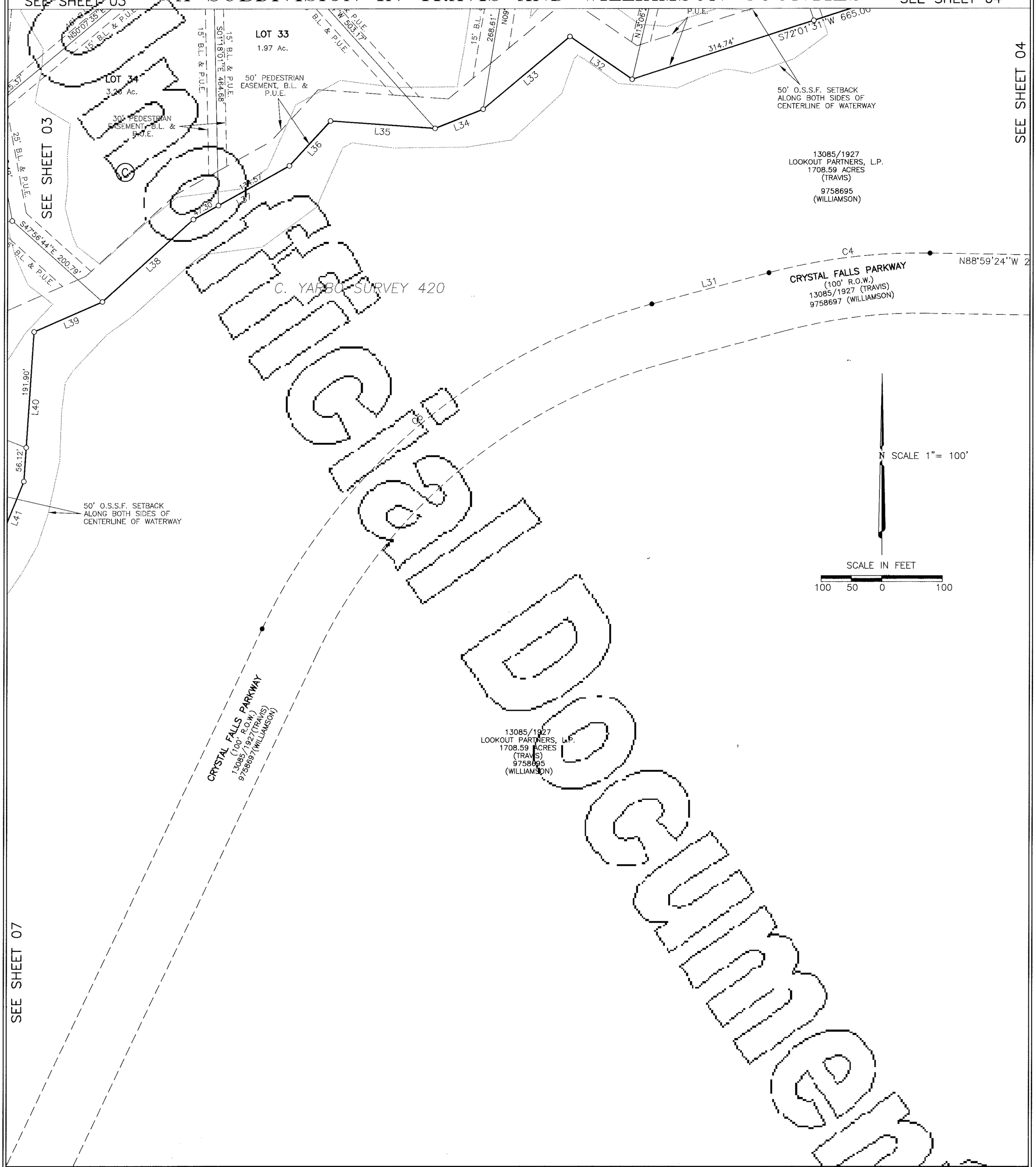
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



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PROJECT NO.: 62-98085
DRAWING NO.: 62-05911
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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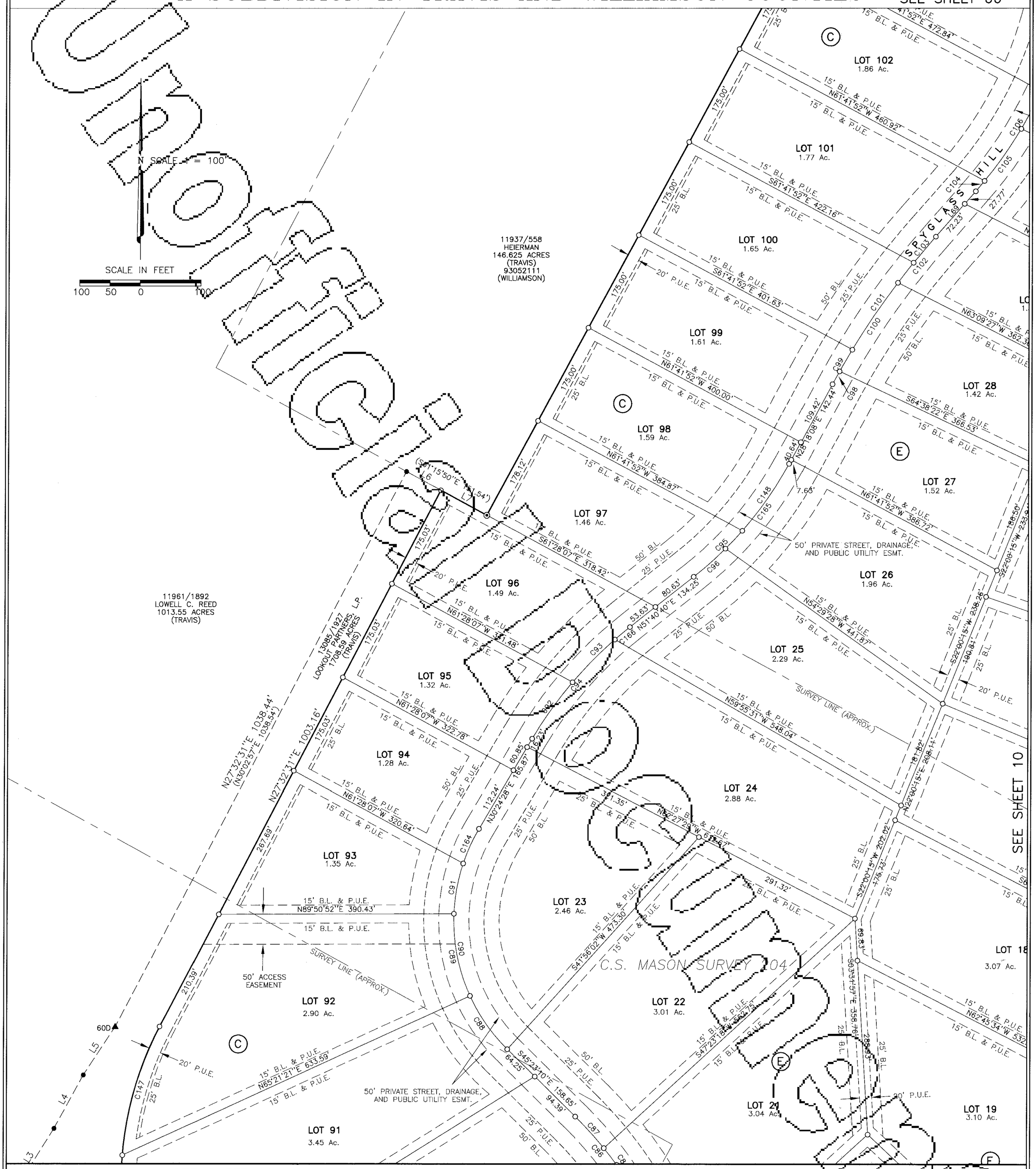

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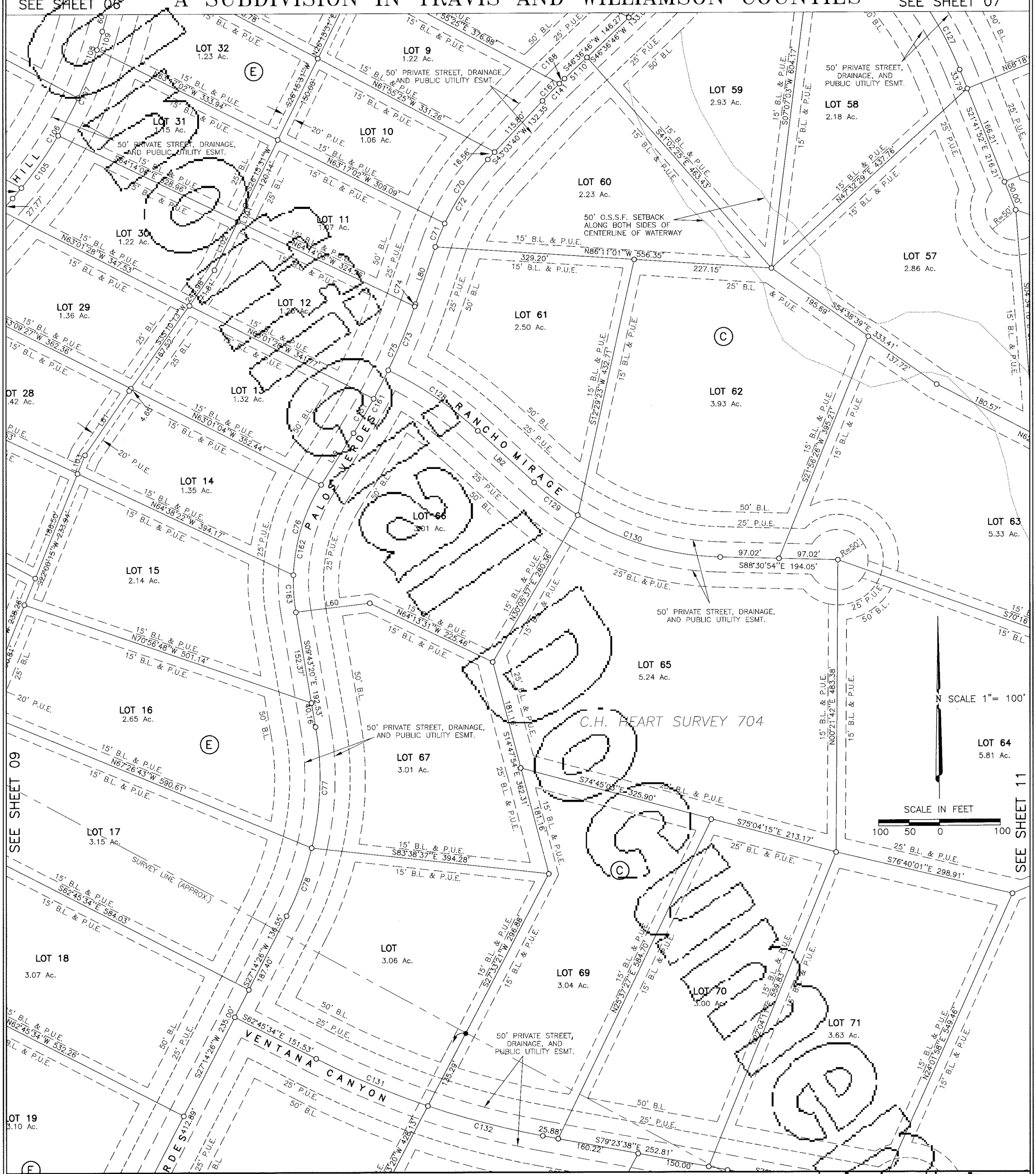

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SHEET 10 OF 19

PHOTOGRAPHIC MYLAR

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GRAND MESA AT CRYSTAL FALLS

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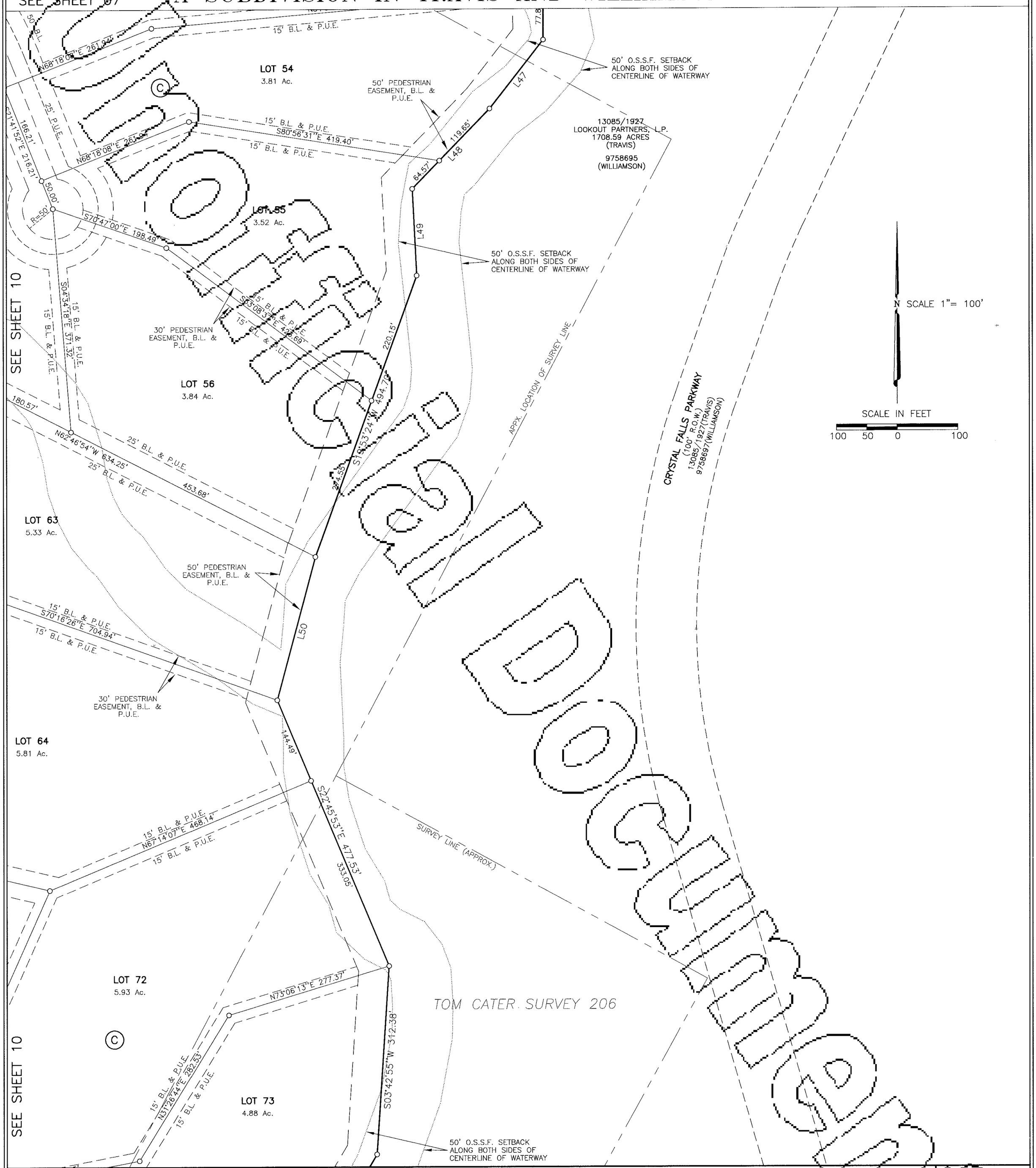

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PHOTOGRAPHIC MYLAR

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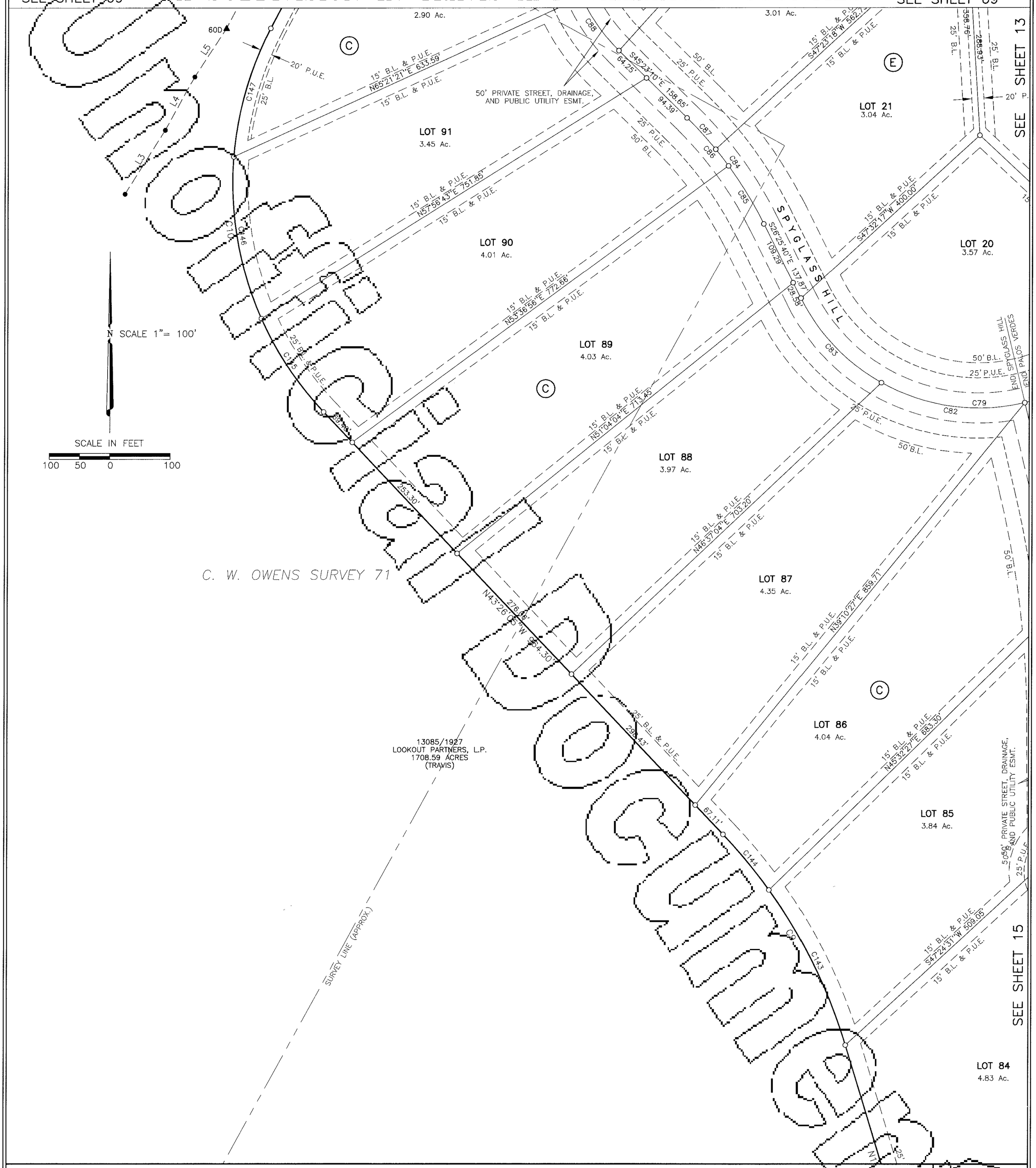
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



CORRIDOR ENGINEERING COMPANY
307 SUNSET DRIVE ROUND ROCK, TEXAS 78664
(512) 244-4279 FAX: (512) 244-0504

GRAND MESA
SUBDIVISION
CRYSTAL FALLS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05-11
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

PHOTOGRAPHIC MYLAR

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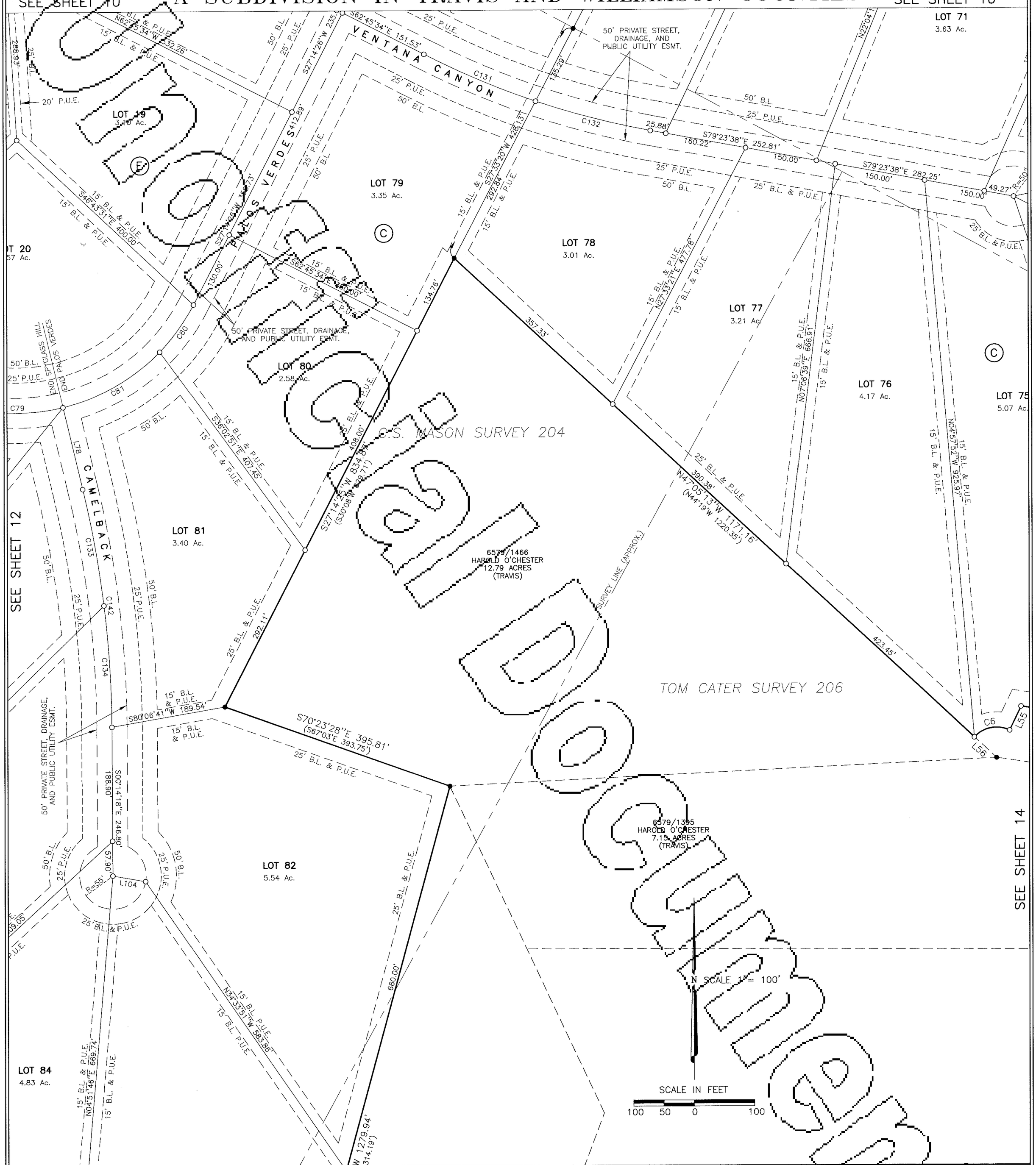
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



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510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98006
DRAWING NO.: 62-05pl1
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

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GRAND MESA AT CRYSTAL FALLS

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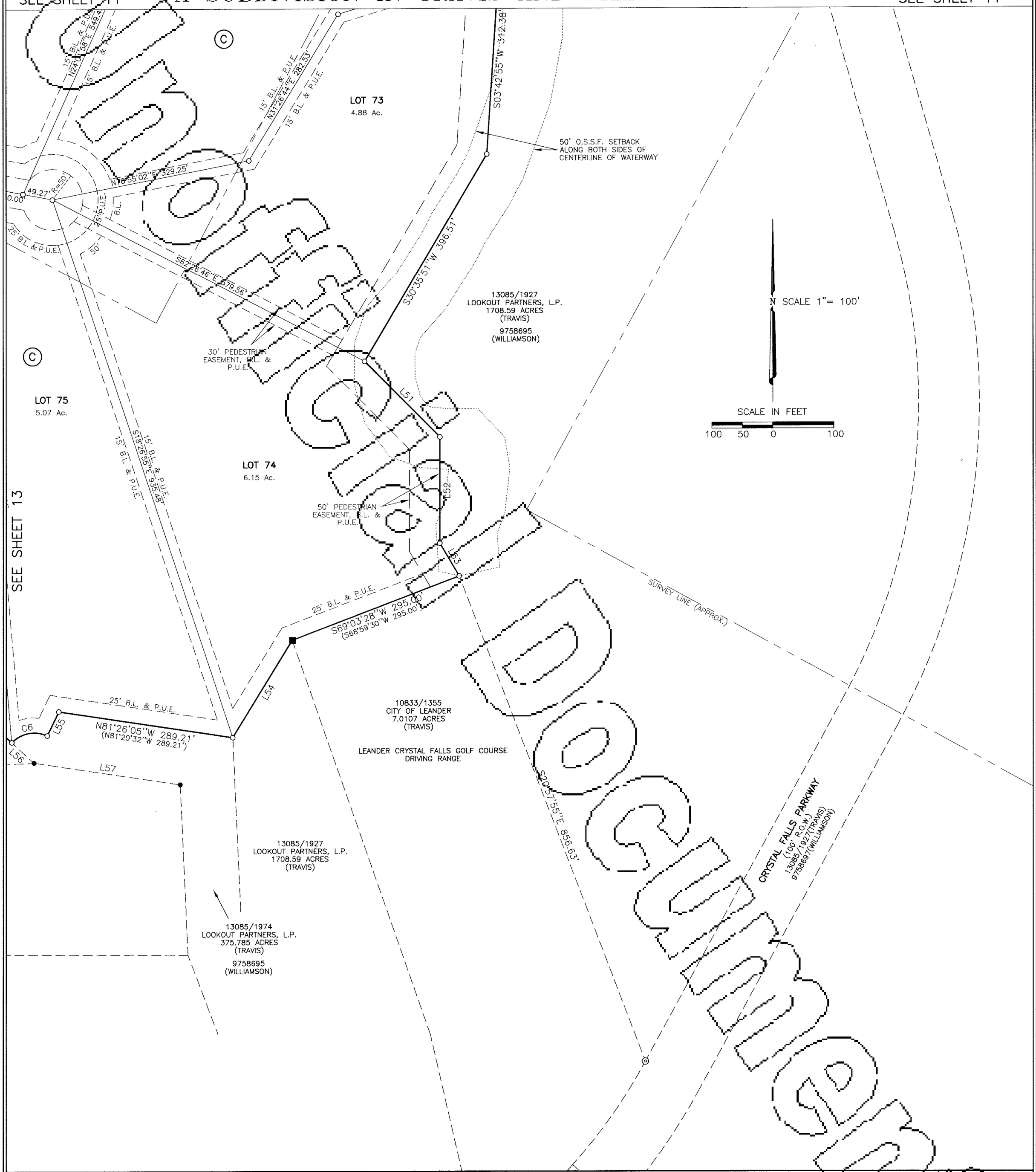

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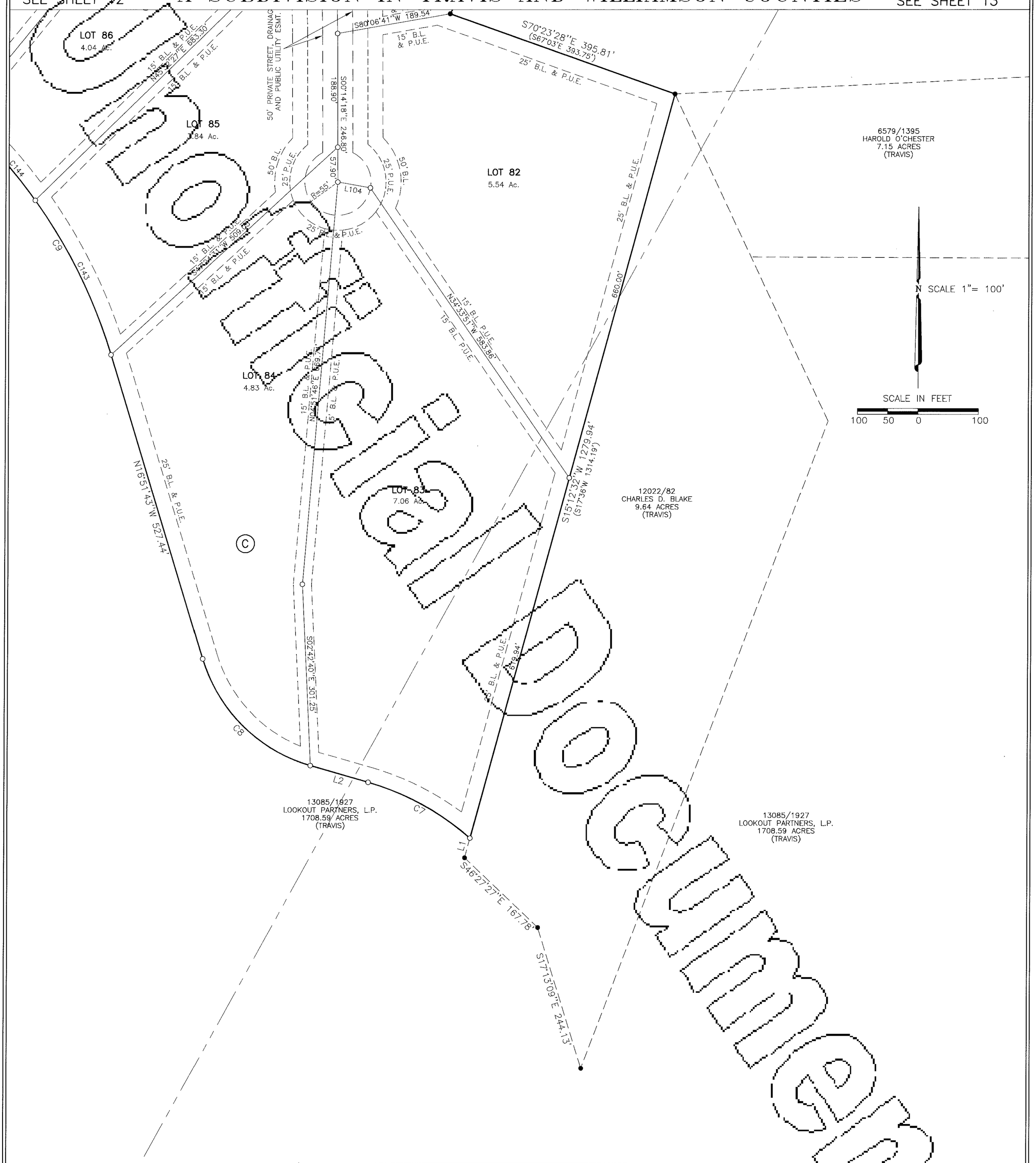
GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



PRELIMINARY

CORRIDOR ENGINEERING COMPANY
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PROJECT NO.: 62-98005
DRAWING NO.: 62-0501
PLOT DATE: 01/13/00
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

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GRAND MESA
AT
CRYSTAL FALLS
A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	(RECORD)
C1	63°26'34"	N87°27'09"W	1286.12	1424.10	1352.45	(N87°22'20"W 1352.15')
C2	06°29'11"	N58°58'04"W	1186.12	134.28	134.20	
C3	30°09'39"	S75°56'11"W	850.00	447.53	442.38	
C4	15°59'38"	S83°01'36"W	960.00	267.98	267.11	
C5	49°39'16"	S50°10'51"W	998.63	865.44	838.61	
C6	72°47'53"	S79°18'44"W	50.00	63.53	59.34	
C7	25°25'39"	N61°15'56"W	438.33	194.53	192.94	
C8	57°07'02"	N45°25'14"W	263.55	262.73	251.99	
C9	26°34'22"	N30°08'54"W	876.95	406.72	403.08	
C10	70°58'36"	N07°56'47"W	553.44	685.59	642.59	
C11	06°52'45"	S55°40'33"E	1538.26	184.69	184.58	
C12	06°03'25"	S56°05'13"E	1538.26	162.62	162.54	
C13	00°49'20"	S52°38'50"E	1538.26	22.07	22.07	
C14	23°27'07"	S49°29'23"W	719.39	294.46	292.40	
C15	14°45'40"	S45°03'40"W	719.39	185.34	184.82	
C16	13°08'48"	S59°05'54"W	719.39	165.07	164.70	
C17	12°52'40"	S67°39'16"W	719.39	161.60	161.35	
C18	10°22'45"	S79°16'59"W	719.39	130.32	130.14	
C19	18°48'04"	S75°04'19"W	719.39	236.06	235.00	
C20	07°47'55"	S28°13'40"E	1619.42	220.42	220.25	
C21	03°50'17"	S26°14'51"E	1619.42	108.48	108.46	
C22	03°57'38"	S30°08'49"E	1619.42	111.94	111.92	
C23	09°41'33"	S27°16'51"E	606.74	102.64	102.52	
C24	20°49'33"	S12°01'18"E	606.74	220.54	219.32	
C25	18°23'58"	N07°35'27"E	606.74	194.84	194.01	
C26	04°04'23"	S30°05'26"E	606.74	43.10	43.12	
C27	17°13'56"	S19°26'17"E	606.74	182.48	181.79	
C28	17°48'50"	S01°54'55"E	606.74	188.64	187.88	
C29	09°47'56"	S11°53'28"W	606.74	103.76	103.64	
C30	01°29'32"	S51°29'24"E	814.85	21.22	21.22	
C31	18°50'03"	S42°49'09"E	814.85	267.85	266.65	
C32	17°20'30"	S42°04'23"E	814.85	246.63	245.60	
C33	10°47'33"	S28°00'21"E	814.85	153.49	153.26	
C34	04°29'10"	S20°22'00"E	814.85	63.80	63.78	
C35	15°16'42"	S25°45'46"E	814.85	217.29	216.64	
C36	17°48'13"	N78°07'19"W	1286.12	399.64	398.03	
C37	12°13'18"	S86°51'56"W	1286.12	274.34	273.82	
C38	08°52'41"	S76°18'56"W	1286.12	199.29	199.09	
C39	11°03'01"	S66°21'04"W	1286.12	248.04	247.66	
C40	13°49'10"	S30°51'15"W	523.31	126.22	125.91	
C41	07°49'01"	S20°02'09"W	523.31	71.40	71.34	
C42	04°55'13"	S05°01'23"E	300.00	25.76	25.75	
C43	52°59'40"	S19°00'48"W	299.98	277.46	267.68	
C44	49°40'12"	S22°16'20"W	300.00	260.07	252.00	
C45	03°06'51"	S45°33'01"W	650.00	35.33	35.32	
C46	11°06'26"	S41°33'13"W	650.00	126.01	125.81	
C47	25°34'57"	S31°12'07"W	650.00	290.22	287.82	
C48	17°35'21"	S27°12'19"W	650.00	199.54	198.76	
C49	10°58'35"	S12°55'22"W	650.00	124.52	124.33	
C50	04°42'07"	S44°48'28"W	470.00	38.57	38.56	
C51	57°18'52"	N26°47'49"E	470.00	470.16	450.80	
C52	44°19'02"	S20°17'54"W	470.00	363.54	354.54	
C53	26°58'04"	S15°20'39"E	470.00	221.22	219.18	
C54	17°31'12"	S37°35'17"E	470.00	143.72	143.16	
C55	18°00'48"	S37°20'28"E	475.00	149.34	148.72	
C56	31°53'56"	S12°23'06"E	475.00	264.45	261.05	
C57	10°18'06"	S08°42'55"W	475.00	85.40	85.29	
C58	11°38'01"	S19°40'59"W	475.00	96.45	96.28	
C59	11°21'36"	N31°10'47"E	475.00	94.18	94.02	
C60	26°10'19"	N49°56'44"E	475.00	216.97	215.09	
C61	15°00'03"	S70°31'56"W	475.00	124.36	124.01	
C62	84°18'11"	S02°53'57"W	475.00	698.90	637.54	
C63	28°45'34"	S63°39'10"W	475.00	238.43	235.93	
C64	36°25'55"	S59°49'00"W	475.00	302.03	296.97	
C65	26°34'27"	S35°59'09"W	475.00	220.31	218.34	
C66	18°54'07"	S32°08'59"W	475.00	156.70	155.99	
C68	23°54'51"	S34°39'21"W	475.00	198.25	196.82	
C70	18°02'38"	S34°02'21"W	405.85	127.81	127.29	
C71	05°53'03"	S22°04'31"W	405.85	41.68	41.66	
C72	23°55'41"	S31°05'50"W	405.85	169.49	168.26	
C73	06°32'47"	S22°24'23"W	1035.68	118.33	118.27	
C74	00°12'57"	S19°14'28"W	1035.68	3.90	3.90	
C75	09°15'39"	S23°58'46"W	1035.68	167.40	167.22	
C76	30°10'27"	S17°09'19"W	300.00	157.99	156.17	
C77	23°10'15"	S01°51'47"W	498.88	201.75	200.38	
C78	13°47'31"	S20°20'40"W	498.88	120.09	119.80	
C79	126°21'58"	N89°35'37"W	328.50	724.50	586.34	
C80	16°46'54"	S35°36'51"W	328.50	96.22	95.87	
C81	32°35'46"	S60°18'11"W	328.50	186.88	184.37	
C82	42°45'18"	N82°01'17"W	328.50	245.13	239.48	
C83	34°14'00"	N43°31'38"W	328.50	196.27	193.36	
C84	12°49'16"	N32°50'18"W	659.10	147.49	147.18	
C85	09°47'18"	N31°19'19"W	659.10	112.60	112.46	

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	(RECORD)
C86	09°10'12"	N40°48'04"W	659.10	105.49	105.37	
C87	06°08'14"	N42°19'03"W	659.10	70.60	70.57	
C88	20°44'31"	N35°00'54"W	300.00	108.60	108.01	
C89	26°48'19"	N11°14'29"W	300.00	140.35	139.08	
C90	75°47'38"	N07°29'21"W	300.00	396.86	368.55	
C91	16°11'43"	N10°15'33"E	300.00	84.80	84.52	
C92	09°54'37"	N35°21'46"E	665.68	115.14	115.00	
C93	11°21'36"	S45°59'53"W	665.68	131.98	131.77	
C94	18°29'09"	N39°39'02"E	665.68	214.77	213.84	
C95	10°31'42"	N46°24'49"E	604.25	111.03	110.88	
C96	06°39'48"	N48°20'46"E	604.25	70.27	70.23	
C98	01°02'58"	N28°49'37"E	1317.08	24.12	24.12	
C99	02°51'14"	N29°43'45"E	1317.08	65.60	65.60	
C100	07°38'33"	N33°10'22"E	1317.08	175.68	175.55	
C101	07°40'15"	N34°59'29"E	1317.08	176.33	176.20	
C102	04°18'10"	N39°08'44"E	1317.08	98.91	98.89	
C103	02°28'12"	N40°03'43"E	1317.08	56.78	56.77	
C104	01°51'05"	N40°22'16"E	695.56	22.48	22.48	
C105	10°32'51"	N36°01'23"E	695.56	128.04	127.86	
C106	14°29'15"	N32°12'06"E	695.56	175.87	175.41	
C107	12°50'37"	N24°19'39"E	695.56	155.92	155.59	
C108	09°39'01"	N20°07'58"E	695.56	117.15	117.01	
C109	02°35'53"	N16°36'24"E	695.56	31.54	31.54	
C110	06°02'32"	N18°19'44"E	1317.08	138.90	138.83	
C111	06°35'45"	N19°54'52"E	1317.08	151.62	151.53	
C112	06°57'08"	N24°49'34"E	1317.08	159.81	159.72	
C113	05°05'23"	N25°45'26"E	1317.08	117.00	116.96	
C114	03°56'36"	N30°16'26"E	1317.08	90.65	90.63	
C115	03°37'10"	N30°06'43"E	1317.08	83.20	83.19	
C116	06°51'43"	N35°21'09"E	1317.08	157.74	157.64	
C117	06°32'16"	N35°30'52"E	1317.08	150.29	150.21	
C118	08°30'49"	N34°31'36"E	695.56	103.35	103.26	
C119	11°14'55"	N33°09'33"E	695.56	136.56	136.34	
C120	06°31'25"	S13°06'07"W	300.00	34.16	34.14	
C121	64°32'40"	S15°54'31"E	300.00	337.95	320.37	
C122	07°06'11"	S51°43'57"E	1498.96	185.83	185.71	
C123	14°33'25"	S48°00'20"E	600.00	152.44	152.03	
C124	07°19'33"	S63°38'18"E	549.50	70.26	70.21	
C125	33°26'54"	S50°34'37"E	549.50	320.78	316.25	
C126	38°16'40"	S40°50'12"E	549.50	367.10	360.31	
C127	12°09'19"	S27°46'31"E	549.50	116.57	116.36	
C128	18°53'39"	S55°48'49"E	608.70	179.48	178.83	
C129	10°59'22"	S52°51'41"E	471.54	90.44	90.31	
C130	30°09'32"	S73°26'08"E	471.54	248.21	245.35	
C131	08°24'35"	S66°57'52"E	1368.09	200.80	200.62	
C132	08°13'29"	S75°16'53"E	1368.09	196.39	196.22	
C133	06°29'04"	S10°09'07"E	1734.40	196.29	196.18	
C134	06°40'18"	S03°34'27"E	1734.40	201.95	201.84	
C135	09°11'10"	S79°52'46"W	1867.18	299.36	299.04	
C136	19°46'11"	S65°24'06"W	712.12	245.71	244.50	
C137	08°33'01"	S71°00'41"W	712.12	106.27	106.17	
C138	11°13'09"	S61°07'36"W	712.12	139.44	139.22	
C139	08°17'31"	S51°18'18"W	470.00	68.02	67.96	
C140	32°58'56"	S61°32'30"W	475.00	273.43	269.67	
C141	03°33'06"	S44°50'13"W	833.46	51.66	51.66	
C142	13°09'21"	N06°48'59"W	1734.40	398.24	397.37	
C143	18°45'02"	N26°14'14"W	876.95	286.99	285.71	
C144	07°49'21"	N39°31'25"W	876.95	119.73	119.63	
C145	19°23'13"	N33°42'29"W	553.44	187.27	186.38	
C146	28°29'34"	N09°48'05"W	553.44	275.23	272.40	
C147	23°05'46"	N15°59'37"E	553.44	223.10	221.59	
C148	12°50'51"	N34°43'33"E	604.25	135.49	135.21	
C150	58°01'15"	N19°10'13"W	300.00	303.80	290.98	
C151	03°38'50"	S36°25'21"W	1031.44	65.66	65.65	
C152	01°47'46"	S46°16'45"W	267.09	8.37	8.37	
C153	03°32'09"	N28°30'07"E	695.56	42.92	42.92	
C154	00°48'02"	N27°08'04"E	695.56	9.72	9.72	
C155	01°32'02"	N27°30'04"E	453.15	12.13	12.13	
C156	13°33'04"	N35°02'37"E	453.15	107.18	106.93	
C157	08°12'22"	S51°00'21"E	655.32	93.86	93.78	
C158	04°17'40"	S43°11'59"E	781.88	58.60	58.59	
C159	11°57'03"	S28°40'17"W	474.58	98.99	98.81	
C160	11°58'58"	S40°57'24"W	474.65	99.27	99.09	
C161	06°33'46"	S28°57'40"W	1035.68	118.63	118.56	
C162	41°57'53"	S11°15'36"W	300.00	219.73	214.85	
C163	11°47'26"	S03°49'37"E	300.00	61.73	61.63	
C164	12°03'04"	N24°22'56"E	300.00	63.10	62.98	
C165	16°42'44"	N36°39'30"E	604.25	176.25	175.63	
C166	02°47'04"	N50°17'08"E	665.68	32.35	32.35	
C167	02°43'58"	S44°25'39"W	833.46	39.75	39.75	
C168	00°49'08"	S46°12'12"W	833.46	11.91	11.91	
C169	15°05'06"	N34°16'36"E	453.15	119.31	118.96	
C170	01°18'33"	N15°57'44"E	1317.08	30.09	30.09	
C171	07°05'44"	S42°47'60"E	475.00	58.83	58.79	

Robert Watts

STATE OF TEXAS REGISTERED ROBERT C. WATTS JR. 4995 PROFESSIONAL LAND SURVEYOR

12-15-99

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GRAND MESA
AT
CRYSTAL FALLS
A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	S15°12'32"W	33.75'	
L2	N73°58'45"W	100.00'	
L3	N32°00'25"E	125.20'	(N34°30'27"E 125.48')
L4	N28°38'50"E	100.76'	(N31°02'28"E 100.85')
L5	N33°14'56"E	95.84'	(N35°38'00"E 95.82')
L6	N61°28'02"W	65.01'	(N61°28'02"W)
L7	S61°28'02"E	86.71'	(S61°28'02"E)
L8	S76°40'18"E	125.90'	(S76°39'25"E 125.83')
L9	S51°07'59"E	93.65'	(S50°58'00"E 94.20')
L10	N59°22'26"E	155.23'	(N59°08'40"E 155.23')
L11	N55°16'23"E	170.86'	(N55°40'25"E 170.40')
L12	N72°49'59"E	172.95'	(N72°34'50"E 173.01')
L13	N83°32'16"E	145.19'	(N83°36'45"E 143.61')
L14	N70°22'49"E	160.23'	(N71°00'06"E 160.66')
L15	N87°13'20"E	122.36'	(N86°23'35'E 121.33')
L16	N52°37'12"E	115.70'	(N52°43'05"E 115.66')
L17	N58°27'11"E	181.11'	(N56°26'45"E 172.93')
L18	N12°16'22"W	103.21'	(N12°06'16"W 103.27')
L19	N23°23'49"E	64.38'	(N23°19'14"E 64.41')
L20	N44°17'02"E	87.09'	(N43°49'05"E 86.95')
L21	N68°55'40"E	10.40'	(N72°25'00"E 10.68')
L22	N68°55'40"E	74.30'	
L23	S54°19'05"E	34.17'	
L24	S52°15'28"E	74.66'	(S50°32'E 74.70')
L25	S50°46'35"E	71.21'	
L26	N83°29'44"E	8.22'	(N85°04'E 8.21')
L27	S34°08'53"W	99.83'	
L28	S60°51'22"W	79.97'	
L29	S60°51'22"W	213.57'	
L30	S29°07'36"E	99.98'	
L31	S75°03'06"W	200.10'	
L32	N55°28'37"W	125.00'	
L33	S50°04'00"W	187.00'	
L34	S68°19'25"W	85.55'	
L35	N85°55'01"W	173.69'	
L36	S42°31'43"W	100.69'	
L37	S60°50'05"W	181.87'	
L38	S47°40'57"W	202.83'	
L39	S66°17'26"W	123.21'	
L40	S03°49'11"W	248.02'	
L41	S22°00'06"W	122.66'	
L42	S26°39'18"W	190.43'	
L43	S16°07'17"W	249.86'	
L44	S60°33'56"W	157.86'	
L45	S14°52'31"W	129.37'	
L46	S00°02'16"E	155.60'	
L47	S37°55'42"W	144.30'	
L48	S44°00'44"W	184.22'	
L49	S02°51'11"E	143.46'	
L50	S14°58'22"W	245.58'	
L51	S44°50'56"E	176.31'	
L52	S00°06'34"W	174.83'	
L53	S30°33'47"E	62.67'	
L54	S31°30'58"W	187.76'	
L55	S25°42'40"W	43.90'	
L56	S47°05'13"E	50.00'	
L57	S81°26'05"E	243.08'	
L60	N83°10'17"E	123.15'	
L61	N34°38'42"E	128.48'	
L62	S49°12'12"E	103.59'	
L63	N75°25'51"E	116.95'	
L64	S10°55'47"W	110.62'	
L65	S12°02'17"E	118.85'	
L66	S42°06'29"E	59.95'	
L67	S58°28'10"W	33.94'	
L68	S34°16'13"W	35.48'	
L69	S41°17'49"W	100.00'	
L71	N15°18'27"E	100.00'	
L72	N28°18'08"E	33.13'	
L73	N28°18'08"E	84.42'	
L78	N13°23'39"W	139.59'	
L79	N32°14'33"E	100.75'	

NUMBER	DIRECTION	DISTANCE	(RECORD)
L80	S19°07'60"W	100.09'	
L81	S67°18'04"E	88.55'	
L82	S47°21'59"E	126.21'	
L83	N38°47'01"E	43.21'	
L84	N38°47'01"E	73.58'	
L86	S26°44'03"W	120.00'	
L89	N16°21'49"E	50.00'	
L90	N52°56'17"W	55.63'	
L91	N40°34'09"E	50.00'	
L92	S82°08'06"E	50.00'	
L93	S16°18'44"W	45.08'	
L94	S16°50'02"W	4.93'	
L95	S05°26'30"E	116.79'	
L96	S24°19'42"E	110.50'	
L97	S47°06'26"W	107.47'	
L98	S55°31'01"W	100.52'	
L99	S41°49'09"W	42.30'	
L100	S82°33'56"E	28.17'	
L101	S25°45'18"W	29.86'	
L102	S25°45'18"W	89.07'	
L103	S22°00'15"W	33.22'	
L104	S79°59'10"E	55.00'	

PLAT NOTES

1. Total Acres: 445.429
2. Number of Lots: Residential Lots 182 — Community Lots 2 Landscape Lots & 1 Mail Lot
3. Number of Blocks: 5
4. Proposed Use: Residential
5. Owner: The Lookout Partners, LLP
6. 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.
7. Building setbacks not shown hereon shall conform to the current Zoning Ordinance of the City of Leander, Texas.
8. No lot in this subdivision shall be occupied until connected to the water distribution system of the City of Leander, Texas.
9. The City of Leander, Texas has granted variances to permit the omission of sidewalks, allow all lots to front on private streets, and waive all city requirements regarding geometric and pavement design criteria for the private streets shown hereon.
10. The City of Leander, Texas has accepted payment of fees in-lieu of parkland dedication for this subdivision.
11. Lot 3, Block A (Mail Box Lot), all landscape Lots, and Pedestrian Easements shall be owned and maintained by the established homeowner's association of this Subdivision.
12. 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.
13. All Streets, Pedestrian Easements, Landscape Lots, and Mail Box Lot within the Grand Mesa subdivision are private and shall be maintained in perpetuity by the GRAND MESA AT CRYSTAL FALLS PROPERTY OWNERS ASSOCIATION.
14. The combined "Private Access, Drainage & PUE Easement" shown hereon is for the sole use of all Grand Mesa at Crystal Falls property owners and all utility providers having utilities constructed within this easement only, except that all emergency services (fire, police, medical, etc) shall also be granted access at any time these agencies deem appropriate.
15. Restrictive covenants in the form of a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION" are recorded in the deed records of both Travis and Williamson Counties.
16. 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 slab should be sloped away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
17. Lot 1, Block A only has access to Crystal Falls Parkway.
18. Fences of any kind shall not be allowed within the PUEs located between lots 2 & 3, lots 21 & 22, Block F; the back all lots in Block E; and the back of lots 93 thru 110, Block C.
19. Water will be provided by the City of Leander.
20. Wastewater service for each lot will be provided by an individual On Site Sewage Facility (OSSF) approved by the Williamson County and Cities Health District. All OSSFs will be non-standard or proprietary and must be designed by a professional engineer or registered sanitarian.
21. Minimum lot size is one (1) acre excepting the landscape lots and the mail box lot (lot 3, Block A) which will have no wastewater load and will be owned by the Grand Mesa at Crystal Falls Property Owners Association.
22. Finished slopes which are greater that 15% cannot use surface irrigation systems for disposal of OSSF wastewater.
23. Fifty foot OSSF setbacks are required from certain drainage ways as described on this plat.
24. Twenty-five foot OSSF setbacks are required from all drainage ways unless otherwise shown on this plat.
25. Twenty-five foot OSSF setbacks are required from all finished slopes which are greater than 30%.
26. CONSERVATION EASEMENTS are established in street easements (outside of street paving) and all front building setback lines for the purposes of creating Vegetative Filtration Strips (VFS) for the protection of the environment by the quality of storm water runoff from developed area. The owner may mow and maintain VFS, however lot owners may not alter the existing VFS topography or vegetative cover, cause water to be diverted around VFS, nor shall the VFS be paved or otherwise made impervious except as is necessary to construct a single driveway crossing on each lot, not to exceed twenty feet (20') in width.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

12/28/99
DATE

Robert Watts

STATE OF TEXAS REGISTERED ROBERT C. WATTS JR. 4995 PROFESSIONAL LAND SURVEYOR

12-15-99

CORRIDOR ENGINEERING COMPANY
307 SUNSET DRIVE ROUND ROCK, TEXAS 78664
(512) 244-4279 FAX: (512) 244-0504

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05PL1
PLOT DATE: 12/15/99
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SUBDIVISION BOUNDARY:

BEGINNING at a 1/2" rebar found in the southwest line of a 192.46 acre tract described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas, also being a point-of-curvature in the northwest right-of-way line of Crystal Falls Parkway, as described in Volume 13085, Page 1927 of the Real Property Records of Travis County, Texas, and also being a point in the north line of the said 1708.590 acre tract;

THENCE crossing the said 1708.590 acres with the northwest right-of-way of the said Crystal Falls Parkway along a curve to the left having a radius of 1286.12 feet, an arc length of 1424.10 feet and a chord which bears North 87°27'09" West, a distance of 1352.45 feet to a 1/2" rebar found for a point of tangency;

THENCE South 60°51'22" West, a distance of 79.97 feet to a 1/2" rebar with cap set from which a punch-hole in rock found, bears South 60°51'22" West, a distance of 213.57 feet for the beginning of a curve to the left on the north line of Crystal Falls Parkway;

THENCE departing Crystal Falls Parkway South and continuing over and across the aforementioned 1708.590 acre tract the following thirty-one (31) courses and distances:

1. North 18°07'25" West, a distance of 353.43 feet to a 1/2" rebar with cap set;

2. North 35°37'06" West, a distance of 294.72 feet to a 1/2" rebar with cap set;

3. South 75°00'35" West, a distance of 286.78 feet to a 1/2" rebar with cap set;

4. South 39°26'08" West, a distance of 278.29 feet to a 1/2" rebar with cap set;

5. South 72°01'31" West, a distance of 665.00 feet to a 1/2" rebar with cap set;

6. North 55°28'37" West, a distance of 125.00 feet to a 1/2" rebar with cap set;

7. South 50°04'00" West, a distance of 187.00 feet to a 1/2" rebar with cap set;

8. South 68°19'25" West, a distance of 85.55 feet to a 1/2" rebar with cap set;

9. North 85°55'01" West, a distance of 173.69 feet to 1/2" rebar with cap set;

10. South 42°31'43" West, a distance of 100.69 feet to a 1/2" rebar with cap set;

11. South 60°50'05" West, a distance of 181.87 feet to a 1/2" rebar with cap set;

12. South 47°40'57" West, a distance of 202.83 feet to a 1/2" rebar with cap set;

13. South 66°17'26" West, a distance of 123.21 feet to a 1/2" rebar with cap set;

14. South 03°49'11" West, a distance of 248.02 feet to a 1/2" rebar with cap set;

15. South 22°00'06" West, a distance of 122.66 feet to a 1/2" rebar with cap set;

16. South 26°39'18" West, a distance of 190.43 feet to a 1/2" rebar with cap set;

17. South 16°07'17" West, a distance of 249.86 feet to a 1/2" rebar with cap set;

18. South 60°33'56" West, a distance of 157.86 feet to a 1/2" rebar with cap set;

19. South 14°52'31" West, a distance of 129.37 feet to a 1/2" rebar with cap set;

20. South 00°02'16" East, a distance of 155.60 feet to a 1/2" rebar with cap set;

21. South 37°55'42" West, a distance of 144.30 feet to a 1/2" rebar with cap set;

22. South 44°00'44" West, a distance of 184.22 feet to a 1/2" rebar with cap set;

23. South 02°51'11" East, a distance of 143.46 feet to a 1/2" rebar with cap set;

24. South 19°53'24" West, a distance of 494.70 feet to a 1/2" rebar with cap set;

25. South 14°58'22" West, a distance of 245.58 feet to a 1/2" rebar with cap set;

26. South 22°45'53" East, a distance of 477.53 feet to a 1/2" rebar with cap set;

27. South 03°42'55" West, a distance of 312.38 feet to a 1/2" rebar with cap set;

28. South 30°35'51" West, a distance of 396.51 feet to a 1/2" rebar with cap set;

29. South 44°50'56" East, a distance of 176.31 feet to a 1/2" rebar with cap set;

30. South 00°06'34" West, a distance of 174.83 feet to a 1/2" rebar with cap set;

31. South 30°33'47" East, a distance of 62.67 feet to a 1/2" rebar with cap set for an angle point in this tract and the northeast corner of a 7.0107 acre tract described in Volume 10833, Page 1355 of the Real Property Records of Travis County, Texas, from which a PK nail in a guard rail bollard found for the southeast corner of the said 7.0107 acre tract bears, South 20°57'55" East, a distance of 856.63 feet;

THENCE South 69°03'28" West with the common line of this tract and the said 7.0107 acre tract, a distance of 295.00 feet to a 1/2" rebar with a 2" aluminum cap marked CUNNINGAM-GRAVES found;

THENCE departing the said 7.0107 acre tract and continuing over and across the said 1708.590 acre tract the following four (4) courses and distances:

1. South 31°30'58" West, a distance of 187.76 feet to a 1/2" rebar with cap set;

2. North 81°26'05" West, a distance of 289.21 feet to a 1/2" rebar with cap set;

3. South 25°42'40" West, a distance of 43.90 feet to a 1/2" rebar with cap set for a point on a curve to the left;

4. Along said curve having a radius of 50.00 feet, an arc length of 63.53 feet and a chord which bears South 79°18'44" West for a distance of 59.34 feet to a 1/2" rebar with cap set for an angle point in this tract and a point in the northeast line of a 12.79 acre tract described in Volume 6579, Page 1466 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found for the easternmost corner of the aforementioned 12.79 acre tract and also being an angle point in the north line of a 7.15 acre tract described in Volume 6579, Page 1395 of the Deed Records of Travis County, Texas, bears, South 47° 05'13" East, a distance of 50.00 feet;

THENCE with the northeast line of the said 12.79 acre tract North 47°05'13" West, a distance of 1171.16 feet to a 1/2" rebar found for an angle point in this tract and the northwest corner of the said 12.79 acre tract;

THENCE with the west line of the said 12.79 acre tract, South 27°14'25" West, a distance of 834.87 feet to a 1/2" rebar found for an angle point in this tract and the southwest corner of the said 12.79 acre tract;

THENCE with the said 12.79 acre tract, South 70°23'28" East, a distance of 395.81 feet to a 1/2" rebar found for an angle point in this tract and an angle point in the aforementioned 12.79 acre tract, and also being the northwest corner of a 9.64 acre tract described in Volume 12022, Page 82 of the Real Property Records of Travis County, Texas;

THENCE departing the aforementioned 12.79 acre tract, along with the said 9.64 acre tract, South 15°12'32" West, a distance of 1279.94 feet to a 1/2" rebar with cap set for the beginning of curve to the left in this tract, and the north side of a sixty (60) foot roadway easement called for in Volume 12022, Page 82 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the southwest corner of the said 9.64 acre tract and the centerline of the said sixty (60) foot roadway easement, bears South 15°12'39" West, a distance of 33.75 feet;

THENCE departing the said 9.64 acre tract and the north side of the sixty (60) foot roadway easement, and crossing the aforementioned 1708.590 acre tract with the northeast line of a proposed sixty (60) foot right-of-way the following eight (8) courses and distances:

1. Along said curve having a radius of 438.33 feet, an arc length of 194.53 feet and a chord which bears North 61°15'56" West, a distance of 192.94 feet to a 1/2" rebar with cap set for a point of tangency;

2. North 73°58'45" West, a distance of 100.00 feet to a 1/2" rebar with cap set for the beginning of a curve to the right;

3. Along said curve having a radius of 263.55 feet, an arc length of 262.73 feet and a chord which bears North 45°25'14" West, a distance of 251.99 feet to a 1/2" rebar with cap set for a point of tangency;

4. North 16°51'43" West, a distance of 527.44 feet to a 1/2" rebar with cap set for the beginning of a curve to the left;

5. Along said curve having a radius of 876.95 feet, an arc length of 406.72 feet and a chord which bears North 30°08'54" West, a distance of 403.08 feet to a 1/2" rebar with cap set for a point of tangency;

6. North 43°26'05" West, a distance of 964.30 feet to a 1/2" rebar with cap set for the beginning of a curve to the right;

7. Along said curve having a radius of 553.44 feet, an arc length of 685.59 feet and a chord which bears North 07°56'47" West, a distance of 642.59 feet to a 1/2" rebar with cap set for a point of tangency;

8. North 27°32'31" West, a distance of 1003.16 feet to a 1/2" rebar with cap set in the south line of a 146.625 acre tract described in Volume 11937, Page 558 of the Deed Records of Travis County, Texas, also being a point in the west line of the aforementioned 1708.590 acre tract, for an angle point in this tract, and being the end of the east line of the proposed sixty (60) foot right-of-way, from which a 1/2" rebar bears North 61°28'02" West a distance of 86.01 feet;

THENCE with the common line of the aforementioned 1708.590 acre tract and the said 146.625 acres the following seventeen (17) courses and distances:

1. South 61°28'02" East, a distance of 86.71 feet to a 3/4" iron pipe found;

2. North 28°18'08" East, a distance of 2756.15 feet to a 5/8" rebar found;

3. North 46°13'03" East, a distance of 1414.95 feet to a 1/2" rebar found;

4. South 80°59'35" East, a distance of 271.86 feet to a 1/2" rebar found;

5. South 76°45'18" East, a distance of 125.90 feet to a 1/2" rebar found;

6. South 51°07'59" East, a distance of 93.65 feet to the center of a 12" cedar stump marked with a 60d nail found;

7. North 59°22'26" East, a distance of 155.23 feet to the center of a 10" cedar stump marked with a 60d nail found;

8. North 55°16'23" East, a distance of 170.66 feet to the center of a 14" live oak marked with a 60d nail found;

9. North 72°49'59" East, a distance of 172.95 feet to the center of a 12" cedar stump marked with a 60d nail found;

10. North 83°32'16" East, a distance of 145.19 feet to the center of a 14" live oak marked with a 60d nail found;

11. North 70°22'49" East, a distance of 160.23 feet to the center of a 22" live oak marked with a 60d nail found;

12. North 87°13'20" East, a distance of 122.36 feet to the center of a 30" live oak marked with a 60d nail found;

13. North 84°12'38" East, a distance of 241.61 feet to a 1/2" rebar found;

14. North 52°37'12" East, a distance of 115.70 feet to a 1/2" rebar found;

15. North 58°27'11" East, a distance of 181.11 feet to the center of an 18" cedar marked with a 60d nail found;

16. North 61°41'29" East, a distance of 323.06 feet to the center of a 4" cedar post marked with a 60d nail found;

17. North 58°27'34" East, a distance of 242.70 feet to a 1/2" rebar found for an angle point in this tract, and the aforementioned 1708.590 acre tract, the northeast corner of the said 146.625 acre tract, and a point of tangency in the south line of a proposed sixty (60) foot right-of-way;

THENCE continuing with the common line of the said 146.625 acre tract, the aforementioned 1708.590 acre tract, and the south line of the proposed sixty (60) foot right-of-way the following two (2) courses and distances:

1. North 59°42'44" West, a distance of 480.47 feet to a 1/2" rebar found;

2. North 51°22'21" West, passing the end of the proposed sixty (60) foot right-of-way at 127.43 feet and continuing for a total distance of 423.97 feet in all to a 40d nail found;

THENCE continuing with the common line of the said 146.625 acre tract and the aforementioned 1708.590 acre tract, the following four (4) courses and distances:

1. North 12°16'22" West, a distance of 103.21 feet to a 1/2" rebar found;

2. North 23°23'49" East, a distance of 64.38 feet to a 40d nail found;

3. North 44°11'02" East, a distance of 87.09 feet to a 1/2" rebar with cap set;

4. North 68°55'40" East, a distance of 10.40 feet to a 1/2" rebar found for the northwest corner of this tract and the aforementioned 1708.590 acre tract, also being an area referred to as a county road in a description of a 192.46 acre tract of land described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas;

THENCE departing the said 146.625 acre tract, continuing with the aforementioned 1708.590 acre tract, and crossing said county road, South 54°19'05" East, a distance of 34.17 feet to a 3/4" iron pipe found for an angle point in this and the 1708.590 acre tracts, the southwest corner of a 192.46 acre tract described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas, and the east side of said county road;

THENCE continuing with the common line of the aforementioned 1708.590 acre tract and the said 192.46 acre tract the following ten (10) courses and distances:

1. South 54°13'36" East, a distance of 838.78 feet to a 3/4" iron pipe found;

2. South 54°28'02" East, a distance of 673.29 feet to a 40d nail found;

3. South 52°15'28" East, a distance of 74.66 feet to a 3/4" iron pipe found;

4. South 52°12'06" East, a distance of 291.65 feet to a 3/4" iron pipe found;

5. South 52°17'14" East, a distance of 250.39 feet to a 3/4" iron pipe found;

6. South 52°13'50" East, a distance of 816.02 feet to a 3/4" iron pipe found;

7. South 52°14'29" East, a distance of 272.76 feet to a 3/4" iron pipe found;

8. South 50°46'35" East, a distance of 71.21 feet to a 40d nail found;

9. North 83°29'44" East, a distance of 8.22 feet to a 1/2" rebar found;

10. South 55°43'47" East, a distance of 989.38 feet to the POINT OF BEGINNING and containing 445.429 acres of land more or less.

Surveyed on the ground December, 1998. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA network. Attachments: Survey drawing number 62-05BND.

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS JR.
4995
PROFESSIONAL
LAND SURVEYOR

Robert Watts
12-15-99

THIS ENTIRE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

LEGAL DESCRIPTION:

445.429 ACRES OF LAND IN WILLIAMSON AND TRAVIS COUNTIES, LOCATED IN THE C.H. HEART SURVEY 704, THE C. YBARBO SURVEY 420, THE T. CATER SURVEY 206, AND THE C.S. MASON SURVEY 204, BEING A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN VOLUME 13085, PAGE 1927 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758697 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO A PORTION OF A 375.785 ACRE TRACT DESCRIBED IN VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO OF RECORD IN DOCUMENT NO. 9758695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98065
DRAWING NO.: 62-05PL1
PLOT DATE: 06/25/99
PLOT SCALE: 1"=100'
DRAWN BY: LA, COD

PHOTOGRAPHIC MYLAR

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GRAND MESA
AT
CRYSTAL FALLS
A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

DEDICATION STATEMENT:

THAT LOOKOUT PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 445.429 ACRES OF LAND SITUATED IN THE C.H. HEART SURVEY 704, THE C. YARBO SURVEY 420, THE T. CATER SURVEY 206, AND THE C.S. MASON SURVEY 204, OF WILLIAMSON AND TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1142.168 ACRE TRACT, HAVING BEEN CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED ON DECEMBER 19, 1999 IN VOLUME 13085, PAGE 1927 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758697 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 375.785 ACRE TRACT HAVING BEEN CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED ON DECEMBER 19, 1997, IN VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY PLAT SAID 445.429 ACRES IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF OF ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF THE PRIVATE STREETS SHOWN HEREON, SHALL BE VESTED IN THE GRAND MESA AT CRYSTAL FALLS HOMEOWNERS ASSOCIATION AS RECORDED IN DOCUMENT NO. 2000001214 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NO. 2000002360 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK-UP, AND ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER THE SAME.

WILLIAM R. HINCKLEY — 1/11/00 DATE
FOR LOOKOUT PARTNERS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONNALY 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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF Jan., ~~19~~ 2000 A.D.

WENDY L DAVIS
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-19-2003

Wendy L. Davis
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson TEXAS.

MY COMMISSION EXPIRES 10-19-2003.

STATE OF TEXAS
COUNTY OF WILLIAMSON

APPROVED THIS THE 21st DAY OF December, 19 99 A.D. AT A 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 WILLIAMSON COUNTY, TEXAS.

Phyllis Nelson
CHAIRPERSON
CITY OF LEANDER, TEXAS

Dustin Corley
MAYOR PRO TEM
CITY OF LEANDER, TEXAS

ATTEST:
Delia M. Luna
CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 1999 A.D., AT _____ O'CLOCK ___.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 1999 A.D., AT _____ O'CLOCK, ___.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF January A.D. ~~19~~ 2000 AT 1:09 O'CLOCK P M., AND DULY RECORDED ON THE 20th DAY OF January, A.D. ~~19~~ 2000 AT 1:09 O'CLOCK P M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 2000000019

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 20th DAY OF January, ~~19~~ 2000 A.D.

DANA DEBEAUVIOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY _____ DEPUTY Y. GUERRA

FILED FOR RECORD, AT 1:09 O'CLOCK P M., THIS 20th DAY OF January ~~19~~ 2000 A.D.

DANA DEBEAUVIOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY _____ DEPUTY Y. GUERRA

STATE OF TEXAS
COUNTY OF TRAVIS

I, ROBERT C. WATTS, JR. AM AUTHORIZED UNDER THET 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 WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

Robert Watts 12-20-99
ROBERT C. WATTS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4995

STATE OF TEXAS REGISTERED ROBERT C. WATTS JR. 4995 PROFESSIONAL LAND SURVEYOR

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
510 S. CONGRESS, SUITE B-100
AUSTIN, TEXAS 78704
512-476-7103

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, STEVE T. SORENSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0214 C (WILLIAMSON COUNTY) DATED 9/27/91, AND MAP NUMBER 48453C0230 E AND 48453C0275 (TRAVIS COUNTY) DATED 6/16/93, UNLESS OTHERWISE CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

Steve T. Sorenson 12/22/99
STEVE T. SORENSON, P.E.
STATE OF TEXAS NO. 57399

STATE OF TEXAS STEVE T. SORENSON 57399 REGISTERED PROFESSIONAL ENGINEER

CORRIDOR ENGINEERING COMPANY
307 SUNSET DRIVE
ROUND ROCK, TEXAS 78664
512-244-0504

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS OR UPPER HIGHLAND LAKES NONPOINT SOURCE POLLUTION CONTROL ORDINANCE.

CONSERVATION EASEMENT -- THE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES, OTHER IMPROVEMENTS, OR DEVELOPMENT OF ANY KIND, OTHER THAN NATIVE PLANT ENHANCEMENT, DRIVEWAY CUTS AND MAINTENANCE TO STORMWATER BEST MANAGEMENT PRACTICES, MAY BE PLACED, ERECTED, OR IMPLEMENTED WITHIN THE EASEMENT UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA), ITS SUCESSORS AND ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT. THE DEDICATED CONSERVATION EASEMENTS MEET THE PERFORMANCE STANDARDS OF THE NPS ORDINANCE FOR SINGLE FAMILY DEVELOPMENT. SHOULD ANY OTHER LAND USE BE PROPOSED ON ANY LOT HEREIN, A NPS CONSTRUCTION PERMIT FROM LCRA MAY BE REQUIRED.

B. R. Crittenden 1/11/00
LOWER COLORADO RIVER AUTHORITY

CORRIDOR ENGINEERING COMPANY
307 SUNSET DRIVE ROUND ROCK, TEXAS 78664
(512) 244-4279 FAX: (512) 244-0504

GRAND MESA
SUBDIVISION
CRYSTAL FALLS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 62-98005
DRAWING NO.: 62-05PLOT
PLOT DATE: 12/15/99
PLOT SCALE: 1"=100'
DRAWN BY: LEA, COD

ELECTRONICALLY RECORDED 2018085720
TRV 6 PGS

Unofficial Document

STATE OF TEXAS
COUNTY OF TRAVIS

NOTICE OF ANNEXATION AND AMENDMENT, CRYSTAL FALLS GRAND MESA SECTION V; NOTICE OF RESTRICTIVE COVENANTS

03-162456-MS

THIS NOTICE OF ANNEXATION AND AMENDMENT, CRYSTAL FALLS GRAND MESA SECTION V, AND NOTICE RESTRICTIVE COVENANTS (this "***Restriction***") is made and entered into as of the 31st day of May, 2018, by Travisso, Ltd., a Texas limited partnership ("***Travisso***"), and Lookout Development Group LP, a Texas Limited Partnership, as Declarant ("***Declarant***") for the Crystal Falls Home Owner's Association, Inc. "***Association***", as those the terms (Declarant and Association) are further defined in the Original Declaration.

WITNESSETH:

Travisso Restrictions

WHEREAS, Travisso is the owner of real property situated in the City of Leander, located in Travis County, Texas described as follows: Lot 170, Block E of Travisso Section One, Phase Two, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201400105, in the Official Public Records of Travis County, Texas (the "***Property***").

WHEREAS, Travisso desires to impose the three covenants and restrictions set forth below (the "***Travisso Restrictions***") on the Property.

The Property is and shall be, held transferred, sold, conveyed, developed and occupied subject to the covenants, conditions, and restrictions set forth below to run with the land.

1. <u>Masonry Construction</u>. Any residential home constructed on the Property shall be constructed with an exterior façade on the first story of only brick, stone, or other masonry of a kind and quality similar to that permitted for residences within Travisso, Section One, Phase Two.

2. <u>Roof</u>. Any residence constructed on the Property shall not have a roof made of composite shingles.

3. **Fences. Any fencing constructed on the Property must be of non-solid, see-through metal pickets, ornamental wrought iron, or other material of a kind and quality similar to that permitted for residences within Travisso, Section One, Phase Two.**

4. **No Variances to Covenants, Conditions, and Restrictions for the Grand Mesa at Crystal Falls Subdivision, Section Five**. The Property will not be granted variances to the Crystal Falls design guidelines, unless such guidelines conflict with items 1 – 3, above.

5. **Amendment.** The Travisso Restrictions may be amended or terminated as to any portion of the Property upon the approval and execution of an amending or terminating instrument approved by the board of directors of the home owners association referenced in the Travisso Master Covenant ("***Travisso Master Covenant***"), recorded as Document No. 2013223985 in the Official Public Records of Travis County. The amendment or termination shall be effective upon the filing of said instrument in the Official Public Records of Travis County, Texas.

6. **Enforcement; binding nature.** Travisso, the property owners association identified in the Master Covenant, and any owner of any lot within Travisso Section One, Phase Two shall each have standing to enforce the Travisso Restrictions by any lawful means, including filing an action in a court of competent jurisdiction against the person violating or attempting to violate the Declaration, either to prevent the violation or to require its correction. The Travisso Restrictions are hereby declared a covenant running with the land and are wholly binding on all owners of the Property and their successors and assigns.

ANNEXATION AND AMENDMENT, CRYSTAL FALLS GRAND MESA V

The Covenants, Conditions, and Restrictions for the Grand Mesa at Crystal Falls Subdivision, Section Five, are filed of record in document no. 2006029777 of the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Original Declaration**").

The Declaration authorizes Declarant to annex additional land into the Association and Declarant wishes to do so and hereby does so in this "***Annexation and Amendment***".

The Property is hereby annexed into the Association pursuant to Declarant's authority under Section 3.36 of the Original Declaration. Such annexation and this Annexation and

Unofficial Document

Amendment shall become effective immediately upon recordation of a deed or other instrument reflecting title transfer of the Property from Travisso to the Association. The Property shall at such time be automatically subject to the Original Declaration, Bylaws of the Association, Rules of the Association, landscape guidelines of the Association, Articles of Incorporation of the Association, and all other applicable dedicatory instruments governing Grand Mesa Section V.

The Declaration is hereby amended to authorize Declarant, or after the Declarant Control Period, the Association acting through its board, to grant in its discretion vehicular access easement(s) to governmental entities or other entities reasonably needing access in order to serve the water quality detention pond located on LOT 13, BLOCK D, TRAVISSO SECTION ONE, PHASE TWO, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201400105, in the Official Public Records of Travis County, Texas.

Binding Effect. The Annexation and Amendment is hereby declared a covenant running with the land and is wholly binding on all owners of the Property and their successors and assigns.

IN WITNESS WHEREOF, TRAVISSO AND DECLARANT have executed this document as of the dates below.

Unofficial Document

Unofficial Document

TRAVISSO:
TRAVISSO, LTD., a Texas limited partnership

By: TMC Travisso GP, LLC, a Texas limited liability company, its general partner

By: _____

B. Mark Berman, Vice President

Date: 5-31-18

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before this 31st day of May, 2018, by B. Mark Berman, the Vice President of TMC Travisso GP, LLC, a Texas limited liability company, the General Partner of **TRAVISSO, LTD.**, a Texas limited partnership, on behalf of said entities therein stated.

KRISTIN ZAMORA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 11-02-2019
NOTARY ID 128766241

_____
Notary Public, State of Texas

My Commission Expires: 11-2-2019

Unofficial Document

LOOKOUT DEVELOPMENT GROUP, L.P. A
TEXAS LIMITED PARTNERSHIP

By: The Lookout Group, Inc.

Its General Partner

By: _____

Title: President

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on the 31st day of May 2018, by William R. Hinckley in the capacity stated above.

KELLY ANN ATKIN
Notary Public, State of Texas
My Commission Expires
December 02, 2018

_____

NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

My commission expires: 12-2-18

Printed Name: Kelly Atkin

File Server:CLIENTS:CrystalFalls:TravissoGatEstPurchase5-18:NoticeOfDeedRestrictionsTravisso.docx

20748078v.1

AFTER RECORDING, RETURN TO:

Crystal Falls Home Owner's Association, Inc.
901 Crystal Falls Parkway, Suite 203
Leander, TX 78641

Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
June 04 2018 09:27 AM
FEE: $ 46.00 **2018085720**

$ 102 6/1/21 202100131

TRAVISSO SECTION ONE, PHASE TWO
LOT 170, BLOCK E REPLAT

SUBMITTAL DATE: OCTOBER 8, 2019
TOTAL AREA OF THIS PLAT: 1.308 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1

NEW STREETS: NONE

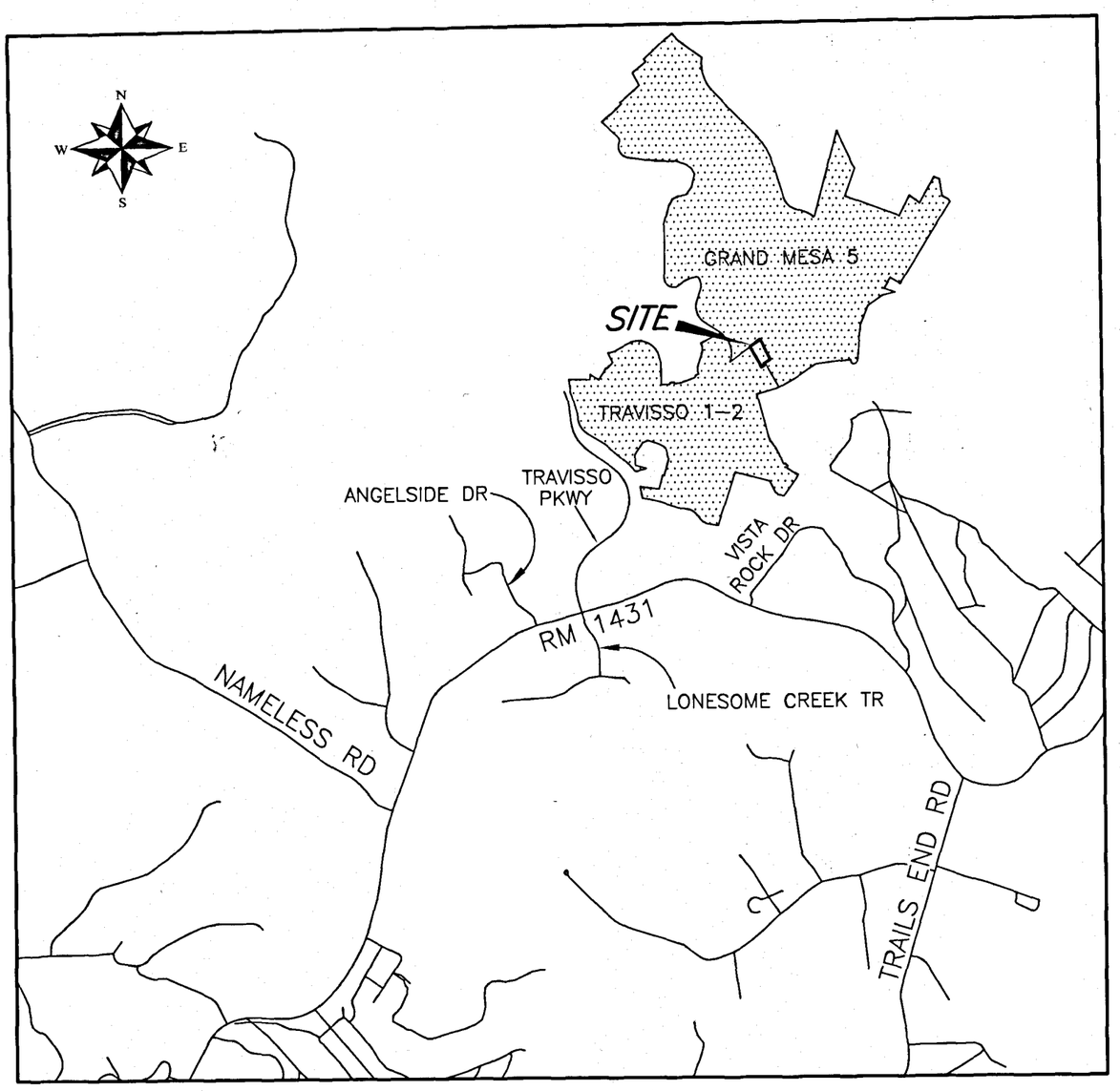
OWNER:
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641
(512) 986-7444

AGENT:
BARBARA SMITH
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641
(512) 986-7444

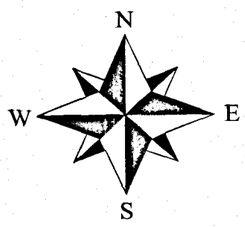
DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, LP
1789 SOUTH BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
(512) 690-4322

ENGINEER:
JAY ENGINEERING COMPANY INC.
1500 COUNTY ROAD 269
LEANDER, TEXAS 78641
(512) 259-3882

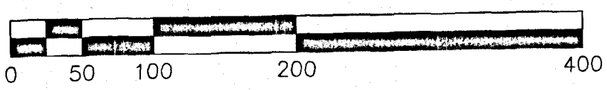
SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728
(512) 267-7430



LOCATION MAP
SCALE: 1"=2000'



1"=100'



SHEET INDEX
SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT SHEET
SHEET 3: PLAT NOTES AND SIGNATURE BLOCKS

DESCRIPTION OF 1.308 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT 303, BEING ALL OF LOT 170, BLOCK E, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, ALL OF THAT CERTAIN 0.131 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019052359 AND ALL OF THAT CERTAIN PORTION OF ROARING FORK (60' PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT), AS SHOWN ON PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, AND DESCRIBED IN DOCUMENT NO. 2019055194, ALL OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.308 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP FOUND IN THE SOUTHERLY LINE OF LOT 169, BLOCK E, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE NORTHWESTERLY CORNER OF SAID LOT 170 AND THE HEREIN DESCRIBED TRACT;

THENCE N54°28'48"E, WITH THE SOUTHERLY LINE OF SAID LOT 169 AND THE NORTHERLY LINE OF SAID LOT 170, PASSING AT A DISTANCE OF 156.73 FEET, A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID ROARING FORK AT THE COMMON EASTERLY CORNER OF SAID LOT 169 AND 170 AND CONTINUING INTO ROARING FORK, FOR A TOTAL DISTANCE OF 187.36 FEET TO A CALCULATED POINT IN THE CENTER OF SAID ROARING FORK, SAME BEING THE WESTERLY LINE OF LOT 140, BLOCK E, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTER OF ROARING FORK, BEING IN PART, THE WESTERLY LINES OF SAID LOT 140 AND LOT 139 OF SAID BLOCK E, THE FOLLOWING THREE (3) COURSES:

1. S23°49'12"E, A DISTANCE OF 148.41 FEET TO A CALCULATED POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 41.71 FEET, AND A CHORD WHICH BEARS S26°35'21"E, A DISTANCE OF 41.69 FEET TO A CALCULATED POINT AT THE END OF SAID CURVE;
3. S28°44'27"E, A DISTANCE OF 140.97 FEET TO A CALCULATED POINT IN THE NORTHERLY LINE OF LOT 9, BLOCK D, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, AT THE CENTERLINE INTERSECTION OF SAID ROARING FORK AND GOOD NIGHT TRAIL (60' PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT), AS SHOWN ON SAID PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S60°24'06"W, WITH THE CENTERLINE OF SAID GOOD NIGHT TRAIL AND THE NORTHERLY LINE OF SAID LOT 9, PASSING AT A DISTANCE OF 30.00 FEET, A MAG NAIL FOUND AT THE SOUTHEASTERLY CORNER OF SAID 0.131 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 119.37 FEET TO A MAG NAIL FOUND AT AN EL CORNER OF SAID 0.131 ACRE TRACT, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE S28°54'45"E, WITH THE WESTERLY LINE OF SAID LOT 9 AND THE SOUTHERLY LINE OF SAID 0.131 ACRE TRACT, A DISTANCE OF 30.00 FEET TO AN IRON ROD WITH G& R CAP FOUND IN THE SOUTHERLY LINE OF GOOD NIGHT TRAIL, (60' R.O.W.), AT THE NORTHEASTERLY CORNER OF LOT 10, BLOCK D, OF SAID TRAVISSO SECTION ONE, PHASE TWO;

THENCE S60°24'06"W, WITH THE SOUTHERLY LINE OF GOOD NIGHT TRAIL, (60' R.O.W.) AND SAID 0.131 ACRE TRACT, SAME BEING THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 52.72 FEET TO A CALCULATED POINT, FOR THE SOUTHWESTERLY CORNER OF SAID 0.131 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WESTERLY LINE OF SAID 0.131 ACRE TRACT AND IN PART WITH THE WESTERLY LINE OF SAID LOT 170, THE FOLLOWING THREE (3) COURSES:

1. N28°54'45"W, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT;
2. N60°24'06"E, A DISTANCE OF 4.96 FEET TO A CALCULATED POINT;
3. N29°35'42"W, PASSING AT A DISTANCE OF 30.00 FEET, AN IRON ROD WITH G& R CAP FOUND IN THE NORTHERLY LINE OF SAID GOOD NIGHT TRAIL, AT THE SOUTHWESTERLY CORNER OF SAID LOT 170, AND CONTINUING FOR A TOTAL DISTANCE OF 310.92 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.308 ACRES OF LAND, MORE OR LESS.

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

202100131

TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT

LEGEND

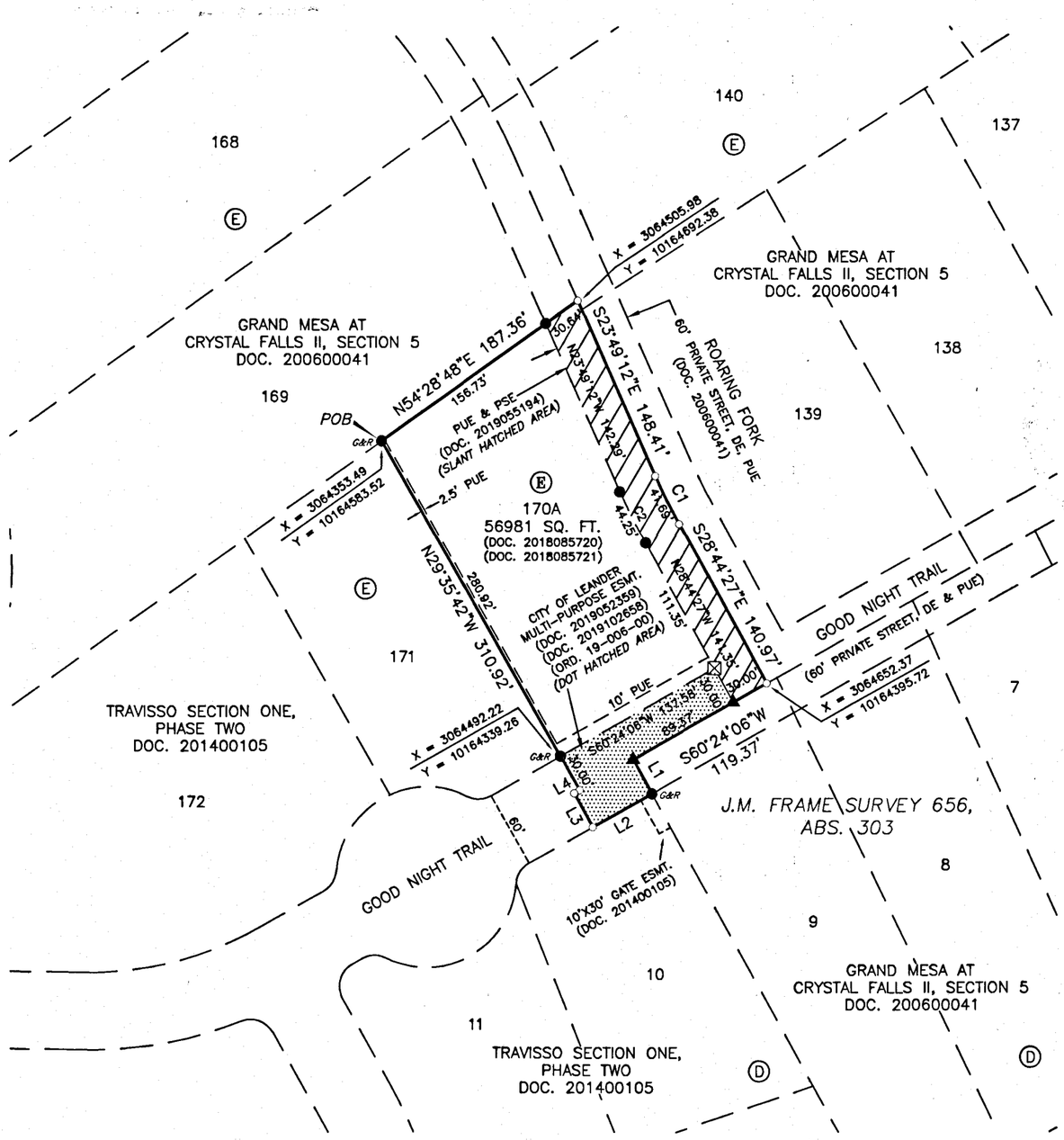
- ● 1/2" IRON ROD FOUND
- INSIGNIA ● IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- ▲ MAG NAIL FOUND
- ⊠ CHISELED "X" IN CONCRETE FOUND
- ○ CALCULATED POINT
- Ⓚ BLOCK NAME
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SAFETY EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	4°49'39"	495.00'	41.71'	S26°35'21"E	41.69'	20.87'
C2	4°49'49"	525.00'	44.26'	N26°34'48"W	44.25'	22.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S28°54'45"E	30.00'
L2	S60°24'06"W	52.72'
L3	N28°54'45"W	30.00'
L4	N60°24'06"E	4.96'

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

20210013 1

TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC., A TEXAS CORPORATION, AS THE OWNER OF LOT 170, BLOCK E, OF TRAVISSO SECTION ONE, PHASE TWO, RECORDED IN DOCUMENT NO. 2018085721, THAT CERTAIN 30 FOOT PORTION OF ROARING FORK, A 60 FOOT PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT, RECORDED IN DOCUMENT NO. 2019055194 AND THAT CERTAIN 0.131 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019102658, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT.

KEVIN AUTIN, PRESIDENT
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF October 20 20 A.D.

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson, TEXAS.

MY COMMISSION EXPIRES 12-2-2022

KELLY ATKIN
My Notary ID # 130040659
Expires December 2, 2022

PLAT NOTES

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

2. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION SECTION FIVE, RECORDED IN DOCUMENT NO. 2006029777 AS AMENDED IN DOCUMENT NO. 2019093433, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5. PROPERTY OWNER 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 ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).

8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.

10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

11. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NOS. 2014090540 AND 2014129650, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

12. 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.

13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NO. 2012206635.

14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION FACILITIES.

15. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

16. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

17. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. WITH THE EXCEPTION OF THE GATE LOCATED ON GOODNIGHT TRAIL WHICH SHALL BE ACCESSED USING THE DISPATCH SYSTEM DESCRIBED IN THAT CERTAIN GATE OPERATION AND USAGE AGREEMENT (THE "GATE AGREEMENT") BETWEEN THE CITY OF LEANDER AND THE CRYSTAL FALLS HOMEOWNER'S ASSOCIATION, INC., DATED JULY 21, 2017 RECORDED AS DOCUMENT NO. 2017128115, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (THE "OPRTCT") WHILE THAT AGREEMENT IS IN EFFECT, THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION, OR OTHERWISE PROVIDE A MUTUALLY-ACCEPTABLE METHOD OF ACCESS FOR THE CITY AND ITS AGENTS. THE FOREGOING PROVISIONS ARE NOT INTENDED TO MODIFY OR EXPAND THE USES, TERMS, OR ANY RIGHTS GRANTED TO THE CITY IN THE GATE AGREEMENT OR THE DEED WITHOUT WARRANTY RECORDED AS DOCUMENT NO. 2019052359 OF THE OPRTCT OR THE RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY PUBLIC UTILITY, DRAINAGE AND GOVERNMENTAL USE EASEMENT RECORDED WITH DOCUMENT NO.2019052359 OF THE OPRTCT.

18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION FIVE, RECORDED IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

19. THIS PLAT CONFORMS TO THE FINAL PLAT FOR GRAND MESA AT CRYSTAL FALLS II, SECTION FIVE, APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 9, 2006.

STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1909144-LND, ISSUED APRIL 17, 2019 HAVE BEEN SHOWN OR NOTED HERON.

PHILLIP L. McLAUGHLIN 10-01-2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP L. McLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

10-13-20

STATE OF TEXAS:
COUNTY OF TRAVIS:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

JONATHAN HAYNIE
D.R. #OS0032937

FOR STACEY SCHEFFEL D. R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE 3/12/2021

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS SUBDIVISION WAS APPROVED WITH A PUBLIC HEARING HELD IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE.

APPROVED THIS THE 12 DAY OF December 20 20 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.

Ron May ~~REBECCA H. ROSS~~, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF June, 2021 A.D. AT 10:35 O'CLOCK A M., AND DULY RECORDED ON THE 1st DAY OF June, 2021 A.D. AT 10:35 O'CLOCK A M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 20210013 1

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 1st DAY OF June, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY E. Medina DEPUTY
E. MEDINA

SEAL OF COUNTY COURT TRAVIS COUNTY, TEXAS

C&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

3 pgs 202100131

PLAT

PLAT RECORDS INDEX SHEET

SUBDIVISION NAME TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT

OWNERS NAME CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS

TAX CERTIFICATE 2021121636

RETURN

JAMES BROWDER - P/UP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202100131

Jun 01, 2021 10 35 AM
Fee $102 00 MEDINAE

$102 6/1/21 202100131

TRAVISSO SECTION ONE, PHASE TWO
LOT 170, BLOCK E REPLAT

SUBMITTAL DATE: OCTOBER 8, 2019
TOTAL AREA OF THIS PLAT: 1.308 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1

NEW STREETS: NONE

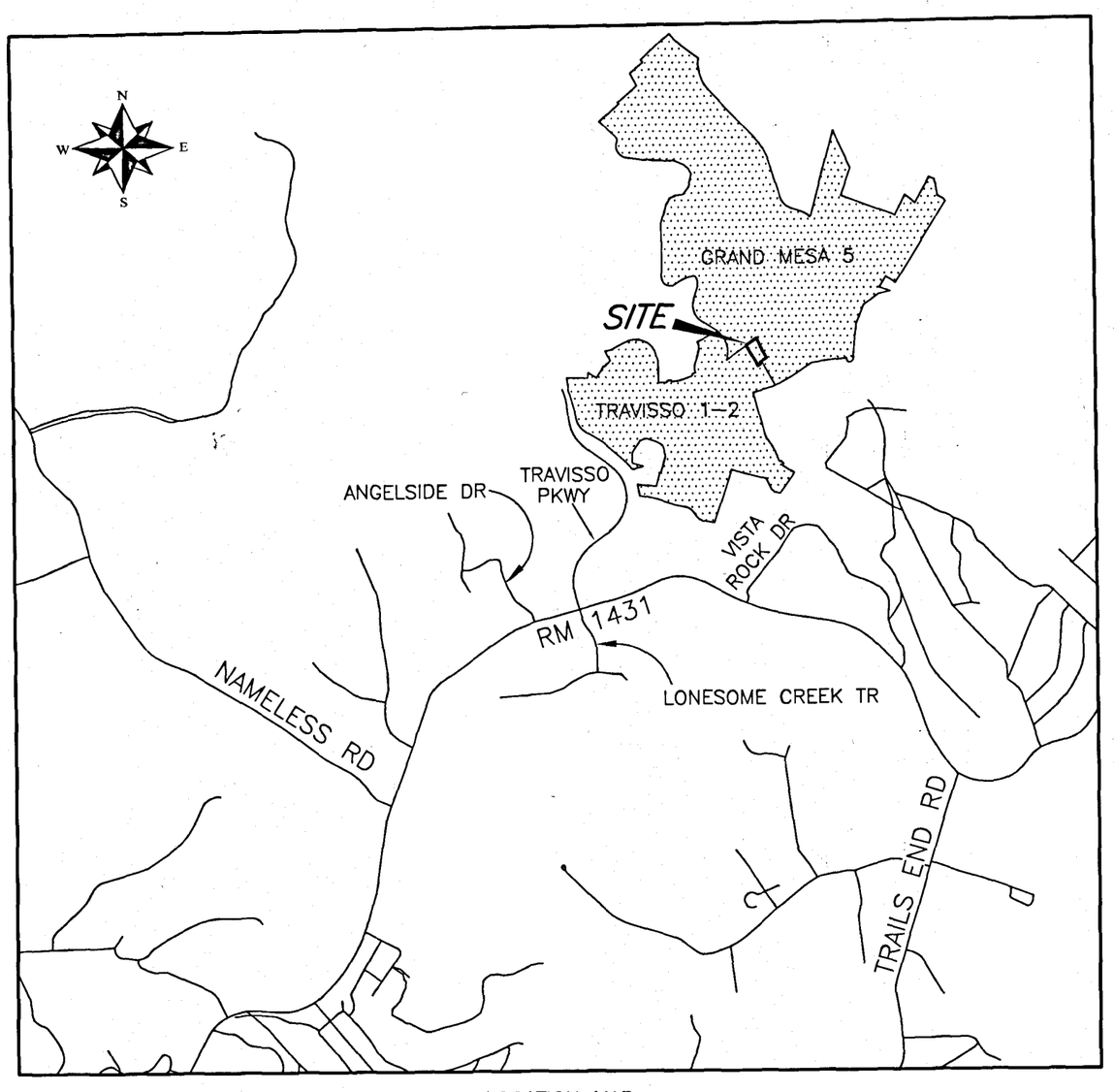
OWNER:
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641
(512) 986-7444

AGENT:
BARBARA SMITH
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641
(512) 986-7444

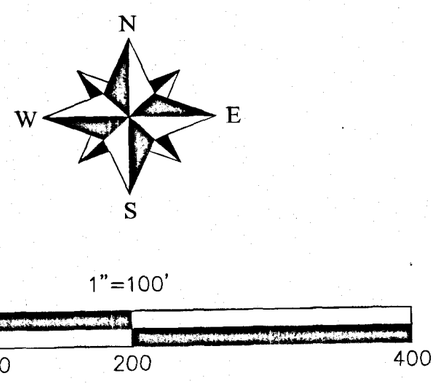
DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, LP
1789 SOUTH BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
(512) 690-4322

ENGINEER:
JAY ENGINEERING COMPANY INC.
1500 COUNTY ROAD 269
LEANDER, TEXAS 78641
(512) 259-3882

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728
(512) 267-7430



LOCATION MAP
SCALE: 1"=2000'



SHEET INDEX
SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT SHEET
SHEET 3: PLAT NOTES AND SIGNATURE BLOCKS

DESCRIPTION OF 1.308 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. FRAME SURVEY 656, ABSTRACT 303, BEING ALL OF LOT 170, BLOCK E, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, ALL OF THAT CERTAIN 0.131 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019052359 AND ALL OF THAT CERTAIN PORTION OF ROARING FORK (60' PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT), AS SHOWN ON PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, AND DESCRIBED IN DOCUMENT NO. 2019055194, ALL OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.308 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP FOUND IN THE SOUTHERLY LINE OF LOT 169, BLOCK E, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE NORTHWESTERLY CORNER OF SAID LOT 170 AND THE HEREIN DESCRIBED TRACT;

THENCE N54°28'48"E, WITH THE SOUTHERLY LINE OF SAID LOT 169 AND THE NORTHERLY LINE OF SAID LOT 170, PASSING AT A DISTANCE OF 156.73 FEET, A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID ROARING FORK AT THE COMMON EASTERLY CORNER OF SAID LOT 169 AND 170 AND CONTINUING INTO ROARING FORK, FOR A TOTAL DISTANCE OF 187.36 FEET TO A CALCULATED POINT IN THE CENTER OF SAID ROARING FORK, SAME BEING THE WESTERLY LINE OF LOT 140, BLOCK E, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTER OF ROARING FORK, BEING IN PART, THE WESTERLY LINES OF SAID LOT 140 AND LOT 139 OF SAID BLOCK E, THE FOLLOWING THREE (3) COURSES:

1. S23°49'12"E, A DISTANCE OF 148.41 FEET TO A CALCULATED POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 41.71 FEET, AND A CHORD WHICH BEARS S26°35'21"E, A DISTANCE OF 41.69 FEET TO A CALCULATED POINT AT THE END OF SAID CURVE;
3. S28°44'27"E, A DISTANCE OF 140.97 FEET TO A CALCULATED POINT IN THE NORTHERLY LINE OF LOT 9, BLOCK D, OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 5, AT THE CENTERLINE INTERSECTION OF SAID ROARING FORK AND GOOD NIGHT TRAIL (60' PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT), AS SHOWN ON SAID PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S60°24'06"W, WITH THE CENTERLINE OF SAID GOOD NIGHT TRAIL AND THE NORTHERLY LINE OF SAID LOT 9, PASSING AT A DISTANCE OF 30.00 FEET, A MAG NAIL FOUND AT THE SOUTHEASTERLY CORNER OF SAID 0.131 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 119.37 FEET TO A MAG NAIL FOUND AT AN EL CORNER OF SAID 0.131 ACRE TRACT, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE S28°54'45"E, WITH THE WESTERLY LINE OF SAID LOT 9 AND THE SOUTHERLY LINE OF SAID 0.131 ACRE TRACT, A DISTANCE OF 30.00 FEET TO AN IRON ROD WITH G& R CAP FOUND IN THE SOUTHERLY LINE OF GOOD NIGHT TRAIL, (60' R.O.W.), AT THE NORTHEASTERLY CORNER OF LOT 10, BLOCK D, OF SAID TRAVISSO SECTION ONE, PHASE TWO;

THENCE S60°24'06"W, WITH THE SOUTHERLY LINE OF GOOD NIGHT TRAIL, (60' R.O.W.) AND SAID 0.131 ACRE TRACT, SAME BEING THE NORTHERLY LINE OF SAID LOT 10, A DISTANCE OF 52.72 FEET TO A CALCULATED POINT, FOR THE SOUTHWESTERLY CORNER OF SAID 0.131 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WESTERLY LINE OF SAID 0.131 ACRE TRACT AND IN PART WITH THE WESTERLY LINE OF SAID LOT 170, THE FOLLOWING THREE (3) COURSES:

1. N28°54'45"W, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT;
2. N60°24'06"E, A DISTANCE OF 4.96 FEET TO A CALCULATED POINT;
3. N29°35'42"W, PASSING AT A DISTANCE OF 30.00 FEET, AN IRON ROD WITH G& R CAP FOUND IN THE NORTHERLY LINE OF SAID GOOD NIGHT TRAIL, AT THE SOUTHWESTERLY CORNER OF SAID LOT 170, AND CONTINUING FOR A TOTAL DISTANCE OF 310.92 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.308 ACRES OF LAND, MORE OR LESS.

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

202100131

TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT

LEGEND

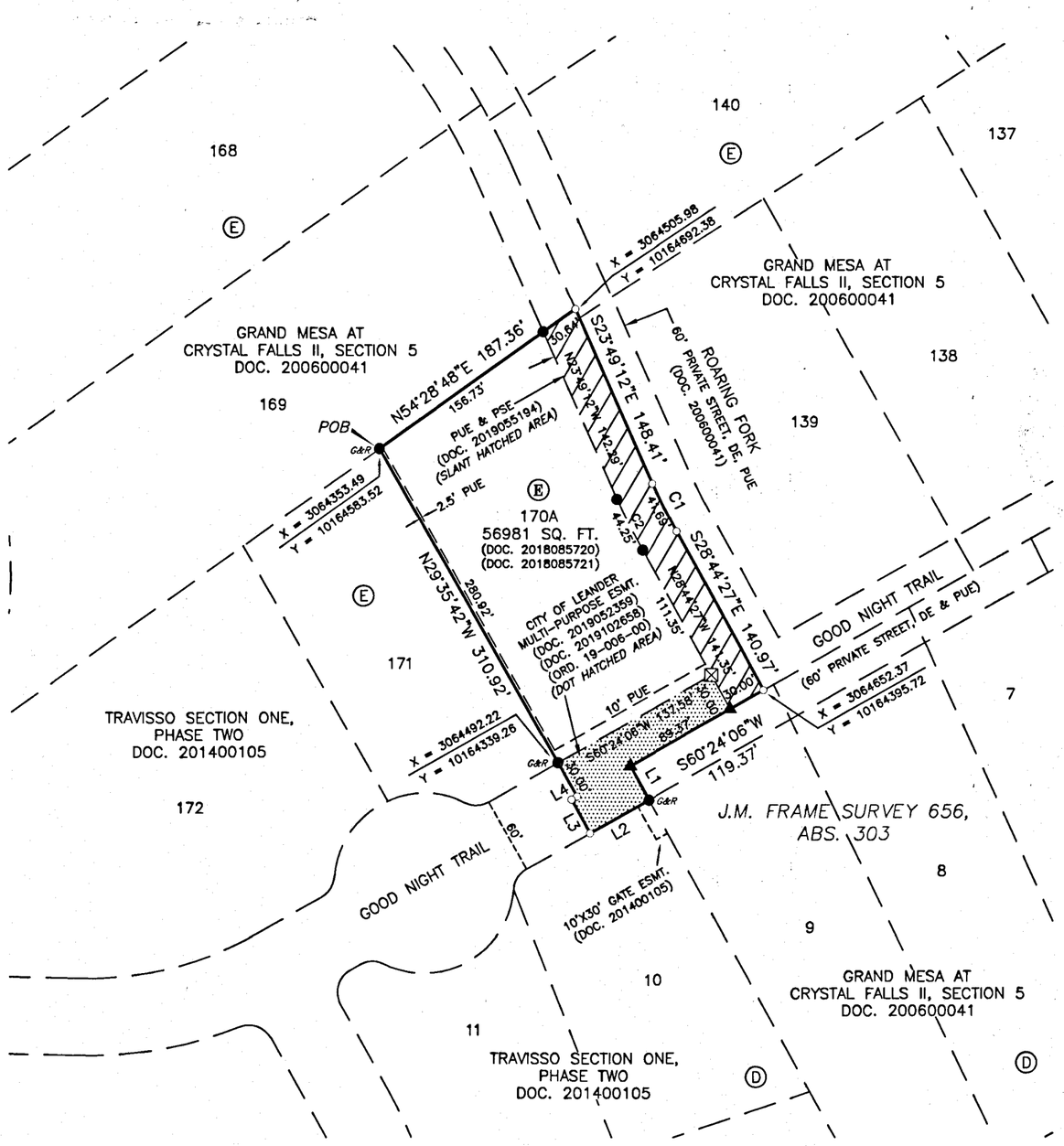
- ● 1/2" IRON ROD FOUND
- INSIGNIA ● IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- ▲ MAG NAIL FOUND
- ⊠ CHISELED "X" IN CONCRETE FOUND
- ○ CALCULATED POINT
- Ⓚ BLOCK NAME
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SAFETY EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	4°49'39"	495.00'	41.71'	S26°35'21"E	41.69'	20.87'
C2	4°49'49"	525.00'	44.26'	N26°34'48"W	44.25'	22.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S28°54'45"E	30.00'
L2	S60°24'06"W	52.72'
L3	N28°54'45"W	30.00'
L4	N60°24'06"E	4.96'

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202100131

TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC., A TEXAS CORPORATION, AS THE OWNER OF LOT 170, BLOCK E, OF TRAVISSO SECTION ONE, PHASE TWO, RECORDED IN DOCUMENT NO. 2018085721, THAT CERTAIN 30 FOOT PORTION OF ROARING FORK, A 60 FOOT PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY EASEMENT, RECORDED IN DOCUMENT NO. 2019055194 AND THAT CERTAIN 0.131 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019102658, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS TRAVISSO SECTION ONE, PHASE TWO, LOT 170, BLOCK E REPLAT.

KEVIN AUTIN, PRESIDENT
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF October 20 20 A.D.

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson, TEXAS.

MY COMMISSION EXPIRES 12-2-2022

KELLY ATKIN
My Notary ID # 130040659
Expires December 2, 2022

PLAT NOTES

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

2. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION SECTION FIVE, RECORDED IN DOCUMENT NO. 2006029777 AS AMENDED IN DOCUMENT NO. 2019093433, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5. PROPERTY OWNER 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 ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).

8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.

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11. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NOS. 2014090540 AND 2014129650, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

12. 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.

13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NO. 2012206635.

14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION FACILITIES.

15. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

16. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

17. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. WITH THE EXCEPTION OF THE GATE LOCATED ON GOODNIGHT TRAIL WHICH SHALL BE ACCESSED USING THE DISPATCH SYSTEM DESCRIBED IN THAT CERTAIN GATE OPERATION AND USAGE AGREEMENT (THE "GATE AGREEMENT") BETWEEN THE CITY OF LEANDER AND THE CRYSTAL FALLS HOMEOWNER'S ASSOCIATION, INC., DATED JULY 21, 2017 RECORDED AS DOCUMENT NO. 2017128115, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (THE "OPRTCT") WHILE THAT AGREEMENT IS IN EFFECT, THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION, OR OTHERWISE PROVIDE A MUTUALLY-ACCEPTABLE METHOD OF ACCESS FOR THE CITY AND ITS AGENTS. THE FOREGOING PROVISIONS ARE NOT INTENDED TO MODIFY OR EXPAND THE USES, TERMS, OR ANY RIGHTS GRANTED TO THE CITY IN THE GATE AGREEMENT OR THE DEED WITHOUT WARRANTY RECORDED AS DOCUMENT NO. 2019052359 OF THE OPRTCT OR THE RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY PUBLIC UTILITY, DRAINAGE AND GOVERNMENTAL USE EASEMENT RECORDED WITH DOCUMENT NO.2019052359 OF THE OPRTCT.

18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION FIVE, RECORDED IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

19. THIS PLAT CONFORMS TO THE FINAL PLAT FOR GRAND MESA AT CRYSTAL FALLS II, SECTION FIVE, APPROVED BY THE PLANNING & ZONING COMMISSION ON FEBRUARY 9, 2006.

STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1909144-LND, ISSUED APRIL 17, 2019 HAVE BEEN SHOWN OR NOTED HERON.

PHILLIP L. McLAUGHLIN 10-01-2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP L. McLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

10-13-20

STATE OF TEXAS:
COUNTY OF TRAVIS:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

FOR JONATHAN HAYNIE DR #OS0032937

STACEY SCHEFFEL D. R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE 3/12/2021

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS SUBDIVISION WAS APPROVED WITH A PUBLIC HEARING HELD IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE.

APPROVED THIS THE 12 DAY OF December 20 20 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.

Ron May ~~REBECCA H. ROSS~~, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Coufal
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF June, 2021 A.D. AT 10:35 O'CLOCK A M., AND DULY RECORDED ON THE 1st DAY OF June, 2021 A.D. AT 10:35 O'CLOCK A M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 202100131

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 1st DAY OF June, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY E. Medina
DEPUTY
E. MEDINA

SEAL OF COUNTY COURT TRAVIS COUNTY, TEXAS

C&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

TRV 201400231
1 PG

PLAT

PLAT RECORDS INDEX SHEET:

Unofficial Copy

SUBDIVISION NAME: LOT 45 AND LOT 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 6, AMENDED

OWNERS NAME: LOOKOUT DEVELOPMENT GROUP LP., LOOKOUT GROUP INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2014153565- Tax Certificate

RETURN:

MIKE SIEFERT
1001 CRYSTALS FALLS PKWY
LEANDER TX 78641

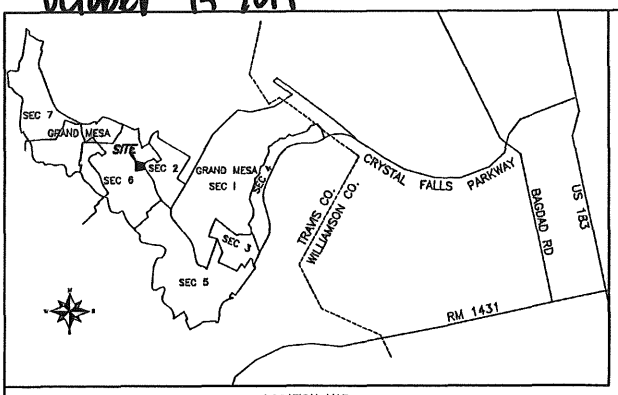
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 13, 2014 02:25 PM 201400231
CLINTONB: $48.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

OCTOBER 13 2014 $48.00 2014 00231

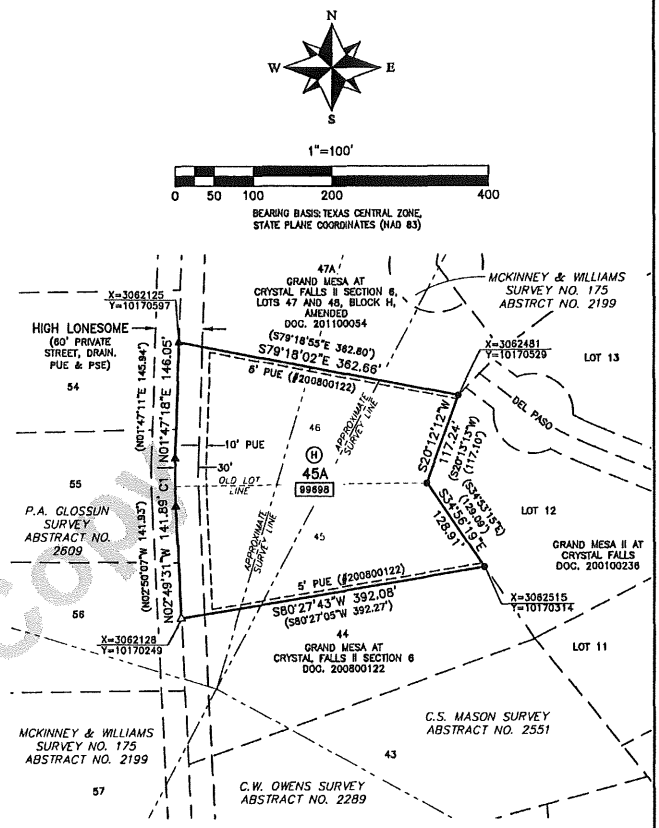
LOT 45 AND LOT 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 6, AMENDED



LOCATION MAP
N.T.S.

LEGEND:

●	= IRON ROD WITH CAP FOUND
▲	= PK NAIL FOUND
△	= PK NAIL SET
Ⓚ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
99698	= LOT AREA IN SQUARE FEET



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	04°36'33"	750.00'	60.34'	N00°33'58"W	60.32'	30.26'

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 2.289 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE P.A. GLOSSUN SURVEY, ABSTRACT NO. 2609, THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 2199, AND THE C.S. MASON SURVEY, ABSTRACT NO. 2551, BEING ALL OF LOTS 45 AND 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT 200800122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2008041128, OFFICIAL PUBLIC RECORDS OF TRAVIS, COUNTY, TEXAS, DO HEREBY PLAT SAID 2.289 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOT 45 AND LOT 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 6, AMENDED", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINCKLEY, OPERATING MANAGER
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

DATE 10/10/14

Donald Allan Hemingway
My Commission Expires
11/27/2016

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 8th DAY OF October, 2014, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PLAT NOTES:

1. THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II SECTION 6, RECORDED IN DOCUMENT NO. 200800122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
3. 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.
4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
5. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.
6. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
   A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
   B. NO SIDEWALKS.
   C. NO STREET LIGHTS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AN 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 AS FOUND ON THE TITLE POLICY RECEIVED FROM INDEPENDENCE TITLE COMPANY ON DECEMBER 06, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN SEPTEMBER 30, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 8th DAY OF October, 2014, A.D. AND AUTHORIZED TO BE FILED FOR RECORD, BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

WAYNE WATTS, PE
CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST: DEBBIE HAILE
CITY SECRETARY
CITY OF LEANDER, TEXAS

CITY OF LEANDER STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

FOR STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

Rodney Sherrill, P.E., D.R. #05021917 DATE 10/7/14

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF OCTOBER, 2014, A.D. AT 2:25 O'CLOCK P.M., AND DULY RECORDED ON THIS THE 13th DAY OF OCTOBER, 2014 A.D. AT 2:25 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2014 00231 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY Brittany Cantu
DANA DEBEAUVOIR
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: AUGUST 16, 2013
TOTAL AREA OF THIS PLAT: 2.289 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL:1

NEW STREETS: NONE

OWNER:
LOOKOUT DEVELOPMENT GROUP, LP
2370 RICE BOULEVARD, STE 200
HOUSTON, TEXAS 77005

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

Unofficial Copy

City of Leander

City of Leander Planning Department
104 North Brushy Street
PO Box 319
Leander, Texas 78646-0319
Fax (512) 528-2729
www.leandertx.org

Subdivision: GRAND MESA, SECTION 6 AMENDING LOTS 65-68

Submittal Date: 7-29-09

File #: _____
(City will assign File #)

AMENDED PLAT

APPLICATION & CHECKLIST

This application and checklist is provided as a service of the City of Leander. Its purpose is to assist the applicant in preparing a proposal that meets City standards so it can be expedited through the review process.

Prior to submission of an Amended Plat, we recommend that the applicant meet with a representative of the Planning Department to determine if the application is complete prior to printing the required number of plat copies:
Ellen Pizalate (528-2750), Robin Griffin (528-2763), or David Hutton (528-2732)

AN AMENDED PLAT DOES NOT REQUIRE A CONCEPT PLAN, PRELIMINARY PLAT OR CONSTRUCTION PLANS. AS PRESCRIBED BY STATE STATUTE, IT MAY BE UTILIZED TO AMEND EXISTING PLATTED LOTS WITHOUT VACATION OF THE PRECEDING PLAT, WITHOUT A PUBLIC HEARING AND WITHOUT APPROVAL OF OTHER LOT OWNERS WITHIN THE PLATTED SUBDIVISION IF IT IS UTILIZED SOLELY FOR ONE OR MORE OF THE FOLLOWING PURPOSES (CHECK ONE OR MORE AS APPLICABLE):

- ☐ To correct an error in a course or distance shown on the preceding plat.
- ☐ To add a course or distance that was omitted on the preceding plat.
- ☐ To correct an error in a real property description shown on the preceding plat.
- ☐ To indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments.
- ☐ To show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat.
- ☒ To correct any other type of scrivener or clerical error or omission previously approved by the City, including lot numbers, acreage, street names, and identification of adjacent recorded plats.
- ☐ To correct an error in courses and distances of lot lines between two adjacent lots if:
  1. Both lot owners join in the application for amending the plat,
  2. Neither lot is abolished,
  3. The amendment does not attempt to remove recorded covenants or restrictions, and
  [illegible] material adverse effect on the property rights of the other owners in the plat.
  [illegible] lot line or easement.

LOST COVE CORPORATION
DBA CRYSTAL FALLS REALTY
CONSTRUCTION ACCOUNT
1001 CRYSTAL FALLS PARKWAY
LEANDER, TX 78641

FIRST TEXAS BANK
ROUND ROCK, TX 78664

1646
88-474/1149
04

7/29/2009

PAY TO THE ORDER OF City of Leander $ **700.00

Seven Hundred and 00/100********** DOLLARS

City of Leander

MEMO GM 6 correction

⑈001646⑈ ⑆114904746⑆ ⑈251423⑈ 21⑈

MP

INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Use the most current application from the City's website (www.leandertx.org) or from the Planning Department.
- Place a check mark on each line if you have complied with that item. Indicate with N/A if the item does not apply to your plat. ***This checklist is only a guide. All state and local subdivision requirements cannot be reflected on this checklist.*** If there are any questions regarding subdivision regulations, the applicant should consult the source law. City ordinances can be obtained from the City of Leander at our website or at city hall.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

Submit the following items to the Planning Department or include on the Amended Plat:

✓ 1. Completed and signed application/checklist.
✓ 2. Seven (7) sets of the amended plat – **18" X 24" in size and collated and folded into fourths (9" x 12") with the name of the subdivision showing**. (The original mylar is not submitted until all comments have been addressed. If located within the ETJ, one additional set of the plat is required if in Williamson County and two additional sets of the plat are required if in Travis County.)
✓ 3. Copy of deed showing current ownership.
✓ 4. Copy of existing deed restrictions or covenants.
✓ 5. Filing Fee: $500.00 + $200 Professional Recovery Fee = $700 Total Fee

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN ON THE PLAT AND/OR SUBMITTED WITH THE PLAT:

General Information:

✓ 1. The proposed name of the subdivision. The name should be the subdivision, lot(s) and block being replatted and followed by the word:
Amended

✓ 2. The date, scale, north point, names and addresses of the owner of record, developer, registered public surveyor, and licensed professional engineer (if applicable).

✓ 3. A location map. (Recommend USGS 7.5 minute quadrangle map.)

✓ 4. Identification and location of proposed uses and reservations for all lots within the subdivision.

✓ 5. The following note is shown: #9
This amended plat does not remove any restrictions.

✓ 6. Plat or deed references for adjacent property as determined by the most recent tax rolls for all properties located within two hundred (200) feet of the subdivision boundary.

✓ 7. Plat note stating as follows: #17
Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander.

✓ 8. Plat note for single family plats as follows: #34
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. No driveway shall be constructed closer than 100 feet or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.

✓ 9. Certification, signature and revision blocks as required by the City and County, including the following:

a) A certified statement by the surveyor is provided indicating that all easements of record are shown or noted on the plat (as found on the title policy or discovered with a title search prepared in conjunction with the most recent purchase) and the plat is in conformance with the Leander Subdivision Ordinance.

b) Owner's dedication statement signed and acknowledged by owners dedicating all additional ROW, streets, alleys, easements, parks, and other open spaces to public use, or, when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision. All signatures are with permanent/waterproof ink and notary seals are legible.

c) If subdivision is not to be served by the City water system, provide a certification from a licensed professional engineer and approval by the Texas Commission on Environmental Quality (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission.

d) If the subdivision is not to be served by an organized wastewater collection system, provide this note with the engineer's seal stating whether the tract is or is not located in the Edwards Aquifer Recharge Zone and a signature block certified by Paulo Pinto, Williamson Co. Director of Environmental Services:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the Edwards Aquifer Regulations for Williamson County, Williamson County Flood Plain Regulations, and the Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County & Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in the plat and the documents associated with it.

_____ _____

Paulo Pinto ***Date***

Director of Environmental Services

e) Lot area, width and depth, public utility and drainage easements, and setbacks conform to the requirements as established for the designated land use as set forth in the Zoning Ordinance.

f) The County recording statement is located in the lower right hand corner of the signature page.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E., RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE___ DAY OF____, 20__, A.D. AT ___ O'CLOCK__.M., AND WAS DULY RECORDED ON THIS THE___DAY OF____, 20__, A.D. AT _____ O'CLOCK__.M, PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET___, SLIDES___ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Or

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE___DAY OF____, 20__, A.D. AT___ O'CLOCK__.M., AND WAS DULY RECORDED ON THIS THE___DAY OF____, 20___, A.D. AT___ O'CLOCK__.M, PLAT RECORDS OF SAID COUNTY AND STATE IN CABINET ___, SLIDES___WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: _____
DANA DEBEAUBOVOIR
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

g) If the property is in Travis County and within the City ETJ, provide a Travis County Commissioner's Court approval note.

h) City approval statement as follows:

Approved this the ____ day of ____, 20__ A.D. and authorized to be filed for record by the County Clerk of _____ County.

_____
Wayne S. Watts, PE, City Engineer
City of Leander, Texas

ATTEST: _____
Debbie Haile, City Secretary
City of Leander, Texas

***Existing Conditions*:**

✓ 1. The existing property lines of the land being subdivided, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification.

✓ 2. Areas delineating the regulatory one hundred (100) year floodplain, if applicable. This information must be certified by a licensed professional engineer.

✓ 3. Location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records.

✓ 4. Survey ties locating adjacent intersecting streets/driveways and median breaks to determine compliance with alignment or off-set requirements on a boundary street within a distance of 1,000 feet of the subdivision boundary.

✓ 5. Survey ties at no less than three hundred (300) foot intervals across boundary streets indicating existing ROW width/location (unless such ROW was dedicated by plat).

✓ 6. The location of City limit lines and/or extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary.

✓ 7. The location of the County line if it traverses the subdivision or is contiguous to the subdivision boundary.

Survey Control Information:

✓ 1. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner, accurately described and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

✓ 2. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins.

✓ 3. Sufficient data for each lot to prove mathematical closure.

✓ 4. AutoCAD or GIS digital file on a CD as follows: Any graphics files in electronic format shall be in ESRI shape file format or Autodesk native file format, using the Datum, Projection, and Units listed below. The zoom settings, views, pen tables, and layers for each file shall be set to display the drawing as a complete plat sheet. Symbol files, font files, external reference files and other files required to correctly display the drawings shall be included in the same directory as the graphics files. A key of all CAD layers, with a description of the information on each layer, shall be provided to assist city staff in extracting the required information. For submittals in Shape file format, all metadata as listed above shall be included.

Datum: North American Datum 1983 (NAD 83) Projection: Texas State Plane – Central Zone (4203)
Units: US Survey Feet

Improvements:

✓ 1. The location, bearings, distances, and widths of proposed easements to be dedicated to public use.

✓ 2. A ten foot wide public utility, landscape and pedestrian access easement is dedicated and shown graphically adjacent to all street ROW. (Note: if use is single family or duplex, only dedicate a ten foot public utility easement).

✓ 3. Water Courses and Easements: Distances along the side lot lines from the right-of-way line or the high bank of a stream. Traverse line along the edge of all major waterways in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.

✓ 4. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines. If inside the City, lots are in conformance with the Leander Composite Zoning Ordinance. If outside the City, lots served by a central sewage system have a minimum area as provided in the Composite Zoning Ordinance in the zoning district appropriate for the proposed land use. Lots to be served by septic systems shall be a minimum of 20,000 square feet in area and conform to the County regulations based on percolation tests.

✓ 5. The use, property dimensions, names and boundary lines of all reservations to be dedicated for public use, including schools, churches, parks and open spaces; common ownership; or subsequent development.

N/A 6. The proposed location of sidewalks for each street shown as a dotted line inside the proposed right-of-way and the following sidewalk note:

Sidewalks shall be installed on the subdivision side of [insert street name(s)]. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.

✓ 7. If inside the City limits, subdivision complies with the Composite Zoning Ordinance. If plat does not comply with existing zoning, a re-zoning application is enclosed.

Current zoning (if inside Leander)_____ (Do not show on plat)

✓ 8. No lot has a lot line intersection of less than forty-five (45) degrees.

✓ 9. All lots front on a public roadway.

✓ 10. Wherever feasible, single family and two family residential lots are oriented so that the rear line of a lot is not the side lot line of another lot.

✓ 11. There are no single family or two family double frontage lots except where one of the frontages is to an arterial street.

✓ 12. Single family and two family residential lots adjacent to an arterial street have access on a residential street only and a note is shown on the plat prohibiting access to the other street.

✓ 13. Single family and two family residential corner lots on unequal class streets have access only to the street with the lower classification and a note is shown on the plat prohibiting access to the other street.

✓ 14. "Flag" lots are not proposed unless there are no other reasonable alternatives and they meet the following conditions:

- ____ Driveways would be located no closer than permitted by the Transportation Criteria Manual.
- ____ The minimum width of the flag lot is no less than twenty five (25) feet.
- ____ The narrow portion of the lot is dedicated as a common driveway access easement.
- ____ No more than two "flag" lots are located side by side.
- ____ The Fire Chief has no objection to the lot layout.
- ____ The narrow "flag pole" portion of the lot is not considered when calculating lot width, depth or area requirements, or in establishing setback requirements.

✓ 15. For residential plats, the following note is provided if applicable:

For lots less than sixty feet wide and zoned SFC, SFL or SFT, residential street facing garages shall be located no closer to the street than five feet in front of the dwelling or roof covered porch, with such dwelling or porch structure being not less than seven feet wide for all portions of the structure adjacent to the garage. For all other lots, residential street facing garages shall be located no closer to the street than the dwelling.

✓ 16. A note is provided limiting access to a specified roadway if required.

✓ 17. Is this plat subject to an approved PUD, PDD or developer agreement? (Y/N) If yes, provide a copy.

✓ 18. Is applicant proposing a development agreement? (Y/N) If yes, provide a letter explaining proposal.

N/A 19. For multi-lot non-residential plats, the following note is provided:

All lots contained in this subdivision and users thereof shall have reciprocal access for ingress and egress through all drive lanes, fire lanes and driveways.

✓ 20. Certification from a licensed professional engineer and approval by the Texas Commission on Environmental Quality (TCEQ) (when community well serving more than 25 people for over 60 days a year or when connecting a private well to a public city system) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.

Support Documents:

N/A 1. Copy of approved application for flood plain map amendment or revision by FEMA (if applicable).

✓ 2. Note: Original tax certificates from the Williamson County tax office (includes County, City, and ACC) and LISD tax office are required prior to recording.

N/A 3. If the plat is in Williamson County, provide the owner's affidavit for recording.

Applicant Information:

Please Note: The signature of owner authorizes City of Leander staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with.

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

____ *I, the owner, will represent this application with the City of Leander.*

✓ *I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Leander.*

Property Owner: LOOKOUT DEVELOPMENT Phone: 260-2066 Fax: 260-9043

Address: 1001 Crystal Falls Pkwy City: Leander State: TX Zip: 78641 Mobile: _____

Signature: _____ Email: _____

WILLIAM R. HINCKLEY
PRESIDENT

Project Agent: BARBARA SMITH Phone: 260-2066 Fax: 260-9043

Address: 1001 Crystal Falls Pkwy City: Leander State: TX Zip: 78641

Email: barbara@crystalfalls.net Mobile: _____ Pager: _____

I hereby attest that I prepared this application / checklist and that all information shown hereon is correct and complete to the best of my knowledge.

_____	WILLIAM R. HINCKLEY	7-29-09
Signature	Name (printed)	Date

ELECTRONICALLY RECORDED 2009161177

TRV 5 PGS

15/ITC/ZK.D9116816 .TDH

CORRECTION AFFIDAVIT

STATE OF TEXAS
COUNTY OF WILLIAMSON

Crichton and Associates, did heretofore provide surveying services in conjunction with preparation of the Grand Mesa at Crystal Falls II, Section 6 Amending Lots 65, 66, 67 and 68 Block E, A subdivision in Travis County, Texas according to the map or plat thereof recorded in Document Number 200900128 of Travis County, Texas Real Property Records:

Due to a scrivener's error the owner's dedication on the face of the plat reads as follows:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THAT 6.8992 ACRE BEING LOTS 65, 66, 67 AND 68 BLOCK E OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 20080041128 OF THE TRAVIS COUNTY, TEXAS OFFICIAL RECORDS DO HEREBY AMEND SAID LOTS 65, 66, 67 AND 68, BLOCK B IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS, AMENDING LOTS 65, 66, 67 AND 58 BLOCK B AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 22nd DAY OF September, 2009 A.D.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER, LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

The owner dedication is corrected to read as follows:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THAT 6.8992 ACRE BEING LOTS 65, 66, 67 AND 68 BLOCK E OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800122 OF THE TRAVIS COUNTY, TEXAS OFFICIAL RECORDS DO HEREBY AMEND SAID LOTS 65, 66, 67 AND 68, BLOCK E, IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS II, SECTION 6 AMENDING LOTS 65, 66, 67 AND 68 BLOCK E AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

STATE OF TEXAS

COUNTY OF ~~Williamson~~ Harris

This instrument was acknowledged before me on September 22, 2009 by Lookout Development Group LP, The Lookout Group, Inc., its General Partner by William R. Hinckley President.

Sharee S. Robertson

NOTARY PUBLIC STATE OF TEXAS

SHAREE S. ROBERTSON
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
DECEMBER 15, 2009

WITNESS MY HAND THIS THE _____DAY OF _____, 20__ A.D.

_____

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER, LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

By: _____
Herman Crichton, R.P.L.S. 4046 Sept. 2, 1009

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was ACKNOWLEDGED, SUBSCRIBED AND SWORN TO before me this the 4 day of Sept. 4, 2009, by Herman Crichton, a Registered Professional Licensed Surveyor for Crichton and Associates Land Surveyors.

_____
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 3/17/2012

NICOLE C CONEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 03/17/2012

WITNESS MY HAND THIS THE 22nd DAY OF September, 2009 A.D.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER, LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

By: _____
Herman Crichton, R.P.L.S. 4046 Sept. 2, 2009

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was ACKNOWLEDGED, SUBSCRIBED AND SWORN TO before me this the 4 day of Sept. 4, 2009, by Herman Crichton, a Registered Professional Licensed Surveyor for Crichton and Associates Land Surveyors.

NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires: 3/17/2012

NICOLE C CONEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 03/17/2012

STATE OF TEXAS

COUNTY OF ~~Williamson~~ Harris

This instrument was acknowledged before me on September 22, 2009 by Lookout Development Group LP, The Lookout Group, Inc., its General Partner by William R. Hinckley President.

Sharee S. Robertson

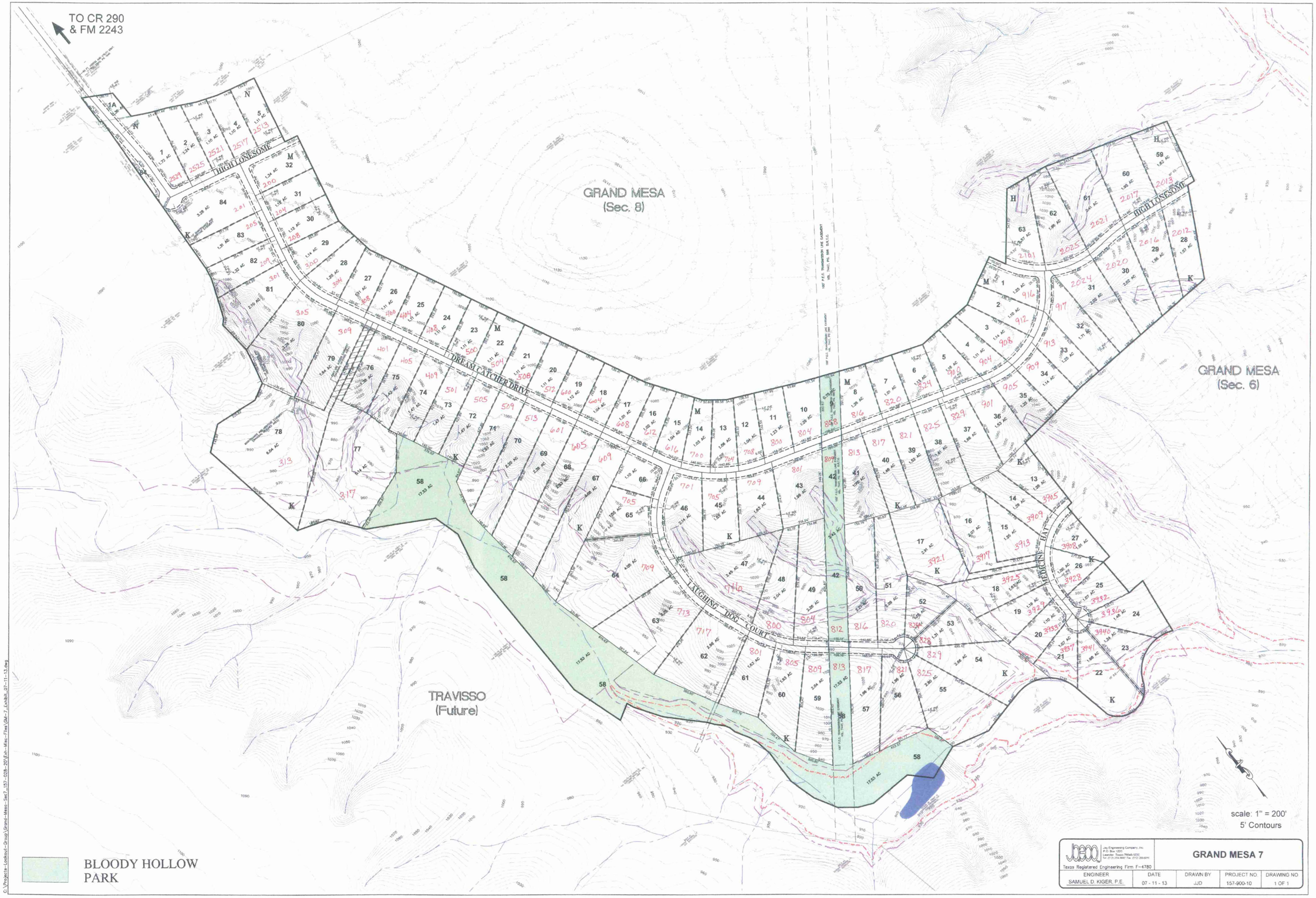
NOTARY PUBLIC STATE OF TEXAS

SHAREE S. ROBERTSON
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
DECEMBER 15, 2009

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

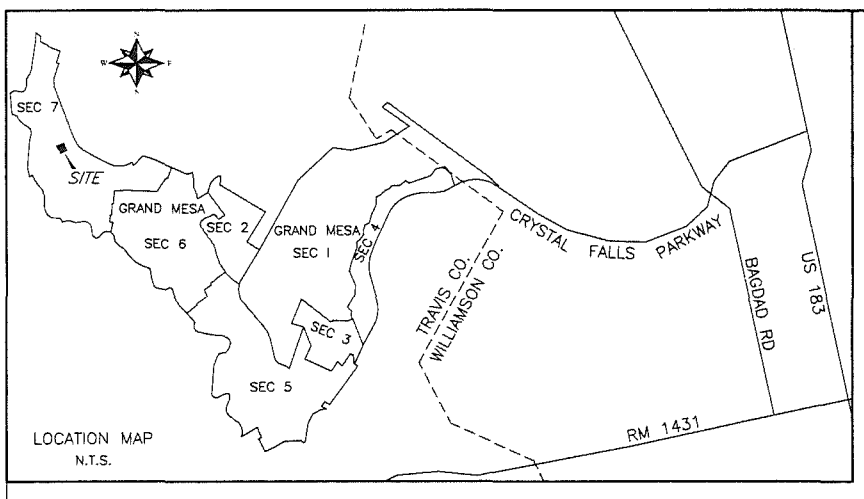
Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
September 24 2009 08:17 AM
FEE: $ 32.00 **2009161177**


TO CR 290
& FM 2243
GRAND MESA
(Sec. 8)
GRAND MESA
(Sec. 6)
HIGHLONESOME
DREAM CATCHER DRIVE
LAUGHING DOG COURT
MEDICINE HAT
TRAVISSO
(Future)
BLOODY HOLLOW
PARK
scale: 1" = 200'
5' Contours
Joy Engineering Company, Inc.
P.O. Box 1231
Leander, Texas 78646-1231
Tel. (512) 259-9400 Fax. (512) 259-9410
Texas Registered Engineering Firm F-4780
GRAND MESA 7
ENGINEER
SAMUEL D. KIGER, P.E.
DATE
07 - 11 - 13
DRAWN BY
JJD
PROJECT NO.
157-900-10
DRAWING NO.
1 OF 1

201300160

LOT 66, BLOCK K, GRAND MESA AT CRYSTAL FALLS II, SECTION 7, REPLAT



LOCATION MAP
N.T.S.

SUBMITTAL DATE: MAY 30, 2013.
TOTAL AREA OF THIS PLAT: 1.105 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1

NEW STREETS: NONE

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

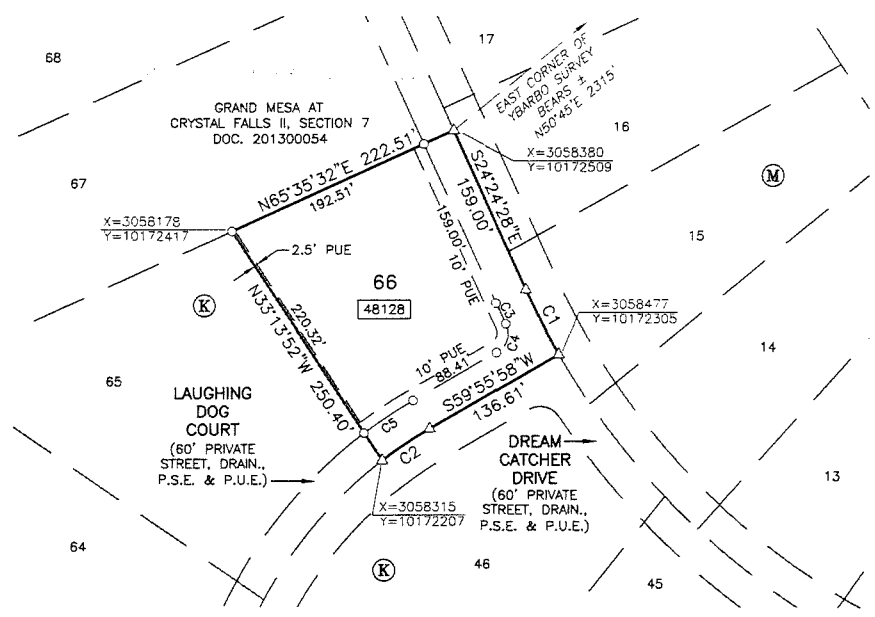
N
W E
S

1"=100'
0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

LEGEND:

○	= IRON ROD WITH G&R CAP SET
△	= MAG NAIL SET
Ⓚ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
48128	= LOT AREA IN SQUARE FEET



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	5°31'40"	690.00'	66.57'	S27°10'18"E	66.54'	33.31'
C2	7°27'46"	400.00'	52.10'	S56°12'05"W	52.06'	26.09'
C3	1°39'44"	720.00'	20.89'	S25°14'20"E	20.89'	10.44'
C4	86°00'10"	20.00'	30.02'	S16°55'53"W	27.28'	18.65'
C5	7°09'45"	430.00'	53.75'	S56°21'06"W	53.72'	26.91'

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 1.105 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C. YBARBO SURVEY 422, BEING ALL OF LOT 66, BLOCK K, GRAND MESA AT CRYSTAL FALLS II, SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201300054, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 1.105 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOT 66, BLOCK K, GRAND MESA AT CRYSTAL FALLS II, SECTION 7, REPLAT", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

7-30-13
DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30 DAY OF JULY, 2013 A.D.

Barbara A. Smith
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

MY COMMISSION EXPIRES 12-19-2016

BARBARA A. SMITH
Notary Public, State of Texas
My Commission Expires
December 19, 2016

STATE OF TEXAS:
COUNTY OF TRAVIS:

BY SIGNING THIS PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

BRENT WEBER, PRESIDENT
ALLANDALE BANKING CENTER
PROSPERITY BANK

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 25th DAY OF July, 2013 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.

RONALD ABRUZZESE, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Pizalate
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 AS FOUND ON THE PROPERTY REPORT RECEIVED FROM INDEPENDENCE TITLE COMPANY ON JANUARY 18, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN JULY 15, 2013
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7 DAY OF August 2013 A.D. AT 7:58 O'CLOCK A.M., AND DULY RECORDED ON THIS THE 7 DAY OF August 2013 A.D. AT 7:58 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300160

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 7 DAY OF August 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY V Benavides
DEPUTY

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

201300160

LOT 66, BLOCK K, GRAND MESA AT CRYSTAL FALLS II, SECTION 7, REPLAT

PLAT NOTES

1. THIS SHORT FORM FINAL PLAT DOES NOT REMOVE ANY RESTRICTIONS. RESTRICTION OF ACCESS FROM LOT 66, BLK. "K" TO DREAM CATCHER DRIVE AS STATED IN PLAT NOTE 36 OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7, IS HEREBY REMOVED. THIS SUBDIVISION IS SUBJECT TO ALL OTHER GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7, RECORDED IN DOCUMENT NUMBER 201300054, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. 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.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
5. RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013050108.
6. 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 SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. WATER WILL BE PROVIDED BY THE CITY OF LEANDER.
8. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
13. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
14. 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 PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. 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.
16. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
17. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
19. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
20. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
21. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
22. 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.
23. A 10 FOOT PUE ADJACENT TO ALL PRIVATE ROADWAYS AND ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUE ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED.
24. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
25. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
    A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
    B. NO SIDEWALKS.
    C. NO STREET LIGHTS.
26. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
27. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
28. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
29. 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.
30. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
31. GARAGES FACING A SIDE STREET ON A CORNER LOT ARE REQUIRED TO BE SET BACK 20'.
32. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
33. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
34. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE, WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
35. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012208635.
36. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.

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

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

FIELD NOTES:

DESCRIPTION OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 96.278 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF A 127.030 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO DOUGLAS D. HOOD IN VOLUME 12189, PAGE 1339, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, BEING THE MOST NORTHERLY NORTHEAST CORNER OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201300054, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 127.030 ACRE TRACT, AND GENERALLY ALONG THE LINE OF A WIRE GAME FENCE, THE FOLLOWING TWO (2) COURSES:

1. S75°33'18"E, A DISTANCE OF 337.99 FEET TO A 3" IRON FENCE POST;
2. S75°45'41"E, A DISTANCE OF 198.88 FEET TO AN IRON ROD WITH G&R CAP SET, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 1,013.55 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S13°58'08"W, A DISTANCE OF 354.86 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S76°01'52"E, A DISTANCE OF 15.37 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S13°21'02"W, A DISTANCE OF 359.80 FEET TO AN IRON ROD WITH G&R CAP SET;
4. S76°01'52"E, A DISTANCE OF 270.40 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S12°44'45"W, A DISTANCE OF 116.39 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S27°47'13"E, A DISTANCE OF 1156.40 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S47°11'05"W, A DISTANCE OF 66.66 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S52°18'35"E, A DISTANCE OF 673.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N37°41'25"E, A DISTANCE OF 1200.00 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S52°18'35"E, A DISTANCE OF 100.00 FEET TO AN IRON ROD WITH G&R CAP SET;
11. S37°41'25"W, A DISTANCE OF 497.46 FEET TO AN IRON ROD WITH G&R CAP SET;
12. S52°18'35"E, A DISTANCE OF 280.00 FEET TO AN IRON ROD WITH G&R CAP SET;
13. S37°41'25"W, A DISTANCE OF 17.19 FEET TO AN IRON ROD WITH G&R CAP SET;
14. S52°18'35"E, A DISTANCE OF 306.74 FEET TO AN IRON ROD WITH G&R CAP SET;
15. N52°07'11"E, A DISTANCE OF 225.17 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S56°27'46"E, A DISTANCE OF 112.56 FEET TO AN IRON ROD WITH G&R CAP SET;
17. N23°57'26"E, A DISTANCE OF 122.88 FEET TO AN IRON ROD WITH G&R CAP SET;
18. S73°28'16"E, A DISTANCE OF 634.10 FEET TO AN IRON ROD WITH G&R CAP SET;
19. S88°08'23"E, A DISTANCE OF 320.33 FEET TO AN IRON ROD WITH G&R CAP SET;
20. S37°20'47"W, A DISTANCE OF 234.63 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S50°53'13"E, A DISTANCE OF 228.08 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S42°07'38"E, A DISTANCE OF 358.38 FEET TO AN IRON ROD WITH G&R CAP SET;
23. S38°21'40"W, A DISTANCE OF 187.07 FEET TO AN IRON ROD WITH G&R CAP SET;
24. S11°36'02"E, A DISTANCE OF 146.06 FEET TO AN IRON ROD WITH CAP FOUND IN THE NORTHERLY LINE OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200800122, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, THE FOLLOWING TWO (2) COURSES:

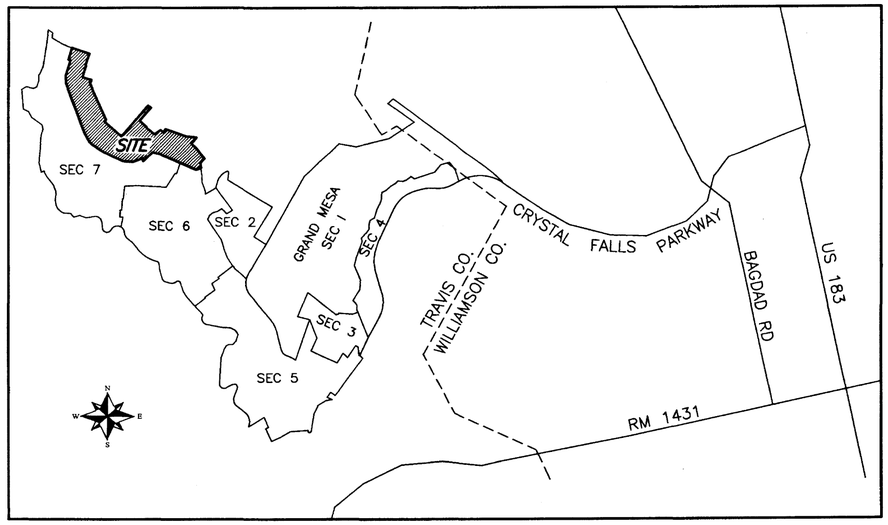
1. S70°13'39"W, A DISTANCE OF 160.07 FEET TO AN IRON ROD WITH CAP FOUND;
2. N70°24'17"W, A DISTANCE OF 500.09 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHEASTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7, THE FOLLOWING SEVENTEEN (17) COURSES:

1. N70°21'37"W, A DISTANCE OF 654.85 FEET TO A COTTON SPINDLE FOUND;
2. N80°17'58"W, A DISTANCE OF 224.84 FEET TO A COTTON SPINDLE FOUND;
3. S40°38'26"W, A DISTANCE OF 380.30 FEET TO A MAG NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 7.60, WITH A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N26°11'50"W, A DISTANCE OF 7.60 FEET TO A MAG NAIL FOUND;
5. N25°41'26"W, A DISTANCE OF 83.98 FEET TO A COTTON SPINDLE FOUND;
6. S64°30'44"W, A DISTANCE OF 266.66 FEET TO AN IRON ROD WITH CAP FOUND;
7. S88°17'57"W, A DISTANCE OF 302.18 FEET TO AN IRON ROD WITH CAP FOUND;
8. N68°26'49"W, A DISTANCE OF 341.63 FEET TO A MAG NAIL FOUND;
9. N66°01'56"W, A DISTANCE OF 308.81 FEET TO A COTTON SPINDLE FOUND;
10. N62°58'48"W, A DISTANCE OF 385.06 FEET TO AN IRON ROD WITH CAP FOUND;
11. N50°43'12"W, A DISTANCE OF 120.19 FEET TO A COTTON SPINDLE FOUND;
12. N32°53'11"W, A DISTANCE OF 309.38 FEET TO AN IRON ROD WITH CAP FOUND;
13. N24°25'52"W, A DISTANCE OF 1546.68 FEET TO AN IRON ROD WITH CAP FOUND;
14. N07°15'55"W, A DISTANCE OF 215.60 FEET TO AN IRON ROD WITH CAP FOUND;
15. N13°58'08"E, A DISTANCE OF 480.00 FEET TO AN IRON ROD WITH CAP FOUND;
16. N76°01'52"W, A DISTANCE OF 69.51 FEET TO AN IRON ROD WITH CAP FOUND;
17. N13°58'08"E, A DISTANCE OF 358.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 96.278 ACRES OF LAND, MORE OR LESS.

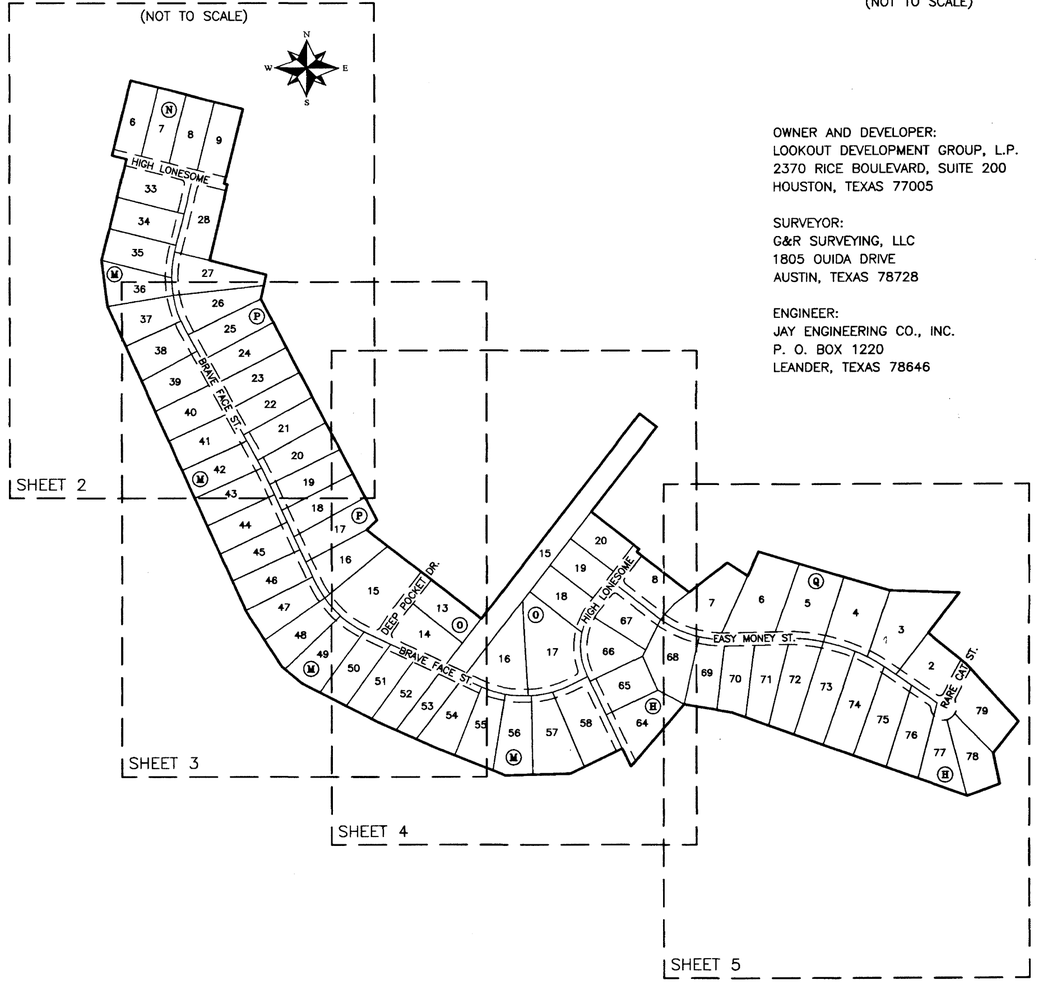
LEGEND:

CAP ●	= IRON ROD WITH CAP FOUND
○	= IRON ROD WITH G&R CAP SET
⊛	= STEEL FENCE POST
⊛	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
∘	= CALCULATED POINT
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
DE	= DRAINAGE EASEMENT
WBZE	= WATER BUFFER ZONE EASEMENT
RCS	= RIPARIAN CORRIDOR SETBACK
115697	= LOT AREA IN SQUARE FEET
	= LIMITS OF WBZE/RCS



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX
(NOT TO SCALE)



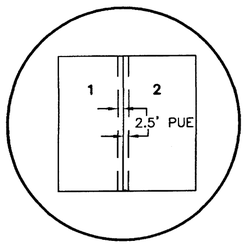
OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

SUBMITTAL DATE: JANUARY 21, 2015
TOTAL AREA OF THIS PLAT: 96.278 ACRES
TOTAL NUMBER OF LOTS: 75
RESIDENTIAL: 73
PARK: 2

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 1,534
BRAVE FACE STREET: 3,493
DEEP POCKET DRIVE: 364
EASY MONEY STREET: 1,693
RARE CAT STREET: 227
TOTAL: 7,311



TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.

2015008982

G&R SURVEYING, LLC
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AUSTIN, TEXAS 78728
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FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

BRAVE FACE STREET (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

DEEP POCKET DRIVE (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

SHEET 2 MATCHLINE SHEET 3

SHEET 3 MATCHLINE SHEET 4

REMAINDER OF 1013.55 AC. (TRACT 1) LOOKOUT PARTNERS, L.P. DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

APPROXIMATE SURVEY LINE

N=10172711.3
E=3058643.0

GRAND MESA AT CRYSTAL FALLS II SECTION 7 DOC. 201300054

53 PARK 35485

100' P.E.C. TRANSMISSION LINE EASEMENT VOL. 7447, PG. 596

MCKINNEY & WILLIAMS SURVEY 175

C&R SURVEYING, LLC
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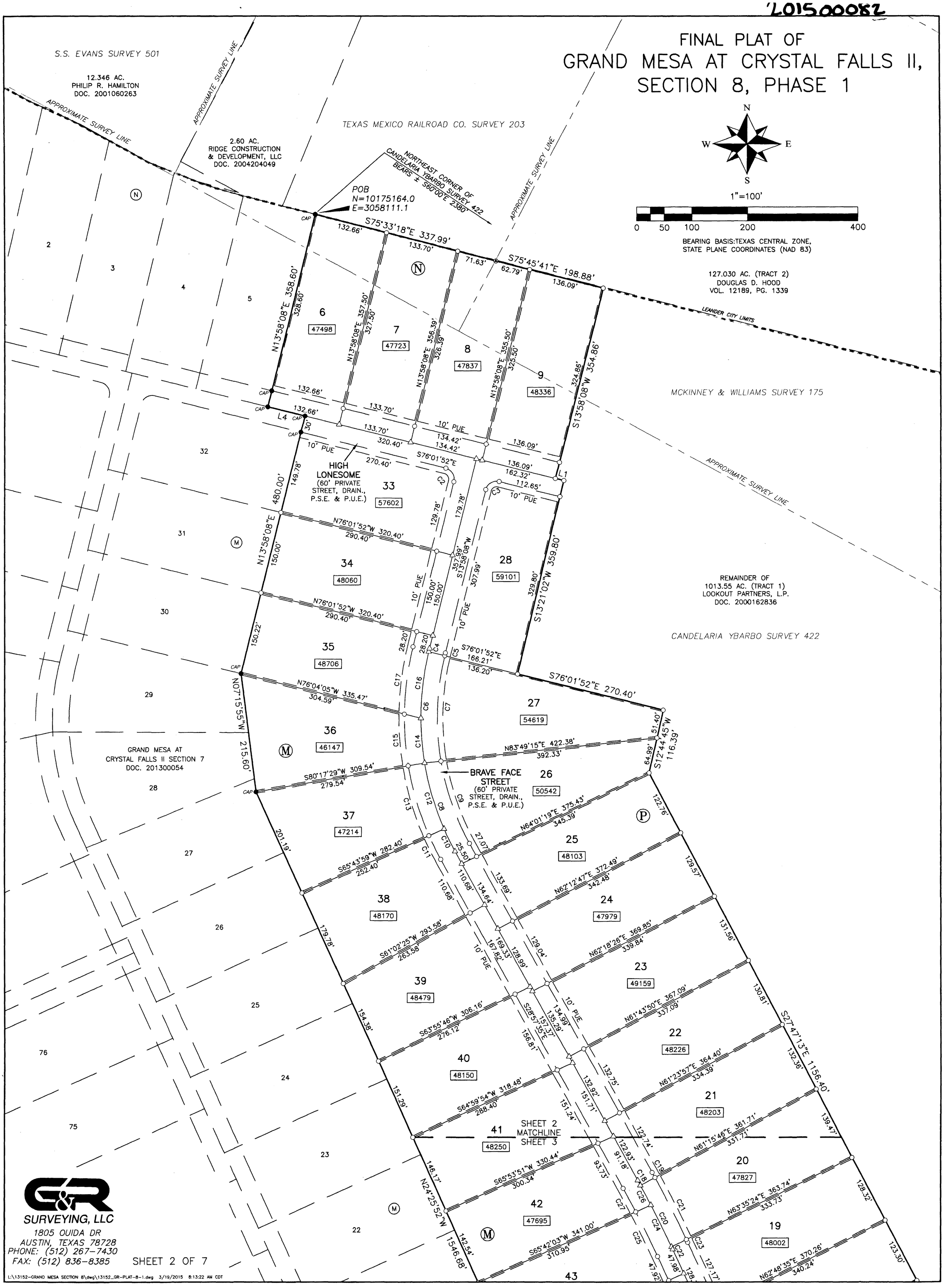
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1



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2015 00082

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

MCKINNEY & WILLIAMS SURVEY 175

N=10173623.3
E=3060470.8

S52°18'35"E 100.00'

S37°41'25"W 497.46'

APPROXIMATE SURVEY LINE

N37°41'25"E 1200.00'

N37°41'25"E 1494.02'

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

PA GLOSSOM SURVEY

128.32' 123.30' 118.25' 376.89' 6.83' S47°11'05"W 66.66' 123.56' 194.86' S52°18'35"E 673.41'

7 678

16 53356

15 103730

DEEP POCKET DRIVE
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

SHEET 3 MATCHLINE SHEET 4

13 46005

14 60367

15 PARK 148300

20 43680

19 43680

18 44541

8 51997

67 50060

66 52264

68 62223

65 45968

64 60762

63

50 46975

51 46174

52 44788

53 PARK 35485

54 49668

55 52221

56 56609

57 63892

58 68945

16 70307

17 97242

BRAVE FACE STREET
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

HIGH LONESOME
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

EASY MONEY STREET
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

100' P.E.C. TRANSMISSION LINE EASEMENT VOL. 7447, PG. 596

N03°18'58"W 411.01'

S88°17'57"W 302.18'

N68°26'49"W 341.63'

N66°01'56"W 308.81'

S40°38'26"W 380.30'

S64°30'44"W 266.66'

N80°1

MCKINNEY & WILLIAMS SURVEY 175

GRAND MESA AT CRYSTAL FALLS II SECTION 7
DOC. 201300054

PA GLOSSOM SURVEY

APPROXIMATE SURVEY LINE

10 9 8 7 6 5 4 3 2 1

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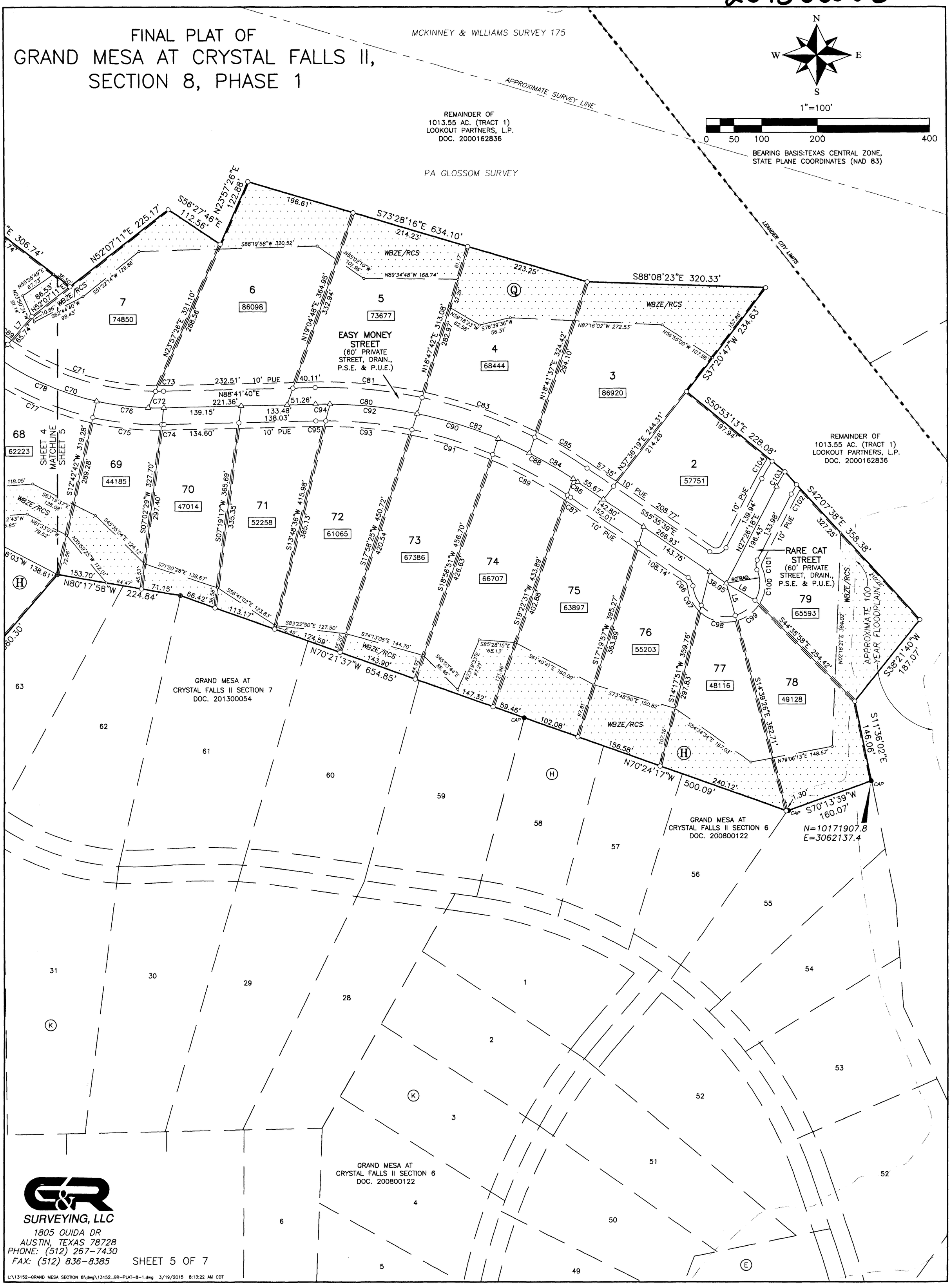
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1



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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S76°01'52"E	15.37'
L2	S37°41'25"W	17.19'
L3	N25°41'26"W	83.98'
L4	N76°01'52"W	69.51'
L5	S15°18'49"E	60.00'
L6	S59°05'04"E	60.00'
L7	N40°37'04"E	95.88'
L8	N25°41'26"W	10.23'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°00'46"	430.00'	7.60'	S26°11'50"E	7.60'	3.80'
C2	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'
C3	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'
C4	0°12'22"	500.00'	1.80'	S13°51'57"W	1.80'	0.90'
C5	0°13'09"	470.00'	1.80'	S13°51'34"W	1.80'	0.90'
C6	23°12'23"	500.00'	202.51'	S02°09'35"W	201.13'	102.66'
C7	23°24'07"	470.00'	191.97'	S02°02'55"W	190.64'	97.34'
C8	19°30'58"	500.00'	170.31'	S19°12'06"E	169.49'	85.99'
C9	19°18'27"	470.00'	158.38'	S19°18'21"E	157.63'	79.95'
C10	5°12'48"	500.00'	45.49'	S26°21'11"E	45.48'	22.76'
C11	5°11'02"	530.00'	47.95'	S26°22'04"E	47.93'	23.99'
C12	14°18'10"	500.00'	124.82'	S16°35'42"E	124.49'	62.73'
C13	14°19'02"	530.00'	132.44'	S16°37'02"E	132.09'	66.57'
C14	9°18'49"	500.00'	81.28'	S04°47'12"E	81.19'	40.73'
C15	10°08'22"	530.00'	93.79'	S04°23'20"E	93.67'	47.02'
C16	14°05'56"	500.00'	123.04'	S06°55'10"W	122.73'	61.83'
C17	13°17'17"	530.00'	122.92'	S07°19'30"W	122.64'	61.74'
C18	0°17'41"	2000.00'	10.28'	N28°48'45"W	10.28'	5.14'
C19	0°17'37"	2030.00'	10.40'	N28°48'47"W	10.40'	5.20'
C20	3°34'28"	2000.00'	124.77'	N26°52'40"W	124.75'	62.40'
C21	3°33'21"	2030.00'	125.99'	N26°53'18"W	125.97'	63.01'
C22	0°08'38"	2000.00'	5.02'	N25°01'08"W	5.02'	2.51'
C23	0°09'48"	2030.00'	5.79'	N25°01'43"W	5.79'	2.89'
C24	2°33'43"	2000.00'	89.42'	N26°13'40"W	89.42'	44.72'
C25	2°36'39"	1970.00'	89.77'	N26°15'08"W	89.76'	44.89'
C26	1°27'03"	2000.00'	50.65'	N28°14'03"W	50.65'	25.33'
C27	1°24'07"	1970.00'	48.21'	N28°15'31"W	48.20'	24.10'
C28	10°16'18"	470.00'	84.26'	S30°04'58"E	84.15'	42.24'
C29	10°30'47"	500.00'	91.74'	S30°12'13"E	91.62'	46.00'
C30	10°29'40"	530.00'	97.08'	S30°11'39"E	96.94'	48.67'
C31	12°29'19"	530.00'	115.52'	S41°41'09"E	115.29'	57.99'
C32	15°04'32"	530.00'	139.45'	S55°28'05"E	139.05'	70.13'
C33	1°45'06"	530.00'	16.20'	S63°52'54"E	16.20'	8.10'
C34	1°10'44"	500.00'	10.29'	S64°10'05"E	10.29'	5.14'
C35	15°24'15"	500.00'	134.43'	S55°52'36"E	134.02'	67.62'
C36	12°42'52"	500.00'	110.95'	S41°49'02"E	110.73'	55.71'
C37	29°17'51"	500.00'	255.67'	S50°06'32"E	252.89'	130.69'
C38	29°32'20"	470.00'	242.31'	S49°59'17"E	239.63'	123.91'
C39	82°07'21"	20.00'	28.67'	N74°10'53"E	26.27'	17.42'
C40	97°52'39"	20.00'	34.17'	S15°49'07"E	30.16'	22.96'
C41	4°34'13"	270.00'	21.54'	S35°24'18"W	21.53'	10.77'
C42	4°34'13"	300.00'	23.93'	S35°24'18"W	23.92'	11.97'
C43	4°34'13"	330.00'	26.32'	S35°24'18"W	26.32'	13.17'
C44	27°35'01"	500.00'	240.71'	S78°32'57"E	238.39'	122.74'
C45	27°31'17"	470.00'	225.76'	S78°31'05"E	223.59'	115.10'
C46	23°20'59"	500.00'	203.76'	N75°59'03"E	202.36'	103.32'
C47	23°24'43"	470.00'	192.05'	N76°00'55"E	190.72'	97.38'
C48	10°18'50"	500.00'	90.01'	N69°27'59"E	89.88'	45.13'
C49	9°52'00"	530.00'	91.27'	N69°14'34"E	91.16'	45.75'
C50	11°16'54"	500.00'	98.45'	N80°15'51"E	98.29'	49.39'
C51	11°54'09"	530.00'	110.10'	N80°07'38"E	109.90'	55.25'
C52	14°04'00"	500.00'	122.75'	S87°03'42"E	122.45'	61.69'
C53	13°50'27"	530.00'	128.03'	S87°00'03"E	127.72'	64.33'
C54	13°06'15"	500.00'	114.36'	S73°28'35"E	114.11'	57.43'
C55	13°04'12"	530.00'	120.90'	S73°32'44"E	120.64'	60.71'
C56	2°10'01"	500.00'	18.91'	S65°50'27"E	18.91'	9.46'
C57	2°15'11"	530.00'	20.84'	S65°53'02"E	20.84'	10.42'
C58	90°00'00"	20.00'	31.42'	N70°41'26"W	28.28'	20.00'
C59	83°28'29"	20.00'	29.14'	N22°34'19"E	26.63'	17.84'
C60	34°25'21"	330.00'	198.26'	S01°57'15"E	195.29'	102.22'
C61	38°33'40"	300.00'	201.91'	S06°24'36"E	198.12'	104.94'
C62	55°52'43"	300.00'	292.58'	S02°14'55"W	281.12'	159.11'
C63	55°39'06"	270.00'	262.25'	S02°08'07"W	252.06'	142.51'
C64	7°30'08"	300.00'	39.28'	S33°56'21"W	39.25'	19.67'
C65	7°43'45"	270.00'	36.42'	S33°49'32"W	36.40'	18.24'
C66	24°49'11"	300.00'	129.96'	S25°16'49"W	128.94'	66.01'
C67	22°25'59"	330.00'	129.20'	S26°28'25"W	128.38'	65.44'
C68	2°25'45"	500.00'	21.20'	S53°31'28"E	21.20'	10.60'
C69	2°46'20"	470.00'	22.74'	S53°41'45"E	22.74'	11.37'
C70	33°20'21"	500.00'	290.94'	S71°24'31"E	286.85'	149.72'
C71	34°29'04"	470.00'	282.88'	S72°19'27"E	278.63'	145.87'
C72	3°13'38"	500.00'	28.16'	S89°41'31"E	28.16'	14.09'
C73	1°44'21"	470.00'	14.27'	N89°33'50"E	14.27'	7.13'
C74	0°28'32"	530.00'	4.40'	N88°55'56"E	4.40'	2.20'
C75	13°32'30"	530.00'	125.26'	S84°03'33"E	124.97'	62.92'
C76	14°01'02"	500.00'	122.32'	S84°17'49"E	122.02'	61.47'
C77	22°01'43"	530.00'	203.77'	S66°16'27"E	202.52'	103.16'
C78	22°32'58"	500.00'	196.78'	S66°00'50"E	195.51'	99.68'
C79	2°57'00"	530.00'	27.29'	S53°47'06"E	27.29'	13.65'
C80	13°11'21"	800.00'	184.16'	N84°42'39"W	183.75'	92.49'
C81	13°22'02"	830.00'	193.64'	N84°37'19"W	193.20'	97.26'
C82	15°16'54"	800.00'	213.37'	N70°28'32"W	212.74'	107.32'
C83	14°47'44"	830.00'	214.33'	N70°32'26"W	213.74'	107.76'
C84	7°14'26"	800.00'	101.10'	N59°12'52"W	101.03'	50.62'
C85	7°32'56"	830.00'	109.35'	N59°22'07"W	109.27'	54.76'
C86	0°42'22"	800.00'	9.86'	N55°56'50"W	9.86'	4.93'
C87	0°08'07"	770.00'	1.82'	N55°39'43"W	1.82'	0.91'
C88	10°56'30"	800.00'	152.77'	N61°46'16"W	152.54'	76.62'
C89	11°21'49"	770.00'	152.72'	N61°24'41"W	152.47'	76.61'
C90	10°52'28"	800.00'	151.84'	N72°40'45"W	151.61'	76.15'
C91	11°15'41"	770.00'	151.34'	N72°43'26"W	151.10'	75.92'
C92	11°20'19"	800.00'	158.32'	N83°47'08"W	158.06'	79.42'
C93	11°37'38"	770.00'	156.26'	N84°10'05"W	155.99'	78.40'
C94	1°51'03"	800.00'	25.84'	S89°37'11"W	25.84'	12.92'
C95	1°19'26"	770.00'	17.79'	S89°21'23"W	17.79'	8.90'
C96	51°19'04"	20.00'	17.91'	N29°56'07"W	17.32'	9.61'
C97	37°04'32"	60.00'	38.83'	S22°48'51"E	38.15'	20.12'
C98	63°57'42"	60.00'	66.98'	S73°19'58"E	63.56'	37.46'
C99	43°46'15"	60.00'	45.84'	N52°48'03"E	44.73'	24.10'
C100	54°47'42"	60.00'	57.38'	N03°31'05"E	55.22'	31.10'
C101	51°19'04"	20.00'	17.91'	S01°46'46"W	17.32'	9.61'
C102	4°07'18"	270.00'	19.42'	S29°29'57"W	19.42'	9.72'
C103	5°47'30"	300.00'	30.32'	S30°20'03"W	30.31'	15.18'
C104	6°19'41"	330.00'	36.45'	S30°36'08"W	36.43'	18.24'
C105	90°00'00"	20.00'	31.42'	S82°41'25"W	28.28'	20.00'
C106	90°00'00"	20.00'	31.42'	S07°18'35"E	28.28'	20.00'

C&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

L:\13152-GRAND MESA SECTION 8\dwg\13152_GR-PLAT-8-1.dwg 3/19/2015 8:13:22 AM CDT

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION SYSTEM.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER 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 ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. 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.
12. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 53, BLOCK M AND LOT 15, BLOCK O.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER _____, WHICH IMPOSE THE REQUIREMENT FOR HOA MANTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
17. 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 SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
21. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
22. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
23. 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.
24. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
    A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
    B. NO SIDEWALKS.
    C. NO STREET LIGHTS.
25. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
26. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
27. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITYS HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
28. THE WATER BUFFER ZONE SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
29. A PERPETUAL PUBLIC SAFETY EASEMENT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, ENFORCING THE PENAL CODE AND CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 96.278 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

4-6-15
DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF April, 2015 A.D.

Kelly A. Atkin
PRINT NAME

KELLY ANN ATKIN
Notary Public, State of Texas
My Commission Expires
December 02, 2018

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson TEXAS.

MY COMMISSION EXPIRES 12-2-18.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1431182-TOH, ISSUED DECEMBER 29, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 04-02-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO 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 AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS
SAMUEL D. KIGER
89353
LICENSED
PROFESSIONAL ENGINEER

4-8-15

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 9th DAY OF April, 2015 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.

~~JOEY SEILER, CHAIR~~ Michelle Stephenson vice chairman
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

FOR Rodney Sherrill, DR #OS0019417
STACEY SCHEFFEL D. R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

4/9/15
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS 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 STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR 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 AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

Adam Bartright
LOWER COLORADO RIVER AUTHORITY

04/08/2015
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF April, 2015 A.D., AT 1220 O'CLOCK P.M., AND DULY RECORDED ON THE 10 DAY OF April, 2015 A.D., AT 1220 O'CLOCK, P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 2015000082.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 10 DAY OF April, 2015 A.D.

DANA DEBEAUBOVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: D. Franklin DEPUTY

2015000082

C&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

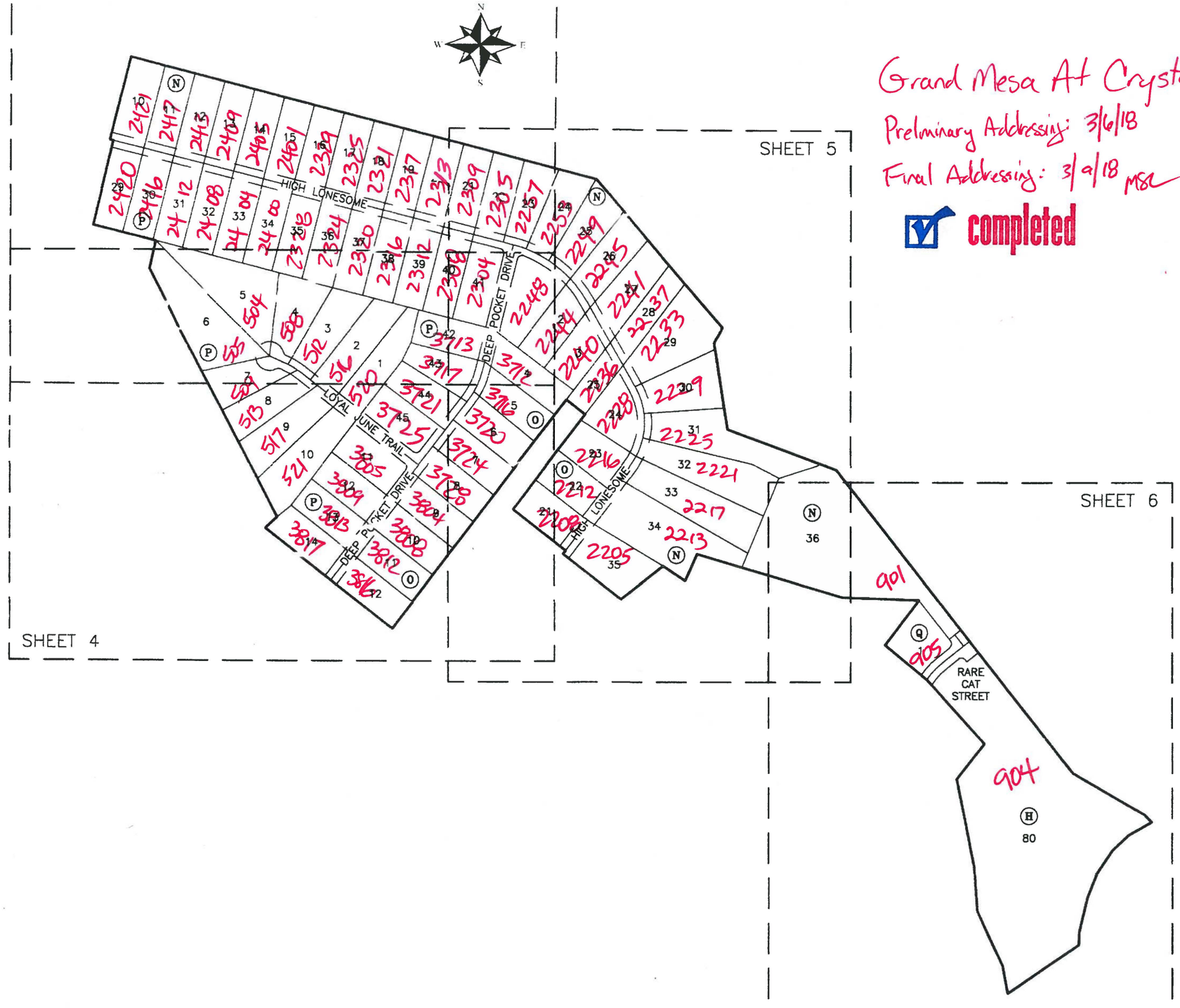
L:\13152-GRAND MESA SECTION 8\dwg\13152_GR-PLAT-8-1.dwg 4/2/2015 3:52:35 PM CDT

Grand Mesa At Crystal Falls II

Preliminary Addressing: 3/6/18

Final Addressing: 3/9/18 MSL

completed



FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

3/9/18 MSC

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

APPROXIMATE SURVEY LINE

NORTHWEST CORNER OF MCKINNEY & WILLIAMS SURVEY 175
BEARS ± N12°10'E 725'

POB
X=3058631.1
Y=10175030.7

127.030 AC. (TRACT 2)
DOUGLAS D. HOOD
VOL. 12189, PG. 1339

GRAND MESA AT CRYSTAL FALLS II
SECTION 8, PHASE 1
DOC. 201500082

HIGH LONESOME

BRAVE FACE STREET

LEANDER CITY LIMITS

HIGH LONESOME
(60' PRIVATE STREET, DE, PSE & PUE)

DEEP POCKET DRIVE
(60' PRIVATE STREET, DE, PSE & PUE)

SHEET 3 MATCHLINE SHEET 5

SHEET 3 MATCHLINE SHEET 4

S75°45'41"E 425.49'
S75°40'02"E 287.70'
S75°53'33"E 999.22'
N13°58'08"E 354.86'
N13°21'02"E 359.80'
N76°01'52"W 270.40'
N12°44'45"E 116.39'
N45°41'36"W 672.63'
S77°30'40"W 292.82'
N66°29'36"W
N07°00'42"E 342.26'
N30°11'26"E 369.87'
N36°06'19"E 431.44'
N38°49'27"E 490.47'
N26°07'22"E 83.38'
N58°12'59"W 291.55'
S53°44'15"E 425.22'
S37°41'25"W 392.93'
N23°03'10"E 359.93'
N14°49'57"E 348.65'
N13°58'08"W 359.78'
S13°58'08"W 359.78'
S76°01'52"E
N76°01'52"W 320.00'

Lot	Block	Area
10	52354	
11	46001	
12	45922	
13	45831	
14	45724	
15	45631	
16	45586	
17	45546	
18	45505	
19	45464	
20	45423	
21	45382	
22	46067	
23	44060	
29	46904	
30	46771	
31	46771	
32	46771	
33	46771	
34	46771	
35	46771	
36	46771	
37	46771	
38	46771	
39	46771	
40	46771	
41	62602	
42	44800	
43	43565	
1	75165	
4	51510	
5	91571	
6	100340	
4	54468	
3	56284	
2	60120	
1	54817	
45340		

2421 2417 2413 2409 2405 2401 2329 2325 2321 2317 2313 2309 2305 2301 2253 2249 2245 2420 2416 2412 2408 2404 2400 2328 2324 2320 2316 2312 2308 2304 505 504 508 512 516 520 509 3713 3717 3712

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

SHEET 3 OF 7

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FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

3/9/18 MSC

1"=100'

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET 3 MATCHLINE SHEET 4

GRAND MESA AT CRYSTAL FALLS II SECTION 8, PHASE 1 DOC. 201500082

DEEP POCKET DRIVE (60' PRIVATE STREET, DE, PSE & PUE)

LOYAL JUNE TRAIL (60' PRIVATE STREET, DE, PSE & PUE)

APPROXIMATE SURVEY LINE

BRAVE FACE STREET

SHEET 4 MATCHLINE SHEET 5

HIGH LONESOME

X=3059204.2
Y=10173085.4

SURVEYING, LLC
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AUSTIN, TEXAS 78728
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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

3/9/18
WRZ

SHEET 3 MATCHLINE SHEET 5

S75°55'08"E 312.99'

CAP X=3060595.0 Y=10174535.2

S41°06'04"E 810.20'

S29°14'52"W 72.40'

APPLE SPRINGS BK. 83, PG. 51A-55B

S08°54'09"E 363.21'

LEANDER CITY LIMITS

S69°38'12"E 484.19'

N73°28'16"W 634.10'

S52°07'11"W 225.17'

N56°27'46"W 112.56'

S23°57'26"W 122.88'

X=3060971.1 Y=10172872.3

N52°18'35"W 100.00'

N52°18'35"W 280.00'

N52°18'35"W 306.74'

S37°41'25"W 1200.00'

N37°41'25"E 497.46'

DEEP POCKET DRIVE (60' PRIVATE STREET, DE, PSE & PUE)

HIGH LONESOME (60' PRIVATE STREET, DE, PSE & PUE)

HOA PARK 41646

HOA PARK 28011

WBZE/RCS

APPROXIMATE SURVEY LINE

GRAND MESA AT CRYSTAL FALLS II SECTION 8, PHASE 1 DOC. 201500082

EASY MONEY STREET

SHEET 4 MATCHLINE SHEET 5

SHEET 5 MATCHLINE SHEET 6

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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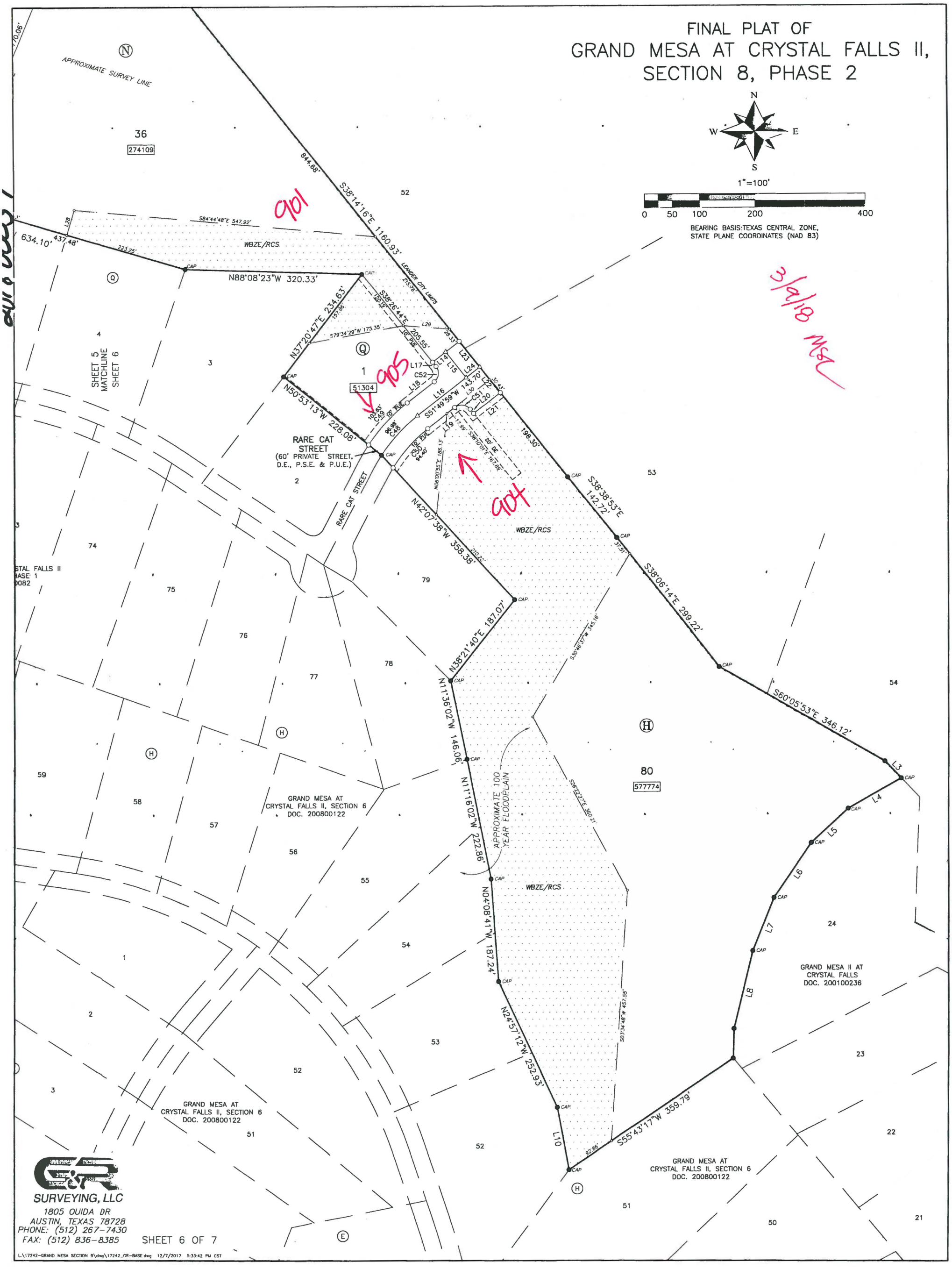
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



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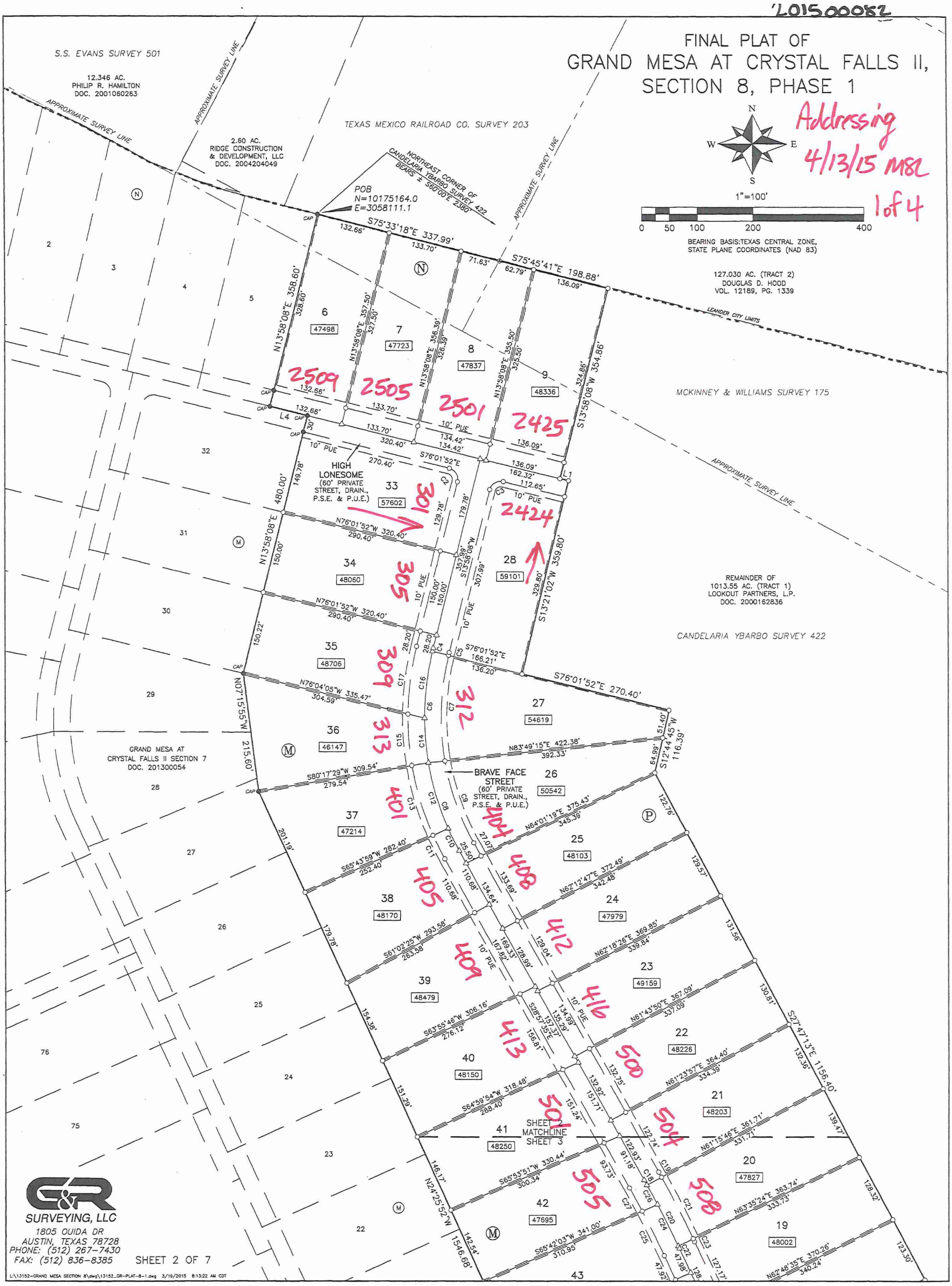
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

Addressing 4/13/15 MBL

1 of 4



201500082

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

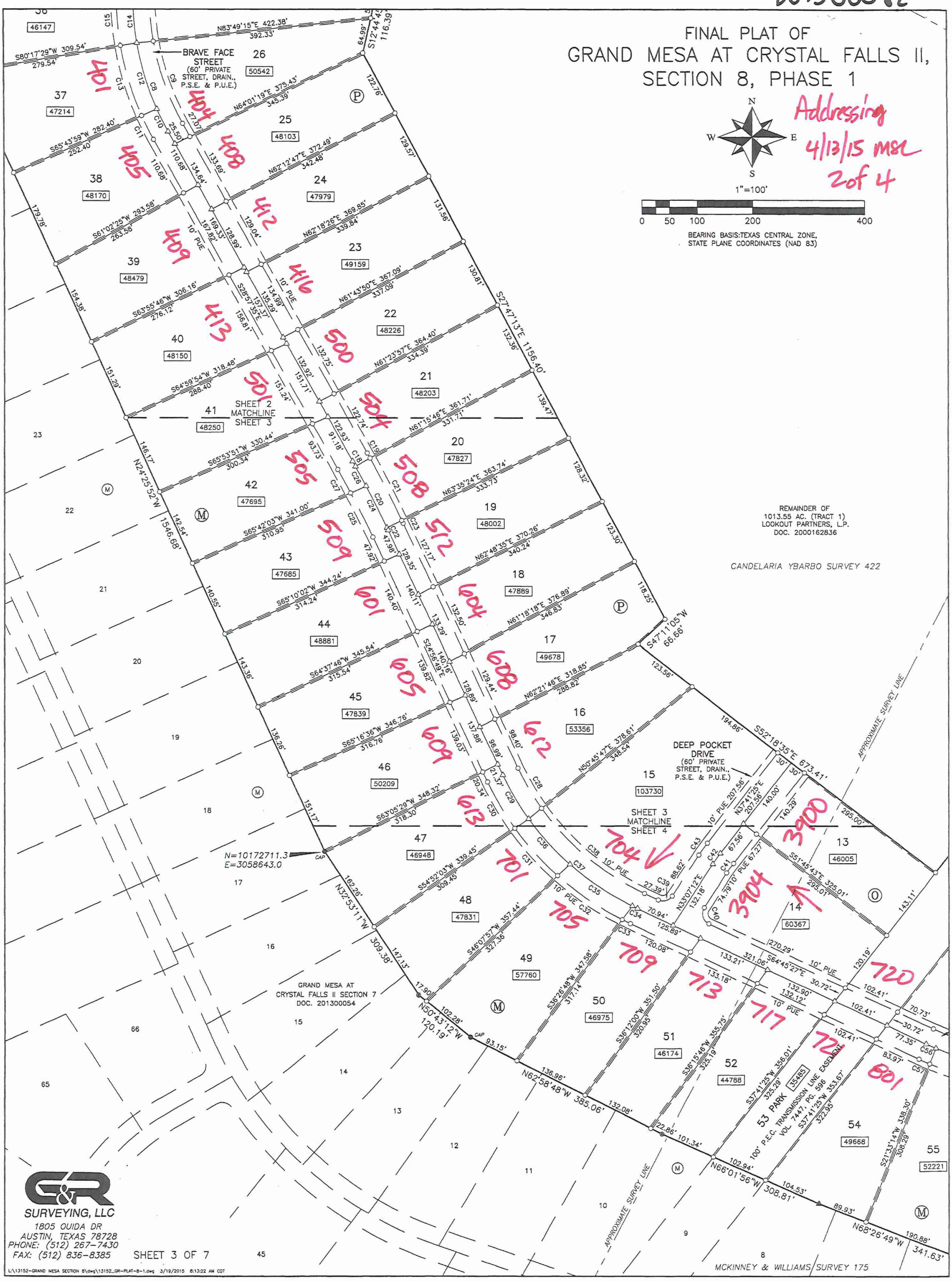
Addressing 4/13/15 MSL 2 of 4

N W E S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



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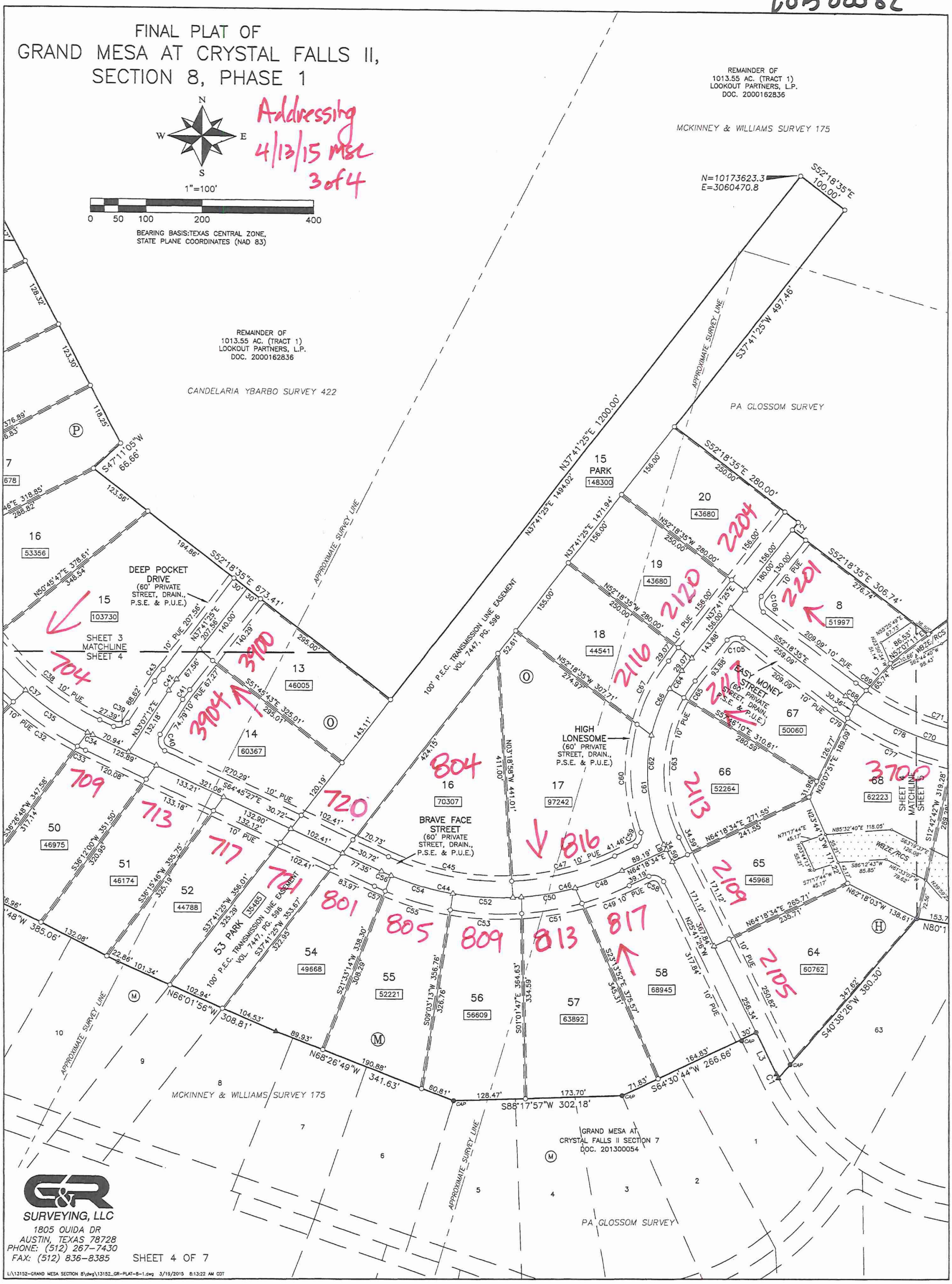
2015 00082

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

Addressing 4/13/15 MSL 3 of 4



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PHONE: (512) 267-7430
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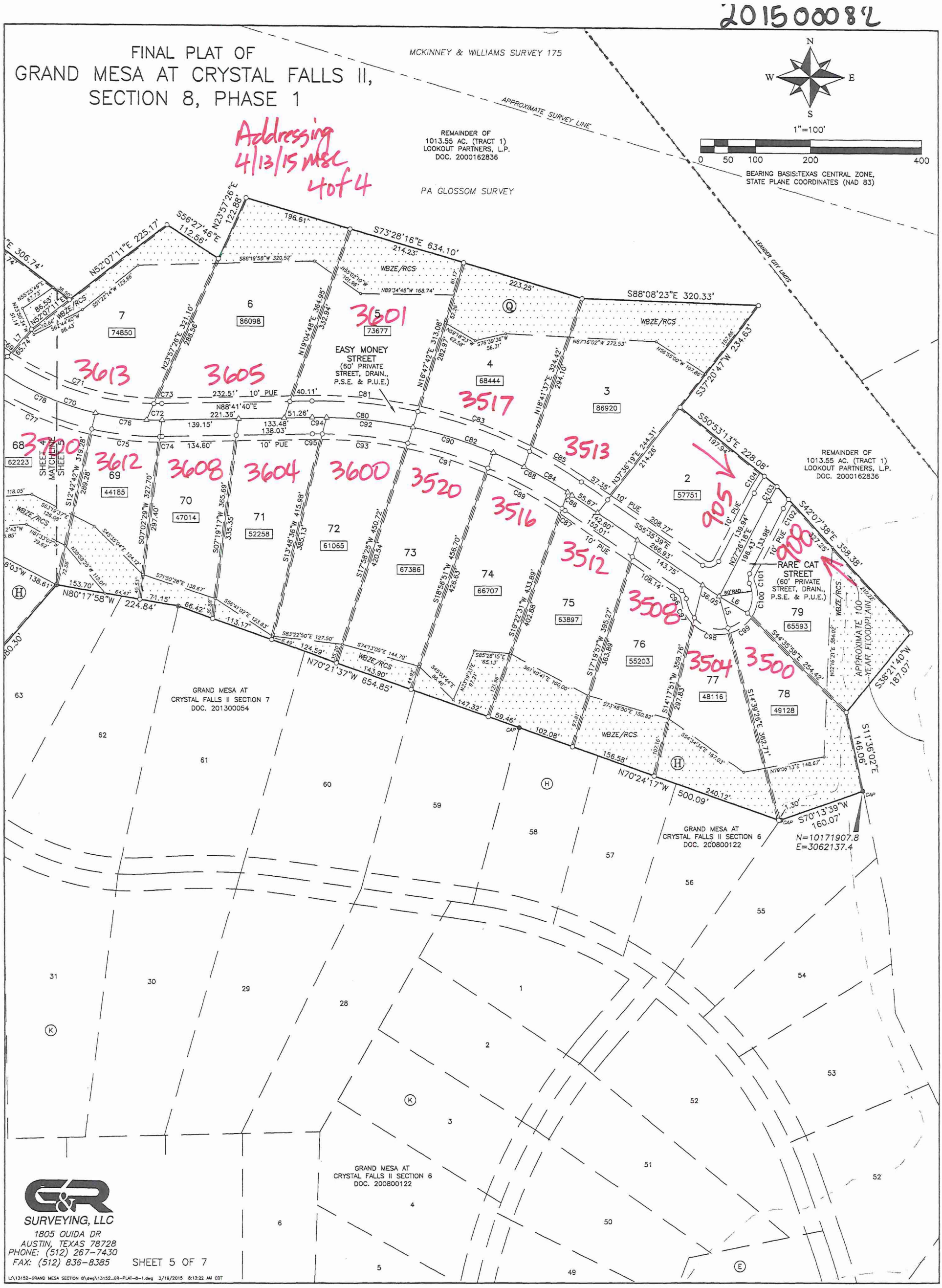
SHEET 4 OF 7

L:\13152-GRAND MESA SECTION 8\dwg\13152_GR-PLAT-8-1.dwg 3/19/2015 8:13:22 AM CDT

20150008'2

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

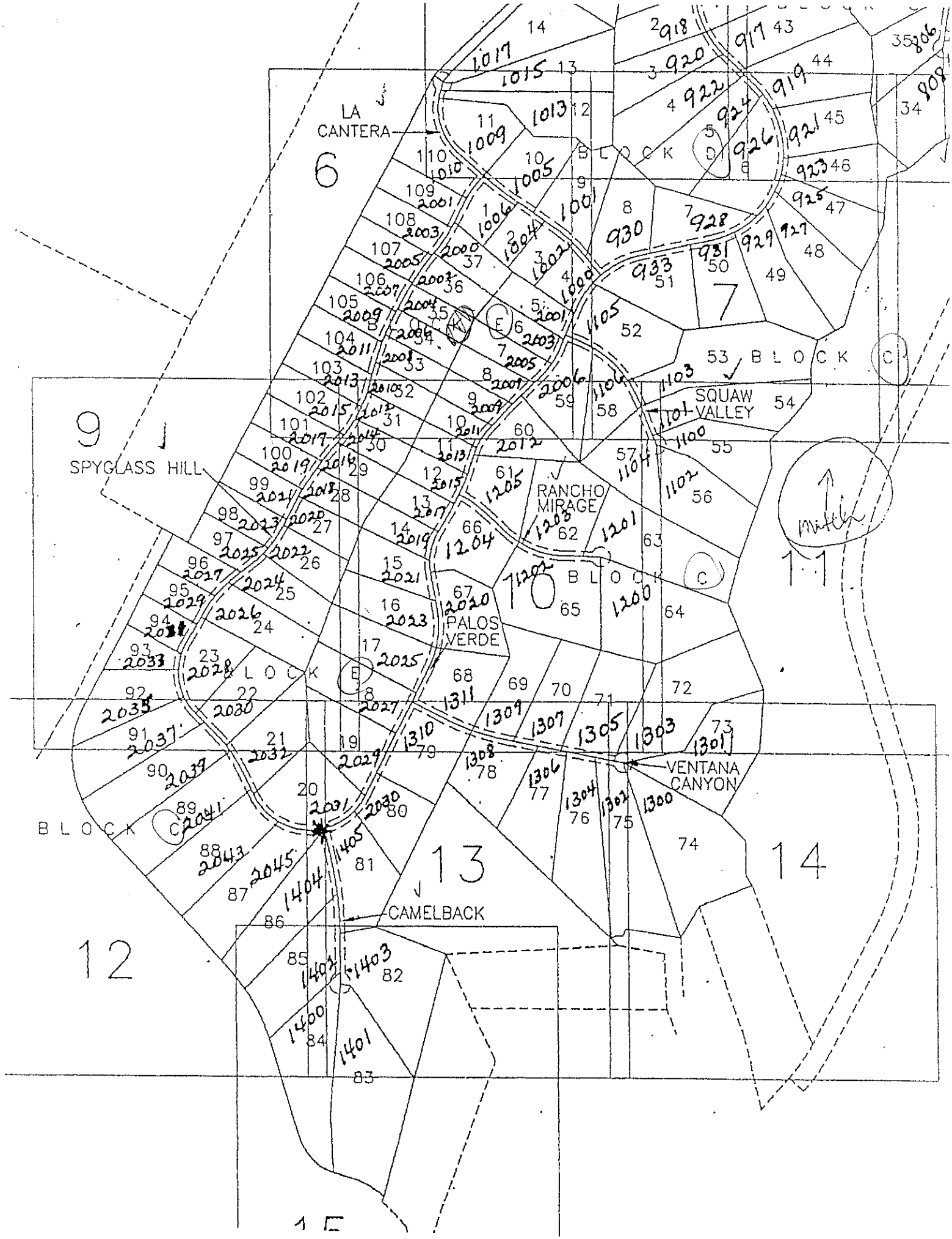
Addressing 4/13/15 MSC 4 of 4



G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 5 OF 7

L:\13152-GRAND MESA SECTION 8\dwg\13152_GR-PLAT-8-1.dwg 3/19/2015 8:13:22 AM CDT


LA CANTERA
6
7
9
SPYGLASS HILL
SQUAW VALLEY
RANCHO MIRAGE
PALOS VERDE
VENTANA CANYON
CAMELBACK
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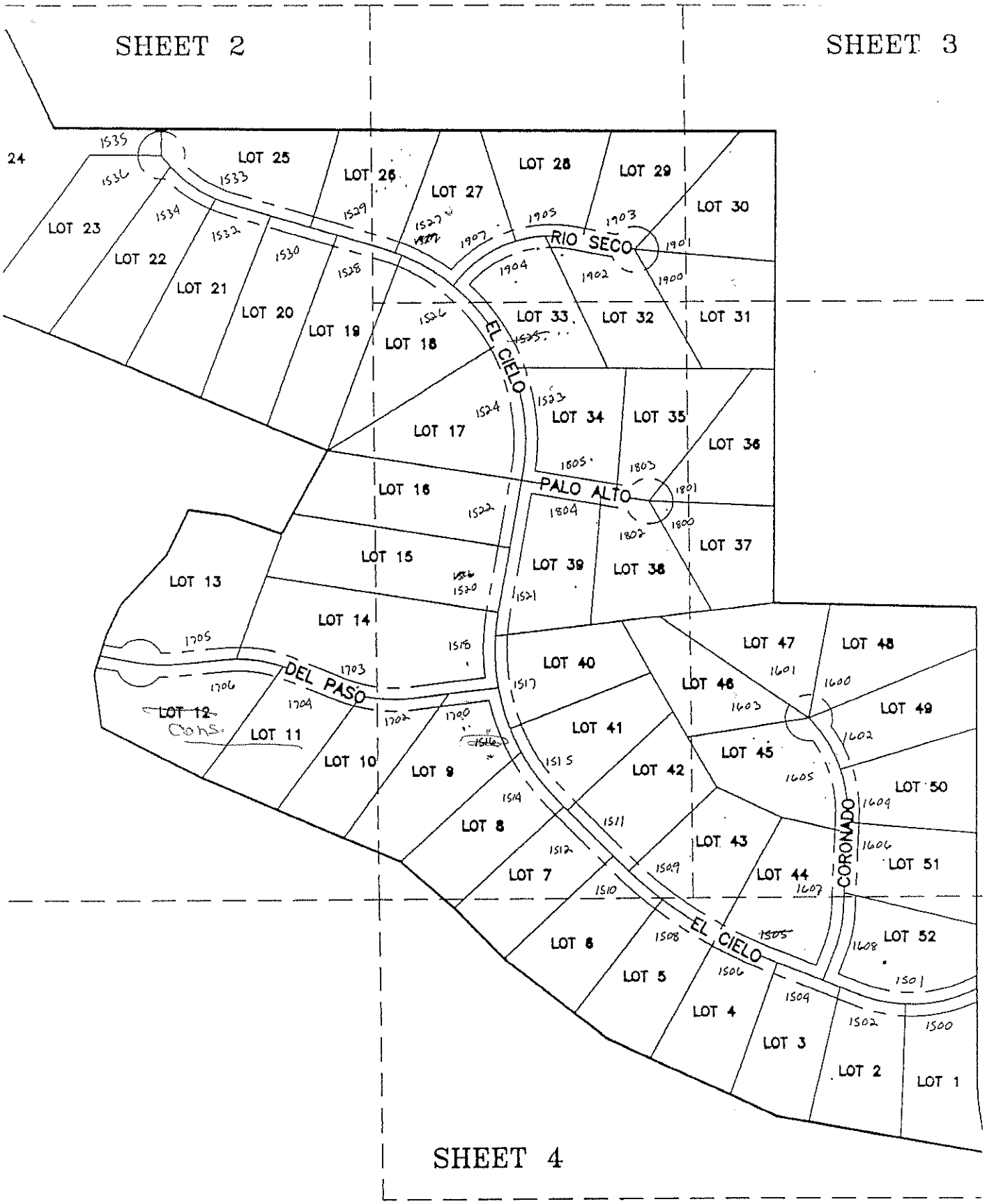
11
12
13
14
BLOCK
match


SHEET 2
SHEET 3
SHEET 4
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LOT 25
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RIO SECO
EL CIELO
LOT 17
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LOT 16
PALO ALTO
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LOT 48
DEL PASO
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Cons.
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LOT 50
LOT 8
LOT 43
CORONADO
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LOT 44
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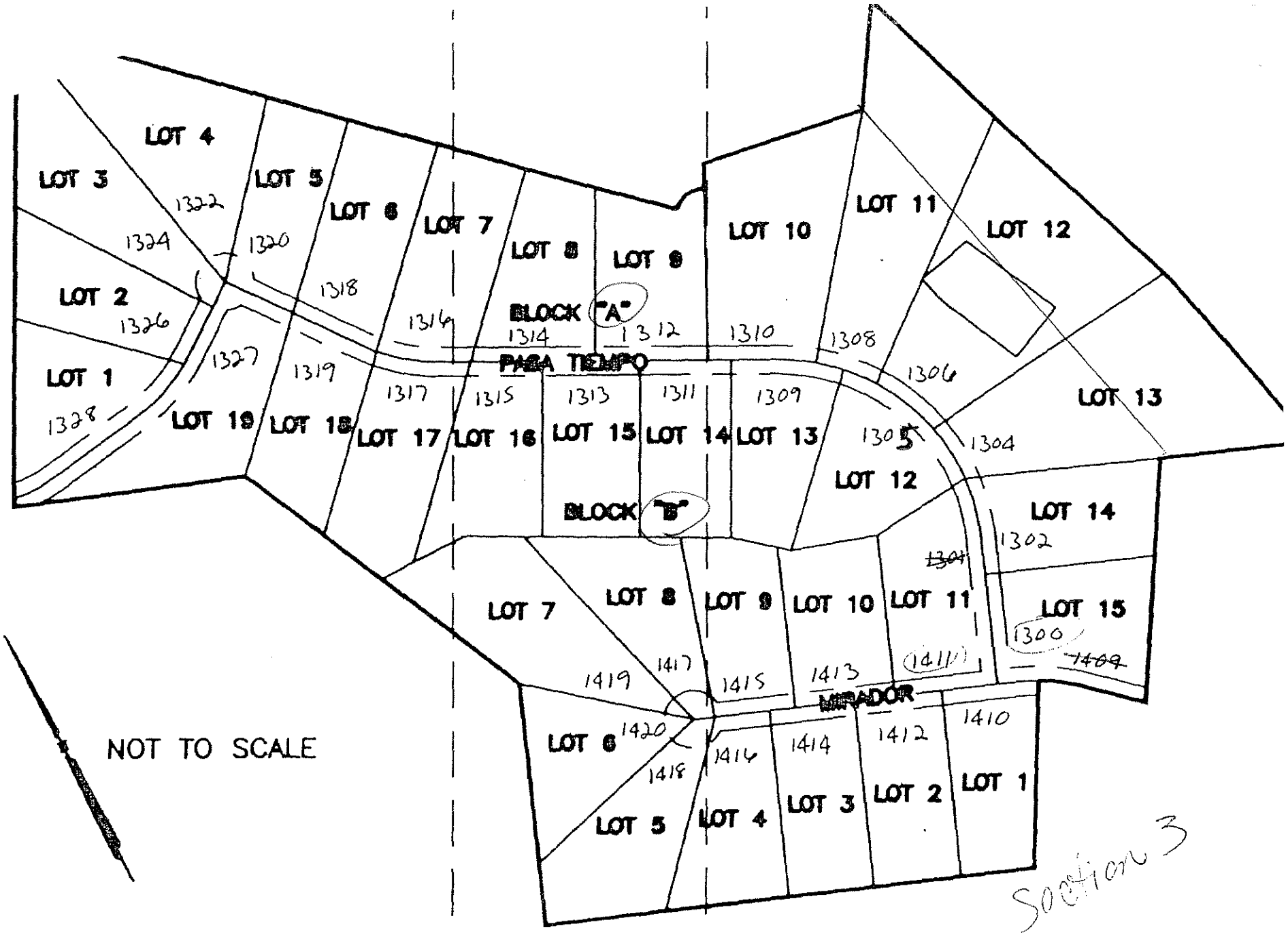
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1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LOT 14
LOT 13
BLOCK "A"
PAGA TIEMPO
BLOCK "B"
LOT 13
LOT 12
LOT 14
LOT 15
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
MIRADOR
LOT 6
LOT 5
LOT 4
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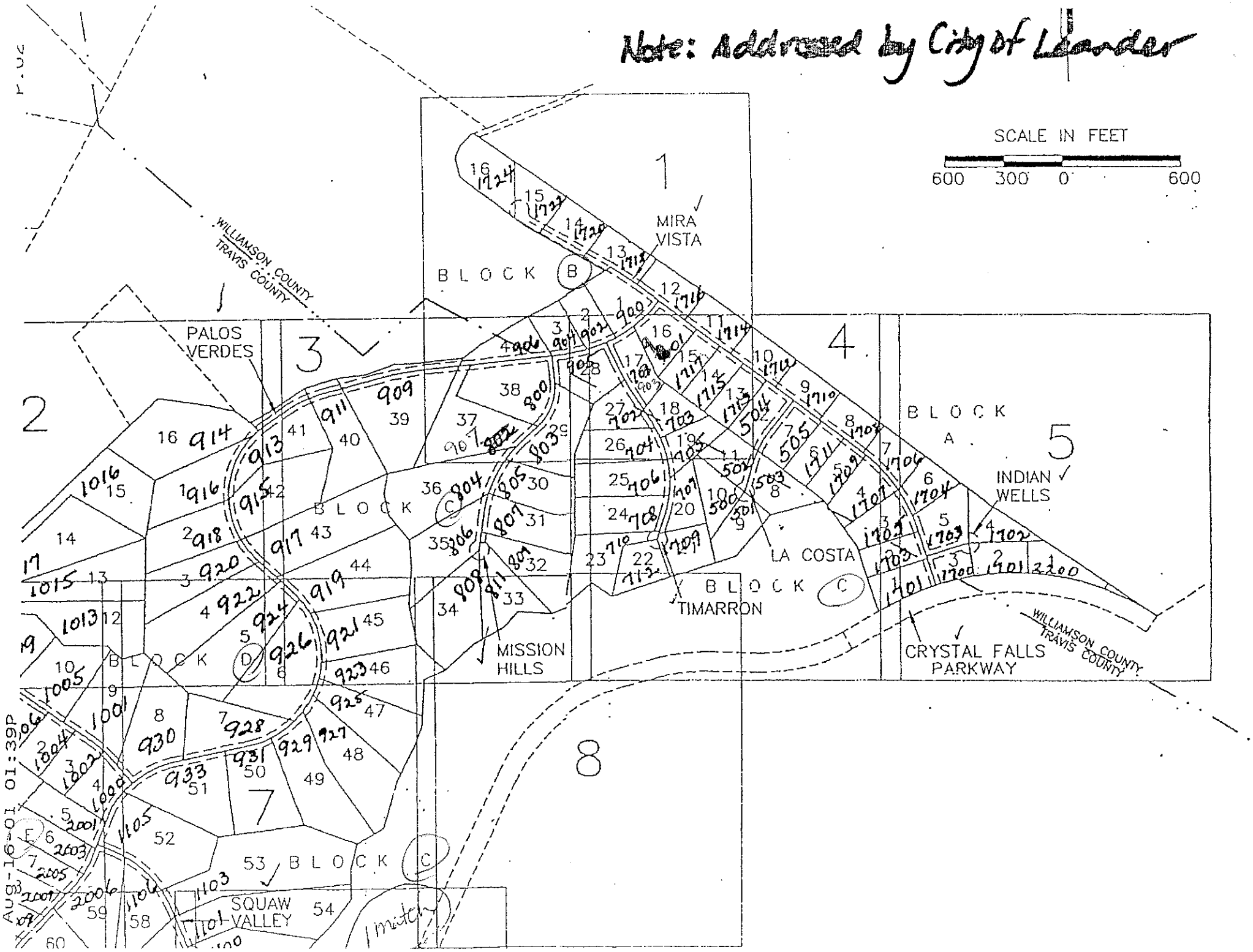
NOT TO SCALE
Section 3

Note: Addressed by City of Leander



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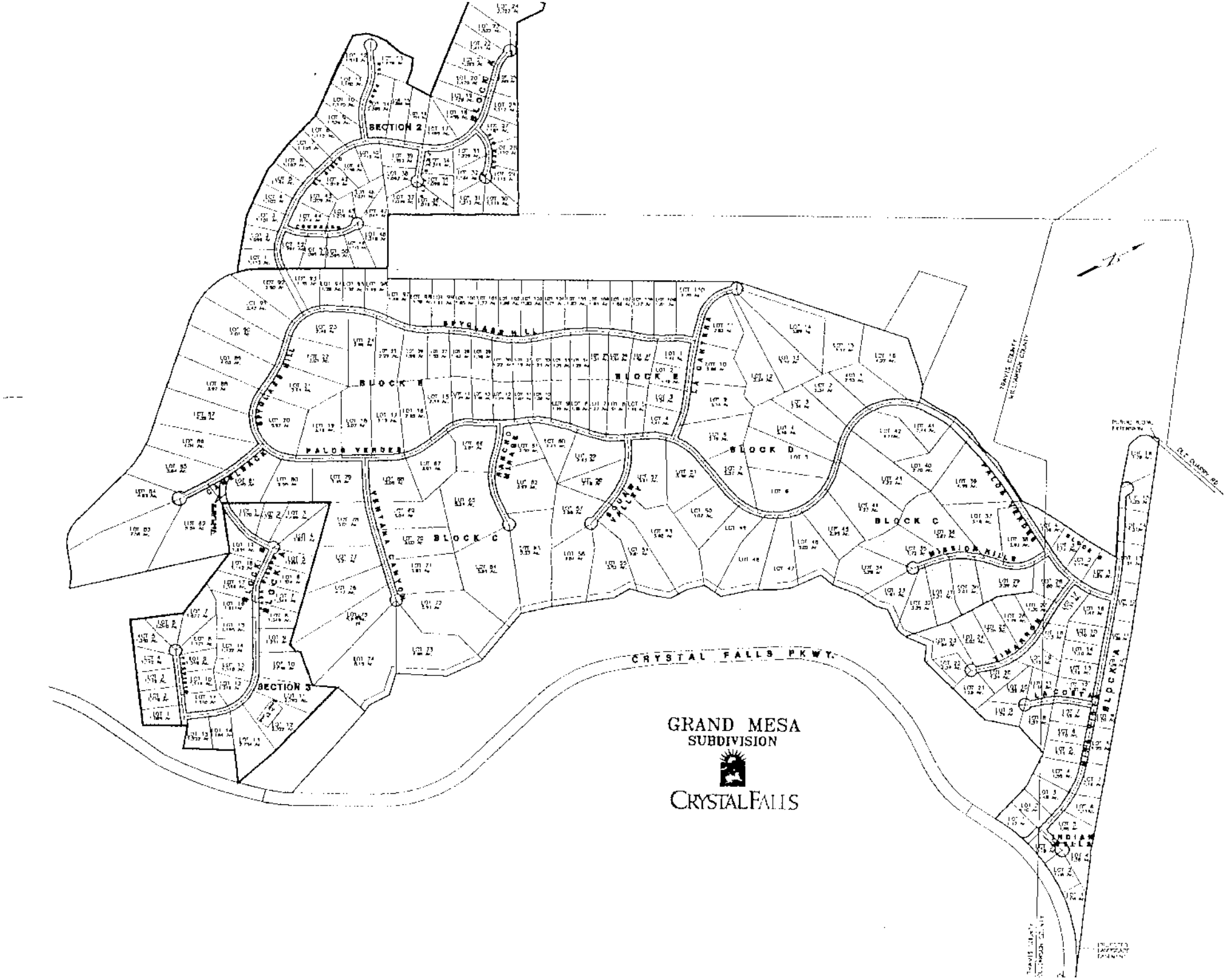

SECTION 2
SECTION 3
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
PALOS VERDES
CRYSTAL FALLS PKWY.
GRAND MESA
SUBDIVISION
CRYSTAL FALLS

SHEET 3

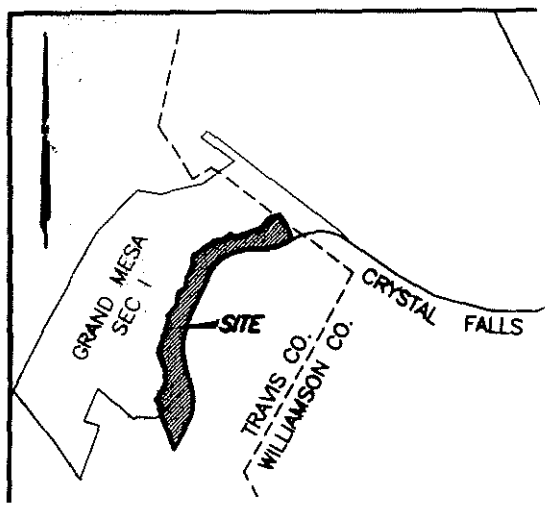
SHEET 4

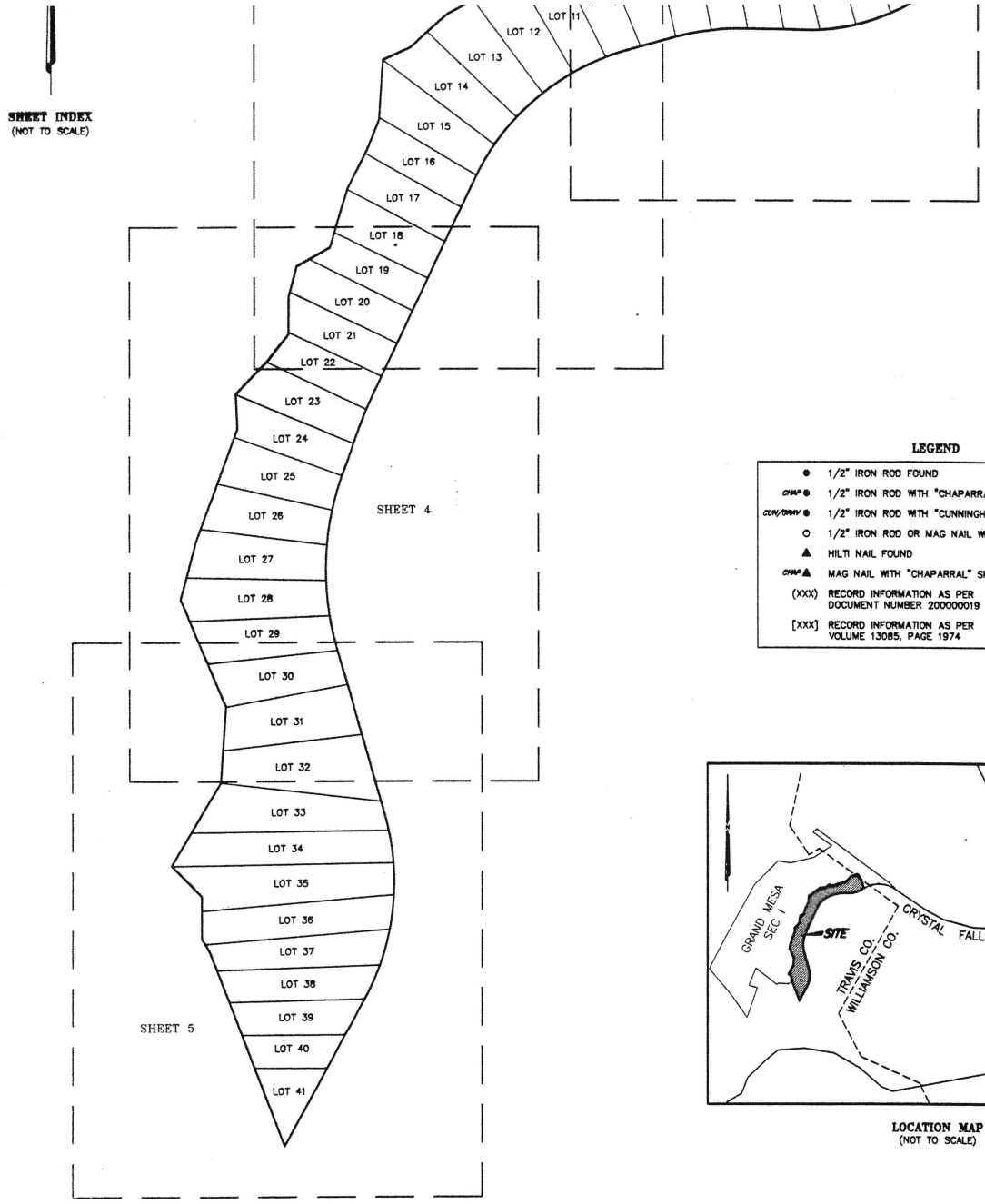
CRYSTAL FALLS PKWY.

LOT 1 2401
LOT 2 2403
LOT 3 2405
LOT 4 2407
LOT 5 2501
LOT 6 2503
LOT 7 2505
LOT 8 2507
LOT 9 2601
LOT 10 2603
LOT 11 2605
LOT 12 2607
LOT 13 2701
LOT 14 2703
LOT 15 2705
LOT 16 2707
LOT 17 2801
LOT 18 2803
LOT 19 2805
LOT 20 2807
LOT 21 2901
LOT 22 2903
LOT 23 2905
LOT 24 2907
LOT 25 3001
LOT 26 3003
LOT 27 3005
LOT 28 3007
LOT 29 3101
LOT 30 3103
LOT 31 3105
LOT 32 3107
LOT 33 3201
LOT 34 3203
LOT 35 3205
LOT 36 3207
LOT 37 3301
LOT 38 3303
LOT 39 3305

LEGEND

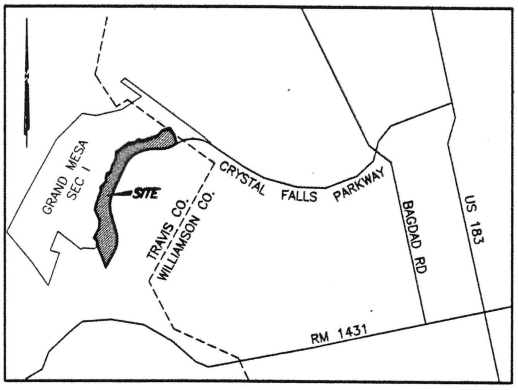
●	1/2" IRON ROD FOUND
CHAP ●	1/2" IRON ROD WITH "CHAPARRAL
CUN/GRAV ●	1/2" IRON ROD WITH "CUNNINGHA
○	1/2" IRON ROD OR MAG NAIL WITI
▲	HILTI NAIL FOUND
CHAP ▲	MAG NAIL WITH "CHAPARRAL" SHI
(XXX)	RECORD INFORMATION AS PER DOCUMENT NUMBER 200000019
[XXX]	RECORD INFORMATION AS PER VOLUME 13085, PAGE 1974





LEGEND

●	1/2" IRON ROD FOUND
CHAP ●	1/2" IRON ROD WITH "CHAPARRAL" CAP FOUND
CUN/GRAV ●	1/2" IRON ROD WITH "CUNNINGHAM-GRAVES" CAP FOUND
○	1/2" IRON ROD OR MAG NAIL WITH "SENDERO" CAP SET
▲	HILTI NAIL FOUND
CHAP ▲	MAG NAIL WITH "CHAPARRAL" SHINER FOUND
(XXX)	RECORD INFORMATION AS PER DOCUMENT NUMBER 200000019
[XXX]	RECORD INFORMATION AS PER VOLUME 13085, PAGE 1974



LOCATION MAP
(NOT TO SCALE)

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

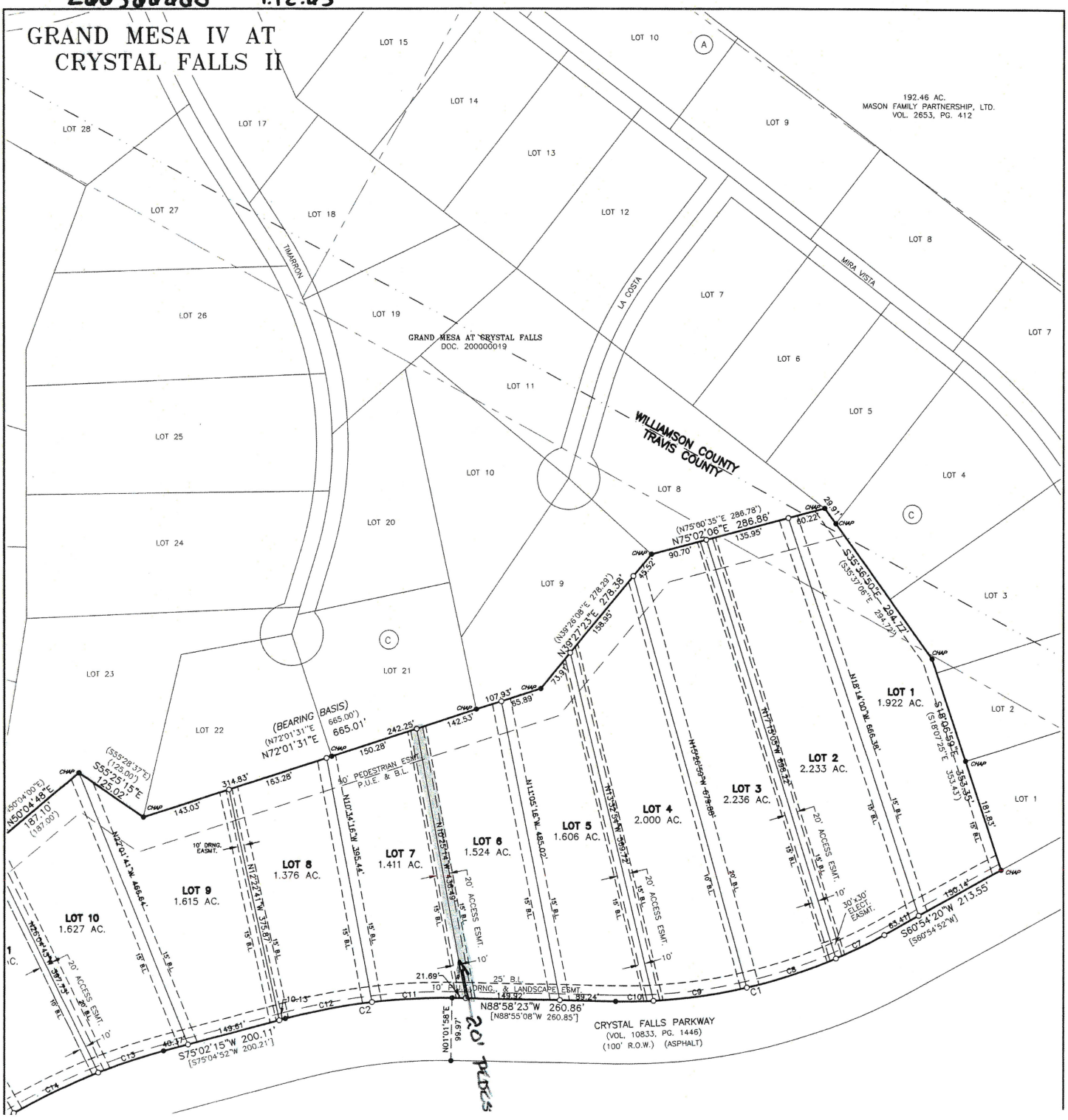
Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646 1220
Tel. (512) 259-1962 Fax. (512) 259-8016

SENDERO SURVEYING
2804 ROBIN ROAD
MANCHACA, TEXAS 78652
TEL. (512) 280-3304
FAX (512) 282-8028

PLOT DATE: 03/11/04	SCALE: 1"=100'
DATE OF SURVEY: February, 2004	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-04-003PL	
PROJECT NUMBER: 001-04-003	

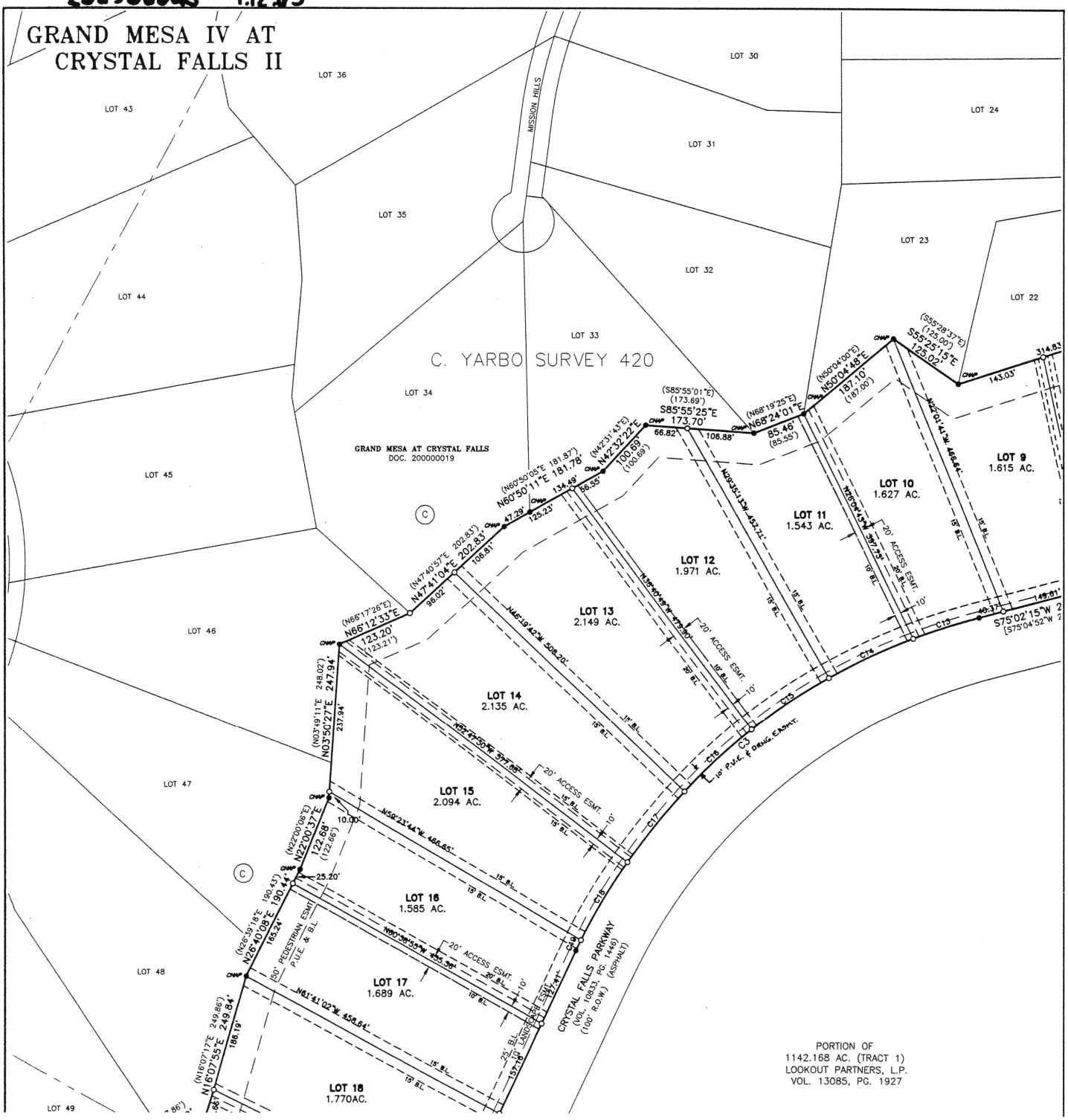
200500008 1.12.05

GRAND MESA IV AT CRYSTAL FALLS II



200500048 1.12.05

GRAND MESA IV AT CRYSTAL FALLS II



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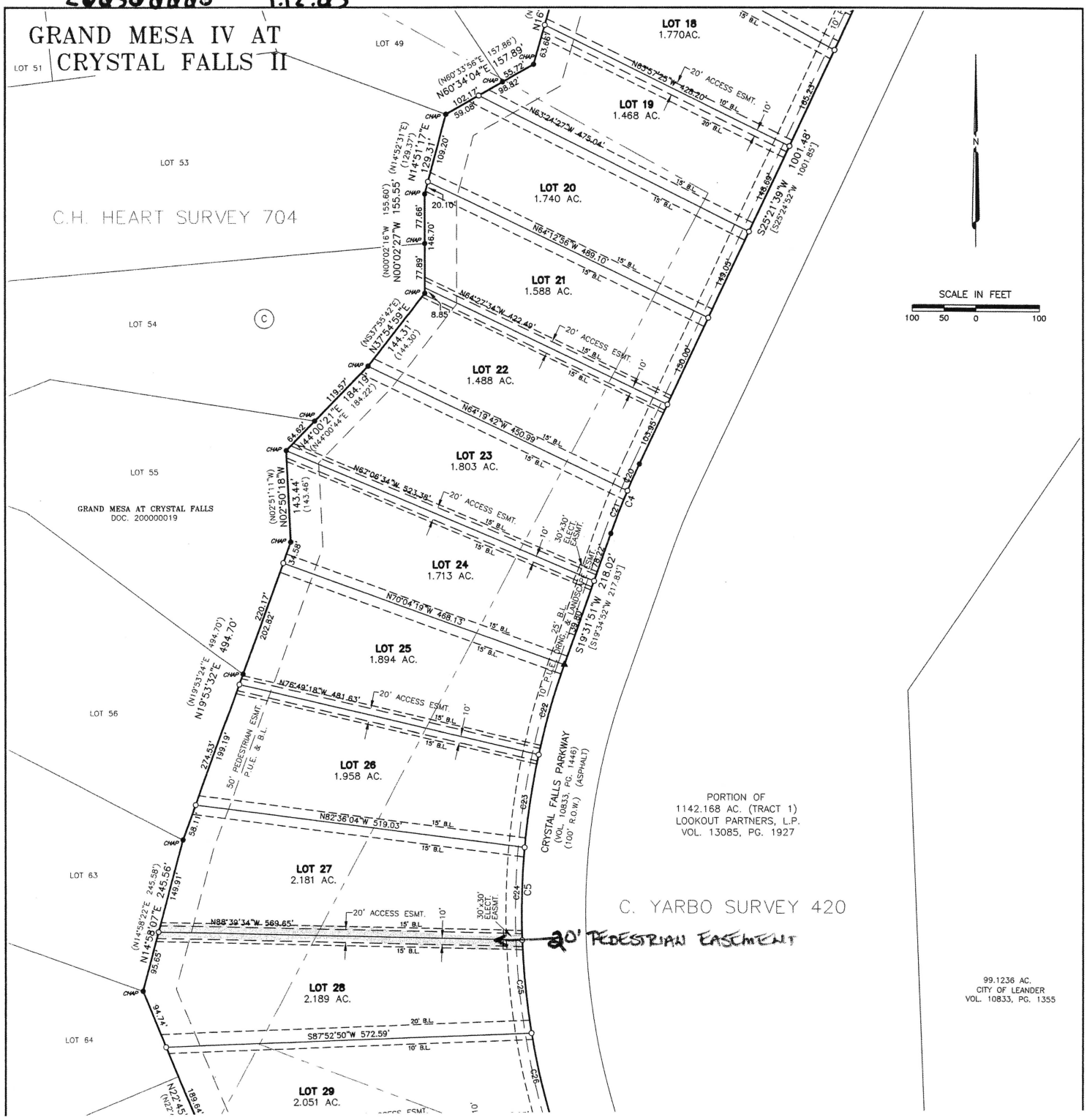
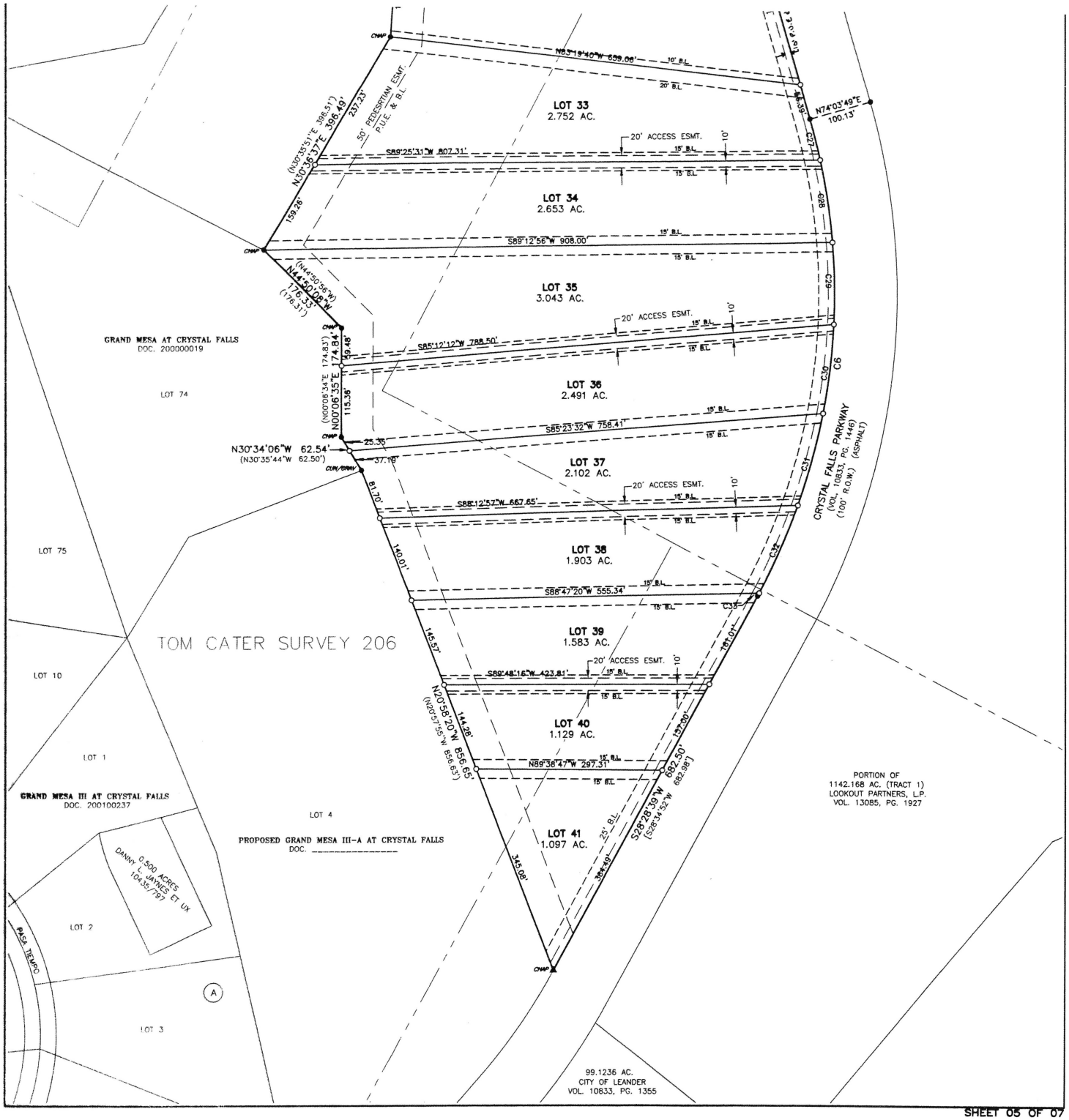




SHEET 05 OF 07

8. No lot in this subdivision shall be occupied until connected to the water distribution system of the City of Leander, Texas.

9 Restrictive covenants in the form of a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS II, SECTION 4 SUBDIVISION" are recorded in the deed records of both Travis and Williamson Counties.

10. 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 slab should be sloped away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.

11. Water will be provided by the City of Leander.

12. Finished slopes which are greater than 15% cannot use surface irrigation systems.

13. Twenty-five foot OSSF setbacks are required from all drainage ways.

14. Twenty-five foot OSSF setbacks are required from all finished slopes which are greater than 30%.

15. A 10 foot P.U.E. from the front lot lines is hereby dedicated.

16. A 5 foot P.U.E. from all side lot lines is hereby dedicated.

17. Building setbacks not shown hereon shall conform to the current Zoning Ordinance of the City of Leander, Texas.

18. The following variances were granted per a Development Agreement with the City of Leander and approval of the Crystal Falls II 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.

19. All lots will be served by onsite sewage facilities permitted thru Wwilliamson County.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	RECORD CHORD
C1	30°10'06"	850.00'	447.56'	442.41'	S75°55'26"W	[S75°59'52"W 442.38']
C2	15°59'42"	960.00'	268.00'	267.13'	S83°02'15"W	[S83°04'52"W 267.21']
C3	49°39'05"	998.63'	865.39'	838.57'	S50°11'23"W	[S50°14'52"W 838.81']
C4	5°49'32"	1160.00'	117.94'	117.89'	S22°26'29"W	[S22°29'52"W 118.05']
C5	35°28'06"	1160.00'	718.08'	706.67'	S01°47'22"W	[S01°49'52"W 707.29']
C6	44°30'26"	1015.00'	788.45'	768.78'	S06°17'12"W	[N06°19'52"E 768.66']
C7	5°49'00"	850.00'	86.29'	86.25'	S63°44'53"W	
C8	10°07'45"	850.00'	150.27'	150.07'	S71°43'15"W	
C9	10°08'10"	850.00'	150.37'	150.18'	S81°51'13"W	
C10	4°05'11"	850.00'	60.62'	60.61'	S88°57'54"W	
C11	7°38'02"	960.00'	127.90'	127.81'	S87°13'05"W	
C12	8°21'41"	960.00'	140.09'	139.97'	S79°13'14"W	
C13	6°19'21"	998.63'	110.20'	110.14'	S71°51'15"W	
C14	8°35'29"	998.63'	149.74'	149.60'	S64°23'49"W	
C15	8°34'09"	998.63'	149.36'	149.22'	S55°49'00"W	
C16	8°23'16"	998.63'	146.19'	146.06'	S47°20'17"W	
C17	8°19'43"	998.63'	145.16'	145.04'	S38°58'47"W	
C18	8°23'06"	998.63'	146.15'	146.02'	S30°37'23"W	
C19	1°04'00"	998.63'	18.59'	18.59'	S25°53'50"W	
C20	2°16'27"	1160.00'	46.04'	46.04'	S24°13'02"W	
C21	3°33'05"	1160.00'	71.90'	71.89'	S21°18'16"W	
C22	7°14'40"	1160.00'	146.67'	146.57'	S15°54'05"W	
C23	7°13'00"	1160.00'	146.11'	146.01'	S08°40'15"W	
C24	7°12'58"	1160.00'	146.10'	146.00'	S01°27'16"W	
C25	7°12'58"	1160.00'	146.10'	146.00'	S05°45'42"E	
C26	6°34'29"	1160.00'	133.11'	133.04'	S12°39'26"E	
C27	3°47'58"	1015.00'	67.31'	67.30'	S14°04'01"E	
C28	7°34'45"	1015.00'	134.27'	134.17'	S08°22'40"E	
C29	7°24'06"	1015.00'	131.12'	131.03'	S00°53'14"E	
C30	8°05'29"	1015.00'	143.34'	143.22'	S06°51'34"W	
C31	8°41'39"	1015.00'	154.02'	153.87'	S15°15'08"W	
C32	8°38'25"	1015.00'	153.06'	152.92'	S23°55'10"W	
C33	0°18'03"	1015.00'	5.33'	5.33'	S28°23'24"W	

GRAND MESA
SUBDIVISION

CRYSTAL FALLS

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

SENDERO SURVEYING
2804 ROBIN ROAD
MANCHACA, TEXAS 78652
TEL. (512) 280-3304
FAX (512) 282-8028

PLOT DATE: 03/11/04 SCALE: 1"=100'
DATE OF SURVEY: February, 2004
BEARING BASIS: Doc. No. 200000019
DRAWN BY: PMC APPROVED BY: PMC
FIELDNOTE FILE: NA
DRAWING FILE: 001-04-003PL
PROJECT NUMBER: 001-04-003

W R H 12/8/04

WILLIAM R. HINCKLEY DATE
FOR LOOKOUT ~~PARTNERS, L.P.~~ ~~Development Group, L.P.~~ Partners, LP
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

LISA K. BILLINGSLEY
Notary Public, State of Texas
My Commission Expires
March 29, 2008

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF December, 2004 A.D.

Lisa K. Billingsley
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Travis, TEXAS.

MY COMMISSION EXPIRES 3-29-08.

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED THIS THE 10th DAY OF June, 20 04 A.D. AT A 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.

CHAIRPERSON
CITY OF LEANDER, TEXAS

MAYOR
CITY OF LEANDER, TEXAS

ATTEST:

Debbie Chelf
CITY SECRETARY
CITY OF LEANDER, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO 12/29/04
DIRECTOR OF ENVIRONMENTAL SERVICES DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF January, 2005 A.D., AT 3:00 O'CLOCK P.M., AND DULY RECORDED THIS THE 12th DAY OF January, 2005 A.D., AT 3:47 O'CLOCK, P.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET Z, SLIDE 355, 356, 357, 358, 359, 360 and 361

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Yvonne Stark DEPUTY

COUNTY COURT OF WILLIAMSON COUNTY TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, PHILLIP L. MCLAUGHLIN AM AUTHORIZED UNDER THET 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 WILLIAMSON AND TRAVIS COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. MCLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300
SENDERO SURVEYING
2804 ROBIN ROAD
MANCHACA, TEXAS 78652
512-280-3304

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 Professional LAND SURVEYOR

05/11/04

STATE OF TEXAS
COUNTY OF TRAVIS

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0275E TRAVIS COUNTY) DATED 6/16/93, UNLESS OTHERWISE CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
JAY ENGINEERING COMPANY, INC.
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

5/11/04

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS OR UPPER HIGHLAND LAKES NONPOINT SOURCE POLLUTION CONTROL ORDINANCE. SHOULD ANY LOT BE PROPOSED FOR A USE OTHER THAN SINGLE-FAMILY RESIDENTIAL, AN LCRA NPS DEVELOPMENT PERMIT, OR OTHER PERMIT BY THE SUCCESSORS OR ASSIGNS OF LCRA, MAY BE REQUIRED.

B.R. Crisander 9/29/04
LOWER COLORADO RIVER AUTHORITY

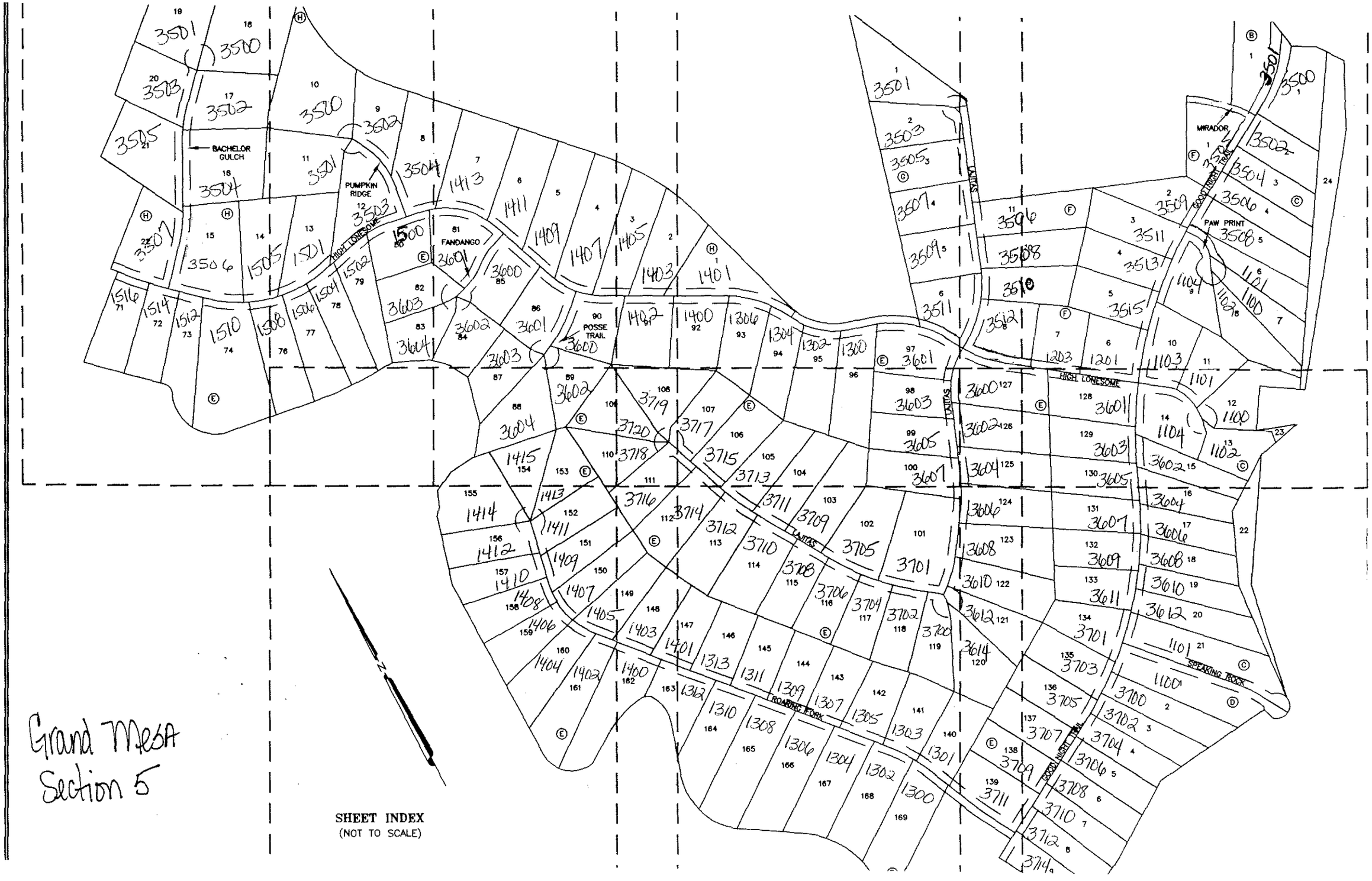
GRAND MESA
SUBDIVISION

CRYSTAL FALLS

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

SENDERO SURVEYING
2804 ROBIN ROAD TEL. (512) 280-3304
MANCHACA, TEXAS 78652 FAX (512) 282-8028

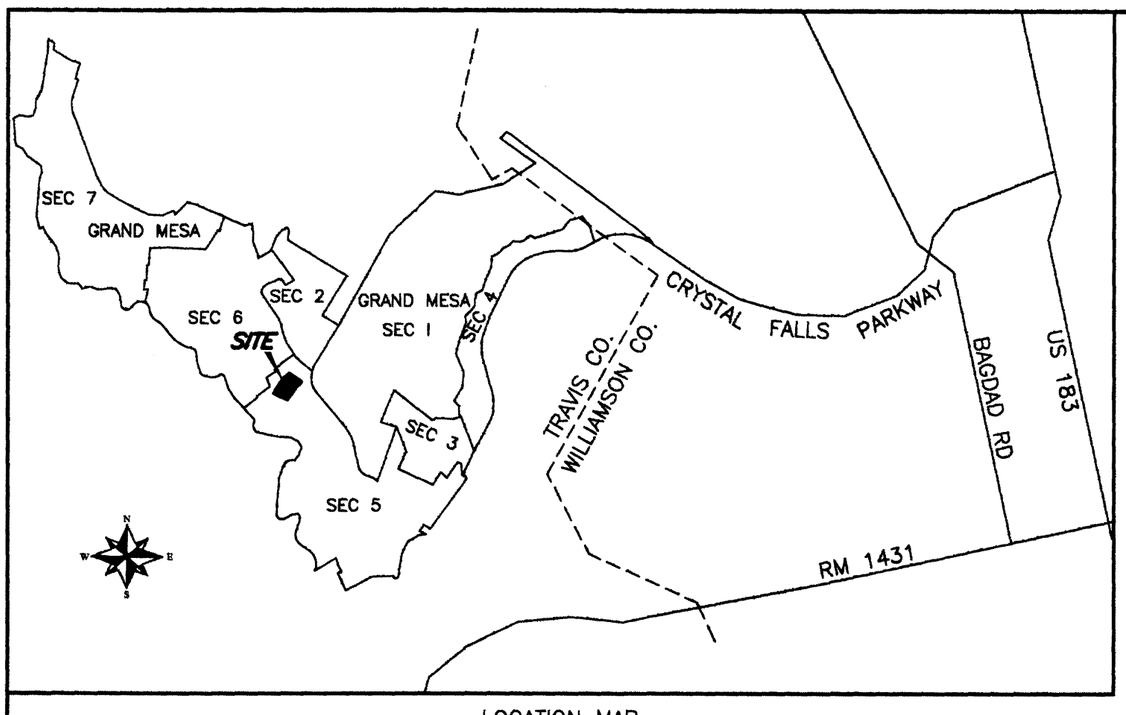
PLOT DATE: 03/11/04	SCALE: 1"=100'
DATE OF SURVEY: February, 2004	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-04-003PL	
PROJECT NUMBER: 001-04-003	



Grand Mesa
Section 5

201400287

LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 5, AMENDED



LOCATION MAP
N.T.S.

LEGEND:

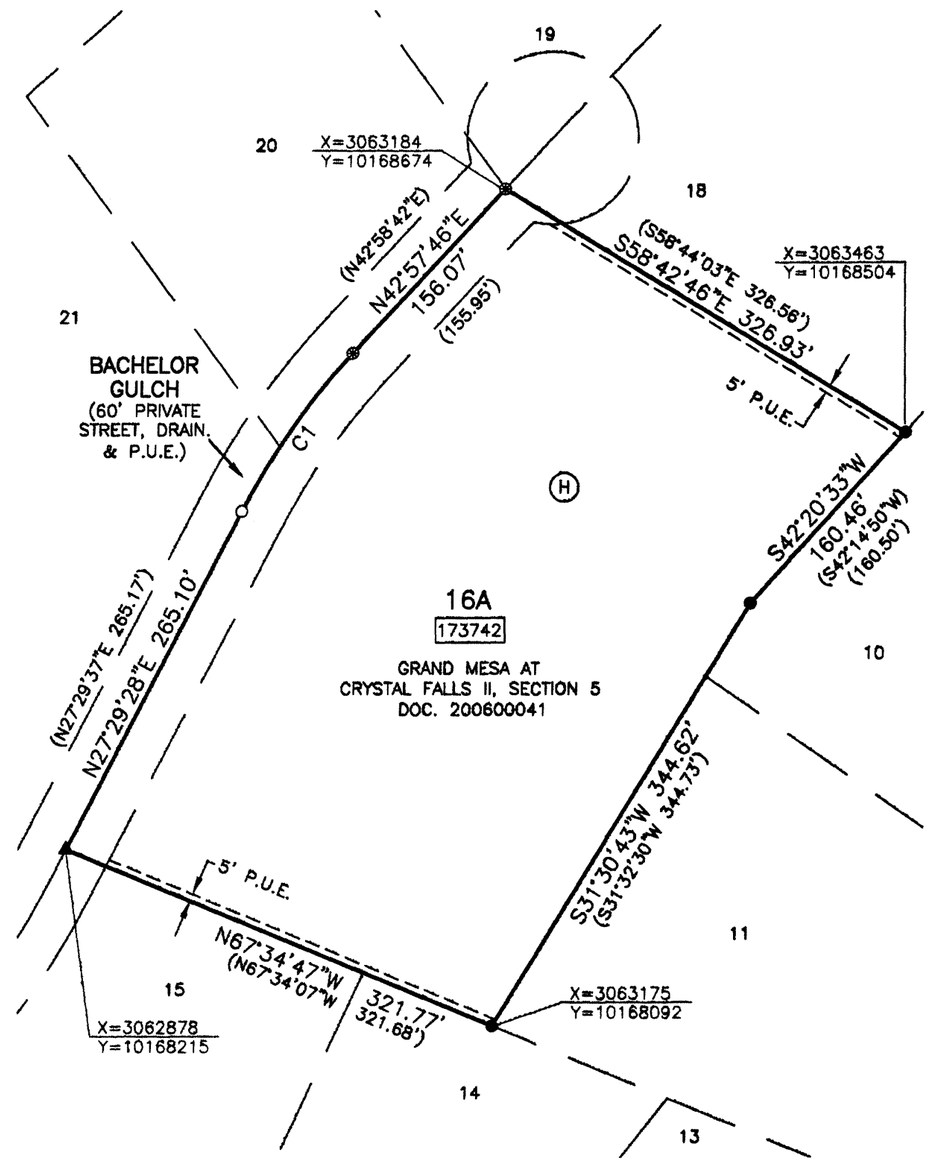
●	= IRON ROD WITH CAP FOUND
●	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
○	= COTTON SPINDLE SET
Ⓚ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
173742	= LOT AREA IN SQUARE FEET
(xxx)	= RECORD INFORMATION

N W E S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	15°28'37"	500.00'	135.06'	N35°09'13"E	134.65'	67.94'

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT MARVIN L. WOLVERTON AND MARYANN H. WOLVERTON, BEING THE OWNERS OF LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 16, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED IN DOCUMENT NO. 2013081248 AND SAID LOT 17, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED IN DOCUMENT NO. 2006231098, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 5, AMENDED", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 19th DAY OF November, 2014 A.D.

MARVIN L. WOLVERTON
3502 BACHELOR GULCH
LEANDER, TEXAS 78641

MARYANN H. WOLVERTON
3502 BACHELOR GULCH
LEANDER, TEXAS 78641

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN L. WOLVERTON, 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 19 DAY OF November 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS

ELLEN PIZALATE
MY COMMISSION EXPIRES
September 20, 2018

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARYANN H. WOLVERTON, 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 19th DAY OF November, 2014, A.D.

NOTARY PUBLIC, STATE OF TEXAS

ELLEN PIZALATE
MY COMMISSION EXPIRES
September 20, 2018

PLAT NOTES:

1. THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, RECORDED IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
3. 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.
4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
5. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.
6. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
   A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
   B. NO SIDEWALKS.
   C. NO STREET LIGHTS.
7. THIS SUBDIVISION IS SUBJECT TO A BLANKET TYPE ELECTRIC UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2007087297.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE COMPANY, GF NO. 01247-30749, ISSUED SEPTEMBER 23, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN NOVEMBER 19, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 21st DAY OF November, 2014 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS

WAYNE WATTS, PE
CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST:
DEBBIE HAILE
CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

FOR RODNEY SHERRILL, P.E., TR # 0504917
STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

12/1/14
DATE

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1 DAY OF December, 2014 A.D. AT 11:06 O'CLOCK A.M., AND DULY RECORDED ON THIS THE 1 DAY OF December 2014 A.D. AT 11:06 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201400287.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 1 DAY OF December, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY V Benavides
DEPUTY

SUBMITTAL DATE: SEPTEMBER 26, 2014
TOTAL AREA OF THIS PLAT: 3.989 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1

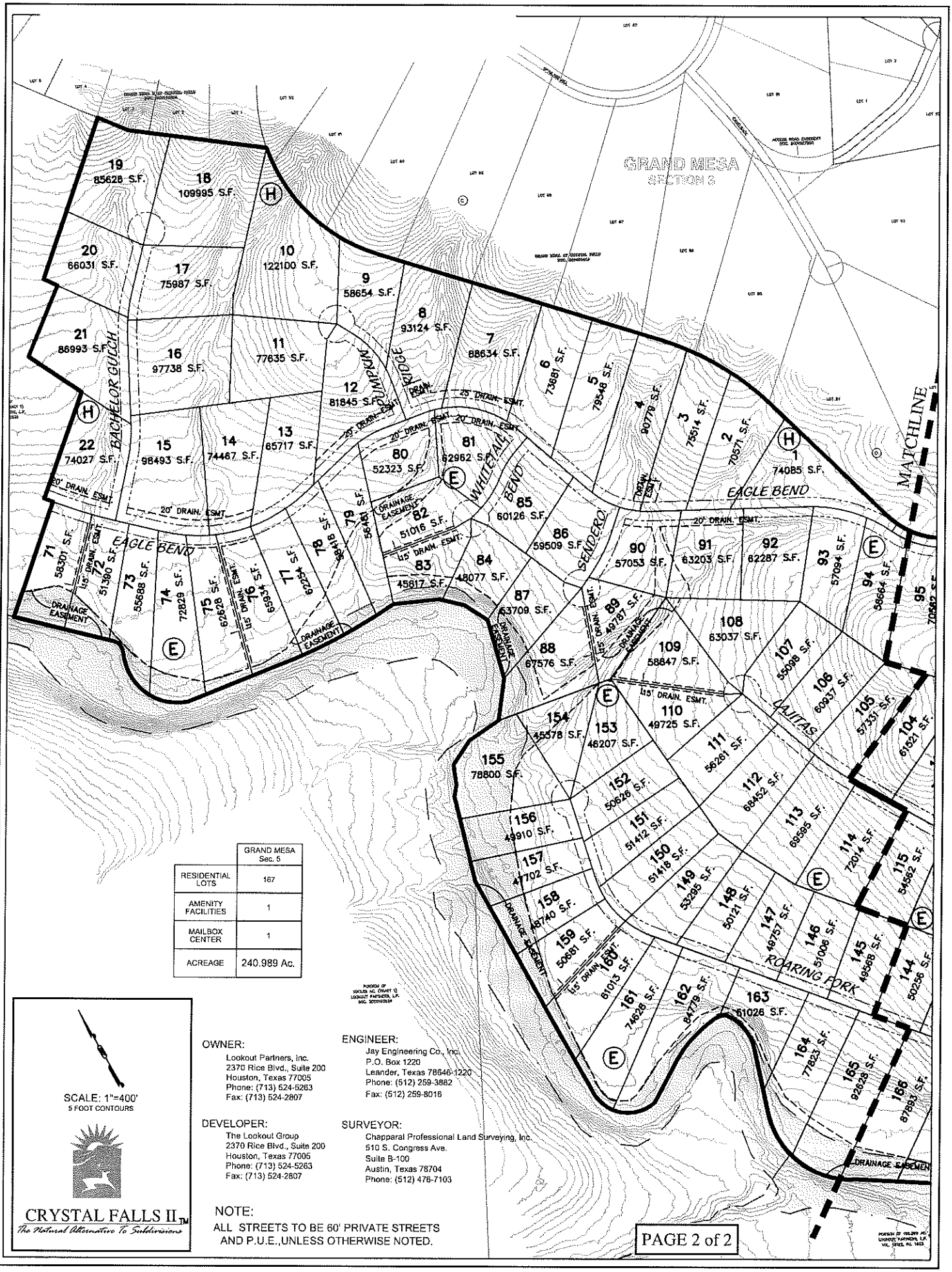
NEW STREETS: NONE

OWNERS:
MARVIN L. WOLVERTON AND
MARYANN H. WOLVERTON
3502 BACHELOR GULCH
LEANDER, TEXAS 78641

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

L:\14317-3502 AND 3504 BACHELOR GULCH\dwg\14317_GR-BASE.dwg 11/19/2014 8:12:41 AM CST



	GRAND MESA Sec. 5
RESIDENTIAL LOTS	167
AMENITY FACILITIES	1
MAILBOX CENTER	1
ACREAGE	240.989 Ac.

OWNER:
Lookout Partners, Inc.
2370 Rice Blvd., Suite 200
Houston, Texas 77005
Phone: (713) 524-5263
Fax: (713) 524-2807

DEVELOPER:
The Lookout Group
2370 Rice Blvd., Suite 200
Houston, Texas 77005
Phone: (713) 524-5263
Fax: (713) 524-2807

ENGINEER:
Jay Engineering Co., Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Phone: (512) 259-3882
Fax: (512) 259-8016

SURVEYOR:
Chapparal Professional Land Surveying, Inc.
510 S. Congress Ave.
Suite B-100
Austin, Texas 78704
Phone: (512) 476-7103

NOTE:
ALL STREETS TO BE 60' PRIVATE STREETS AND P.U.E., UNLESS OTHERWISE NOTED.

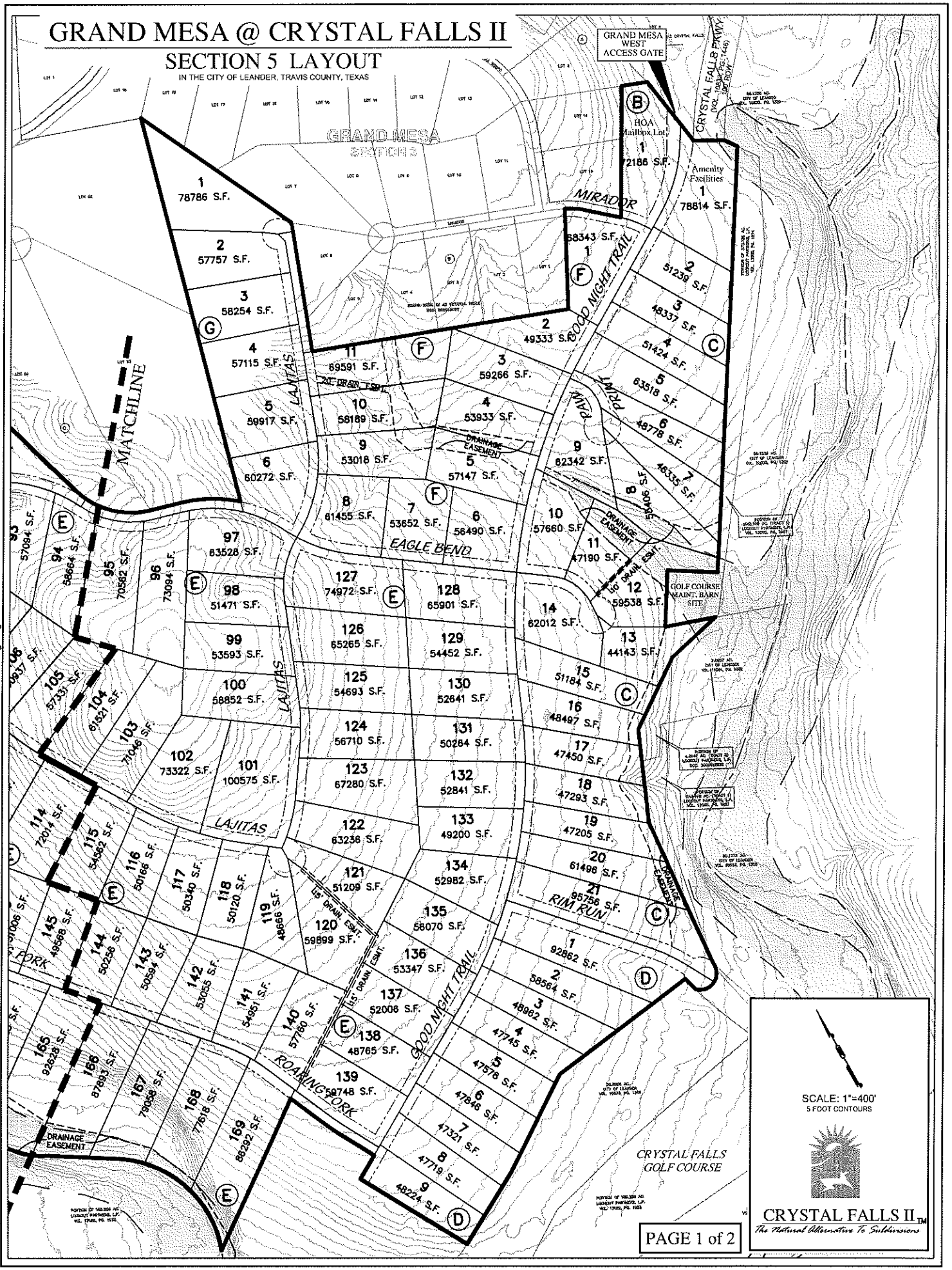
PAGE 2 of 2

C:\Projects-Lookout-Group\Grand-Mesa-Sec5-6\Exh-Misc-files\Grand-Mesa-sec5-exh-09-30-05.dwg Pg 2

GRAND MESA @ CRYSTAL FALLS II

SECTION 5 LAYOUT

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS



PAGE 1 of 2

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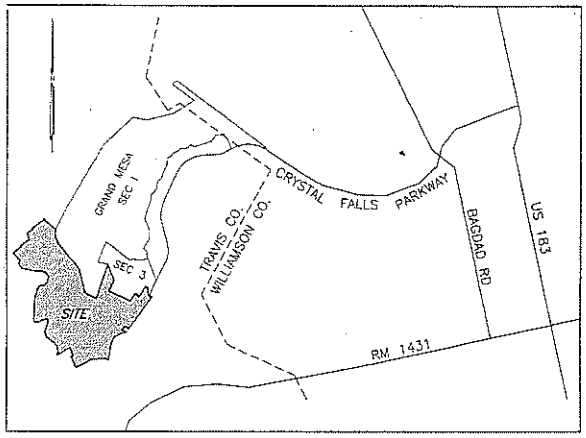
2-16-06 200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

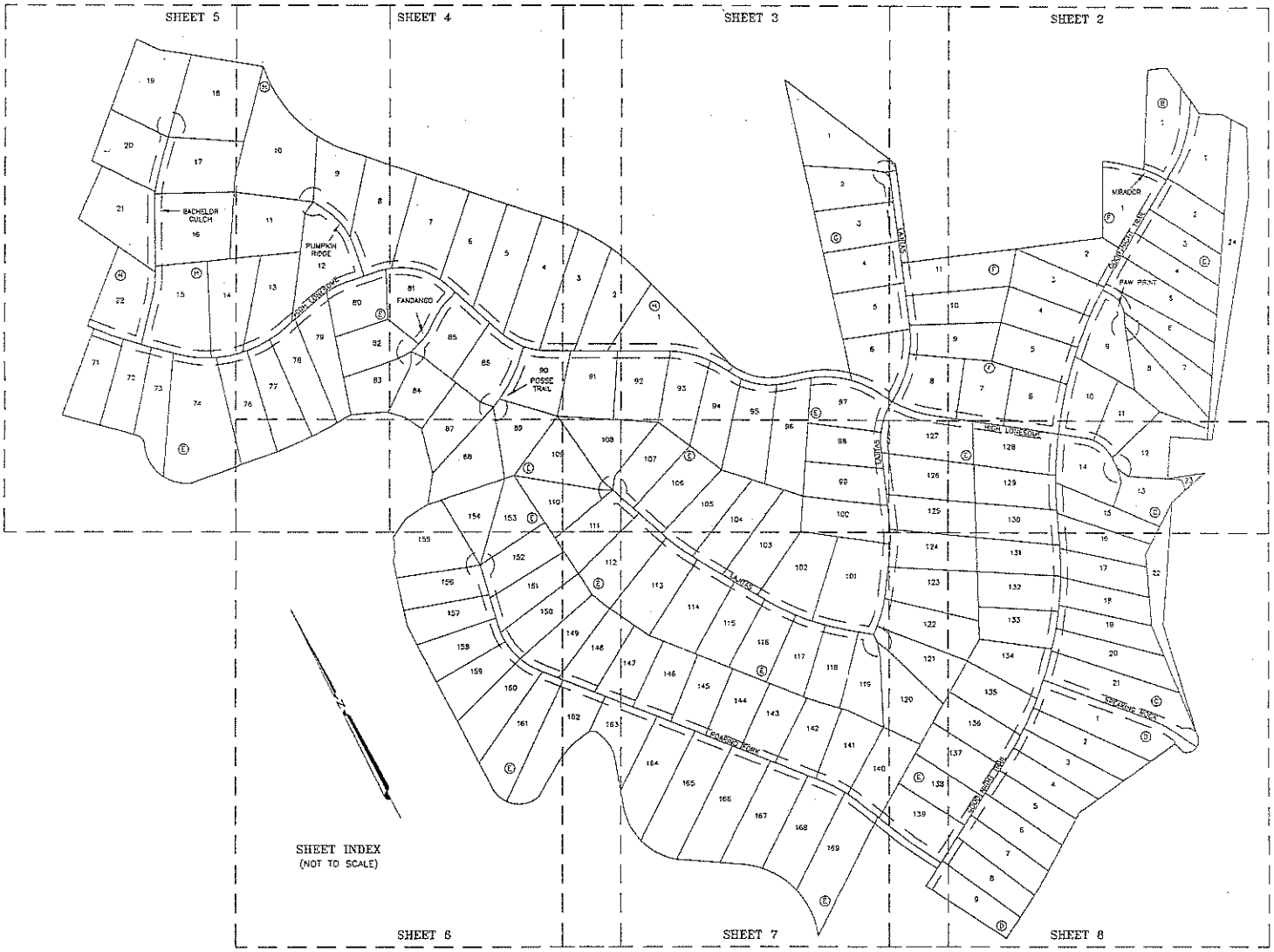


LOCATION MAP
(NOT TO SCALE)

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP FOUND
- COTTON SPINDLE FOUND
- 1/2" IRON ROD OR MAG NAIL WITH "SENDERO" CAP SET
- CALCULATED POINT
- BENCHMARK (BRASS DISC SET IN CONCRETE)
- 835 MINIMUM FINISHED FLOOR ELEVATION

SHEET INDEX



Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3692 Fax. (512) 259-8016

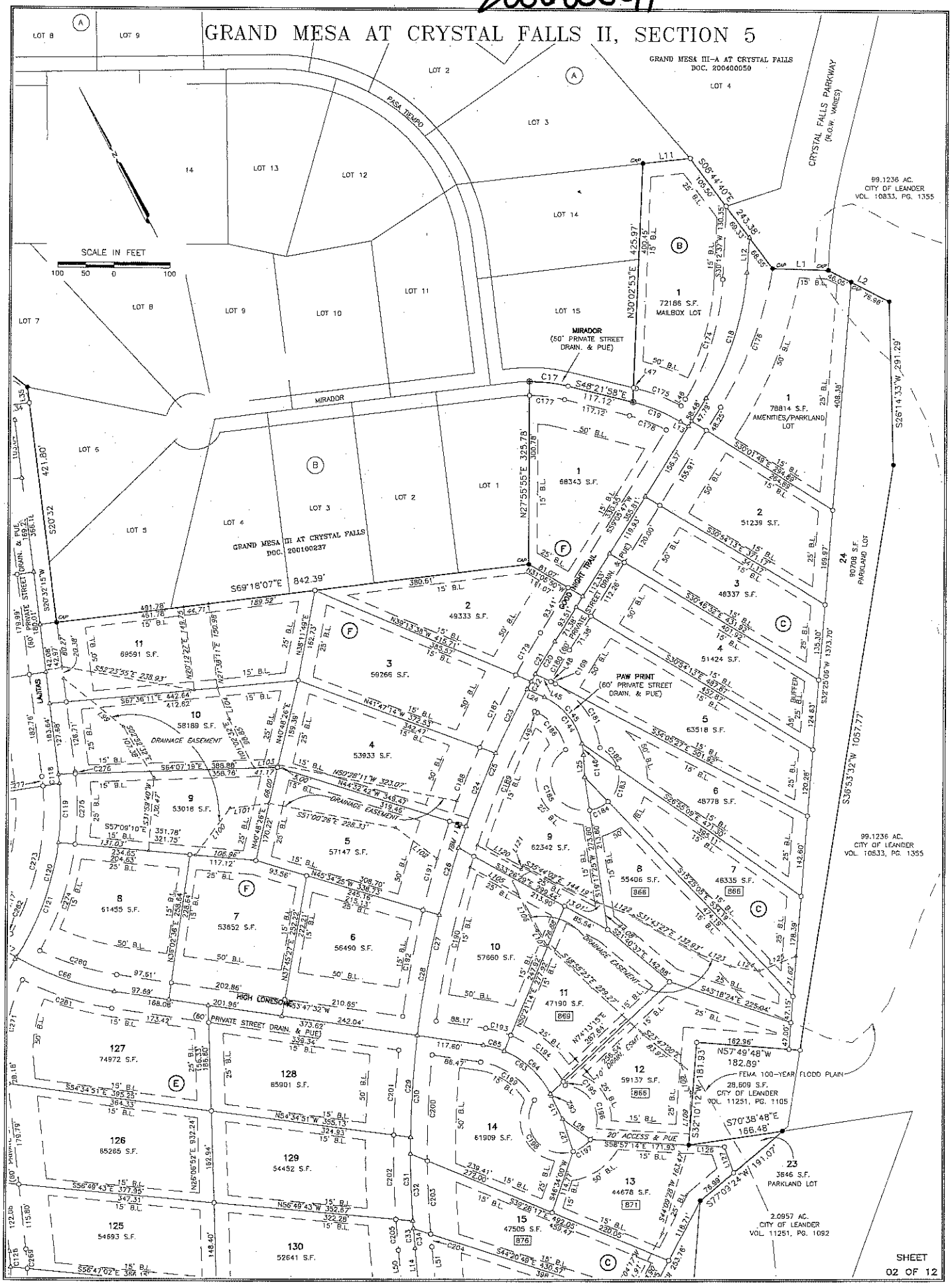
CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 02/03/06	SCALE: 1"=100'
DATE OF SURVEY: February, 2005	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	01 OF 12

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5



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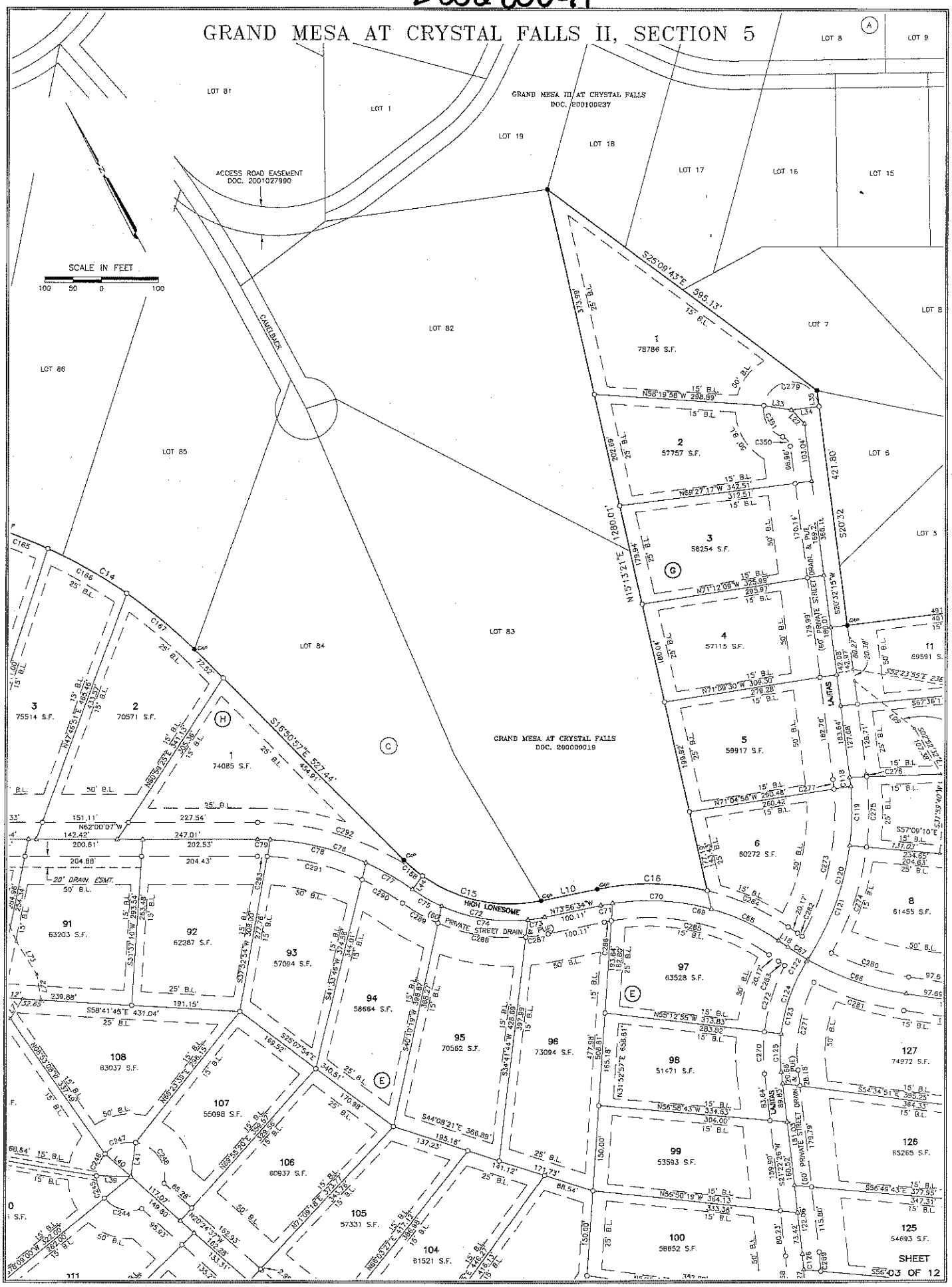

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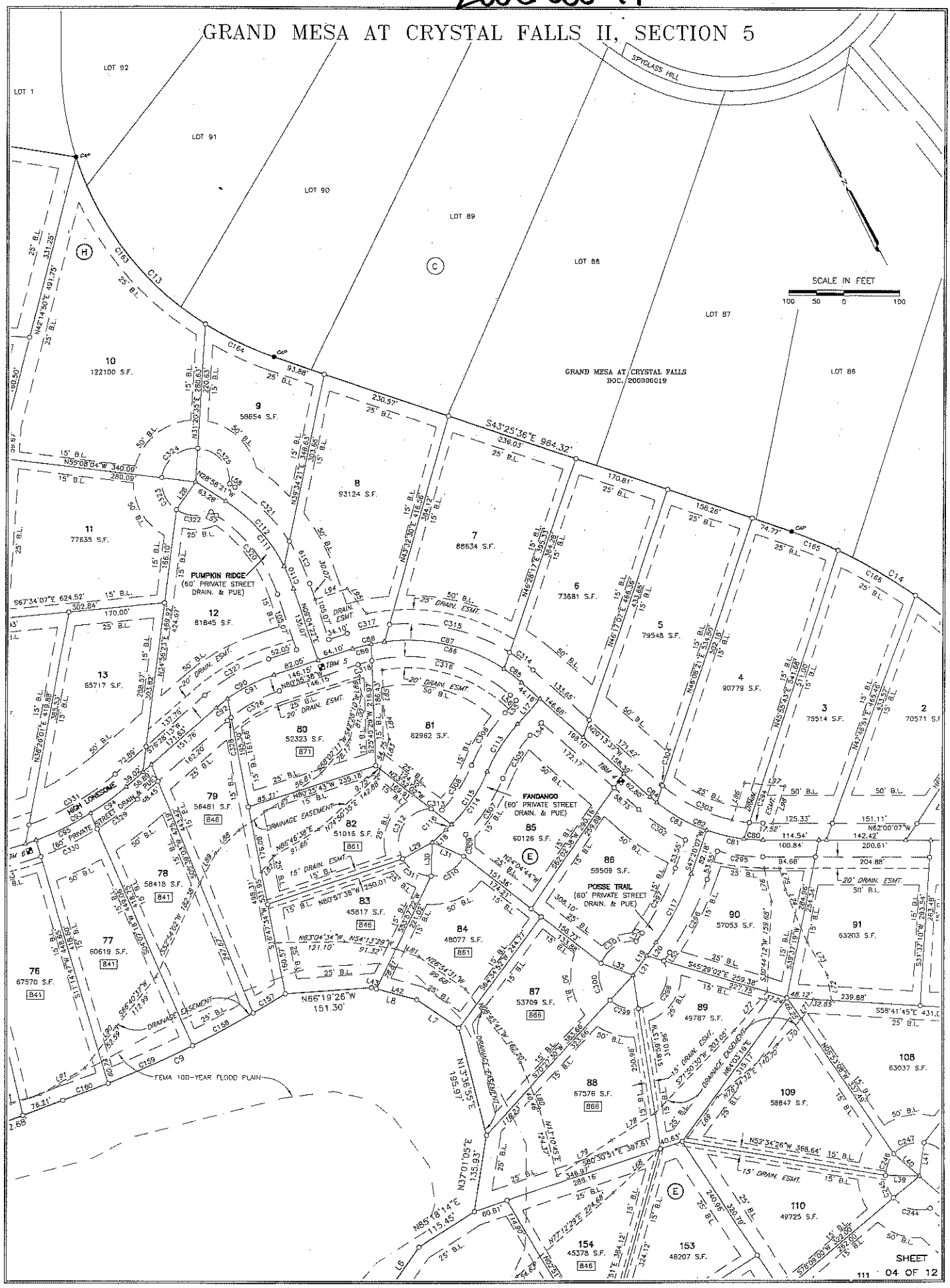
GRAND MESA AT CRYSTAL FALLS II, SECTION 5



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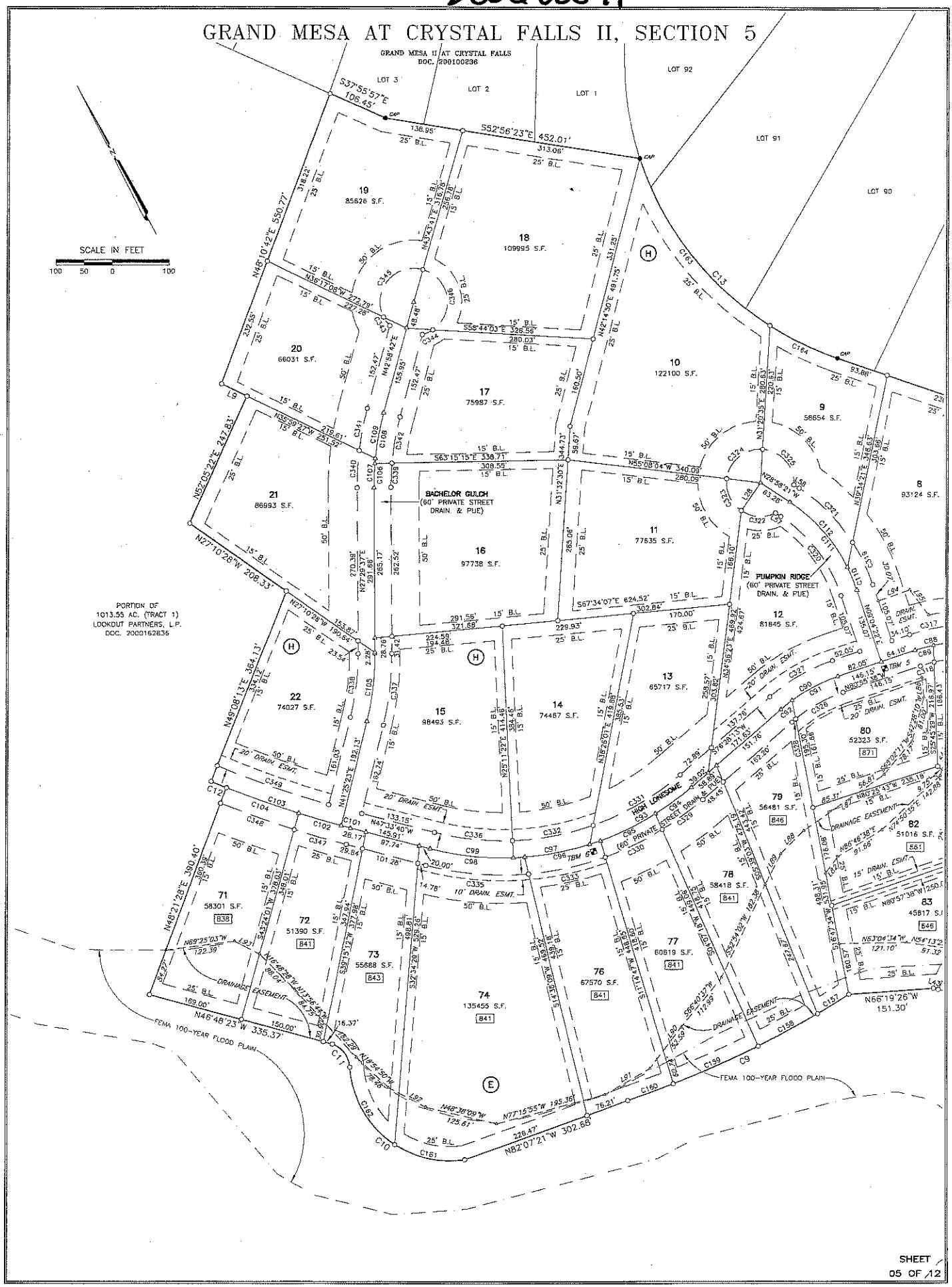
GRAND MESA AT CRYSTAL FALLS II, SECTION 5



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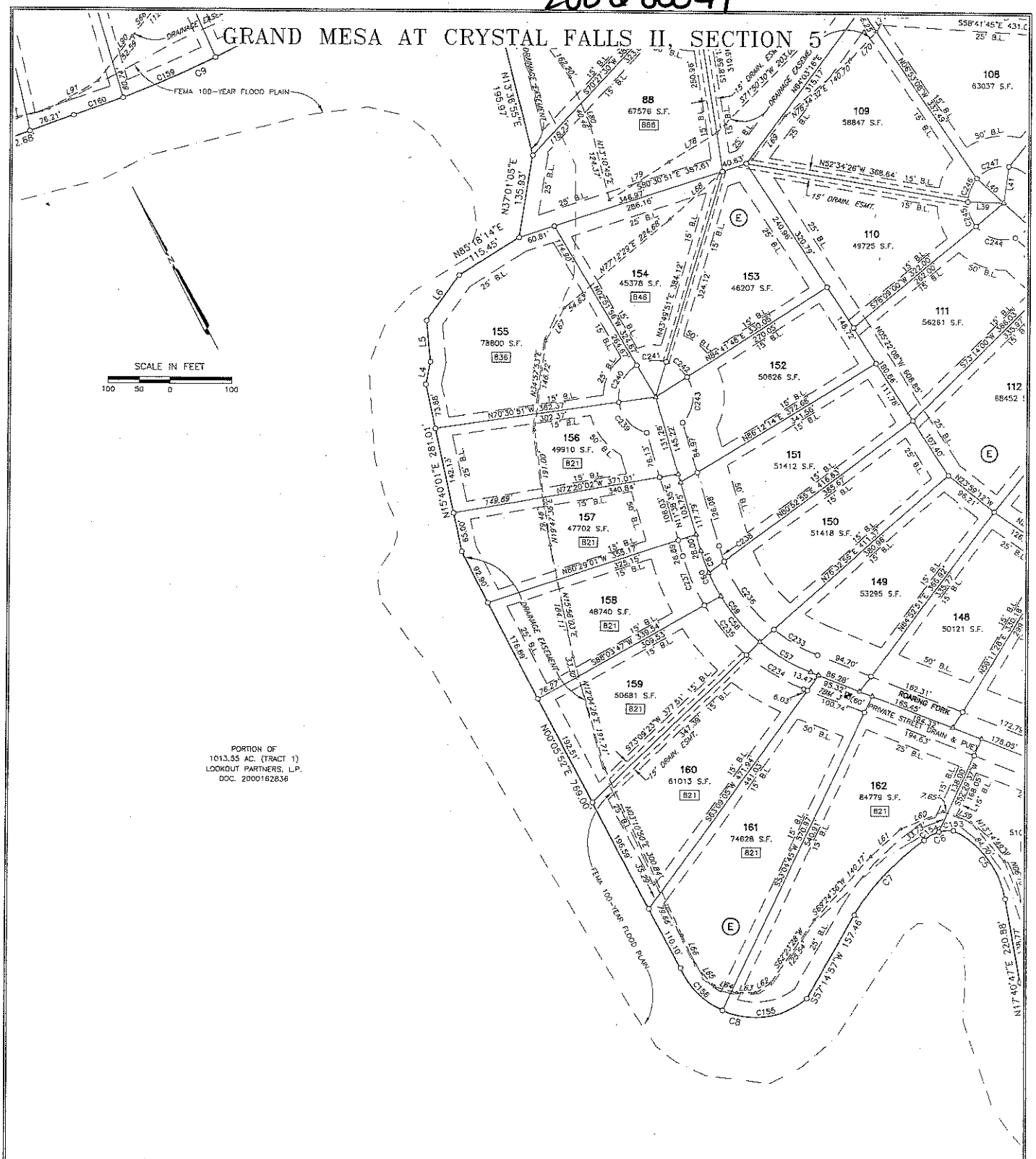
2006 00041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5



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06 OF 12

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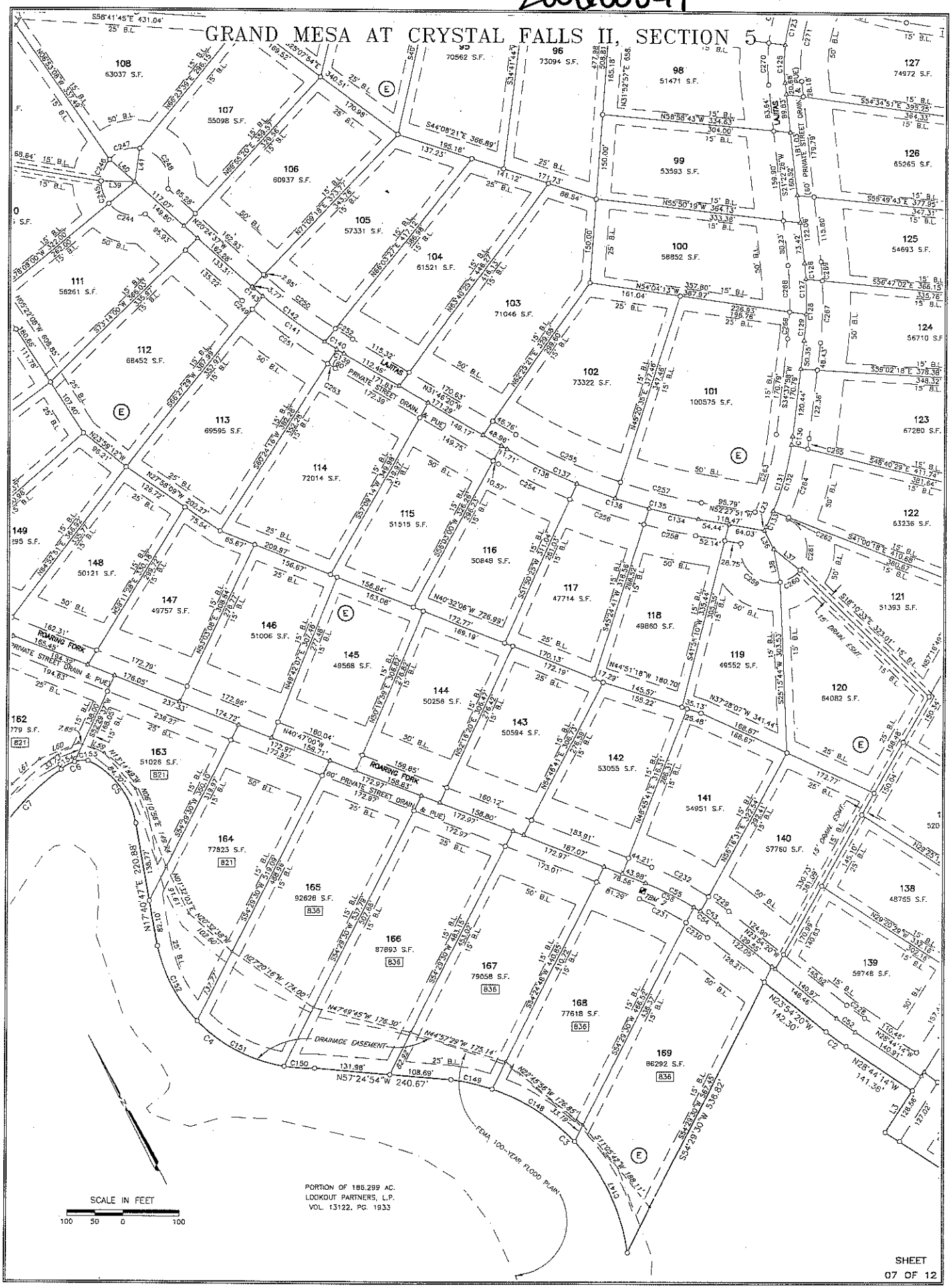
GRAND MESA AT CRYSTAL FALLS II, SECTION 5



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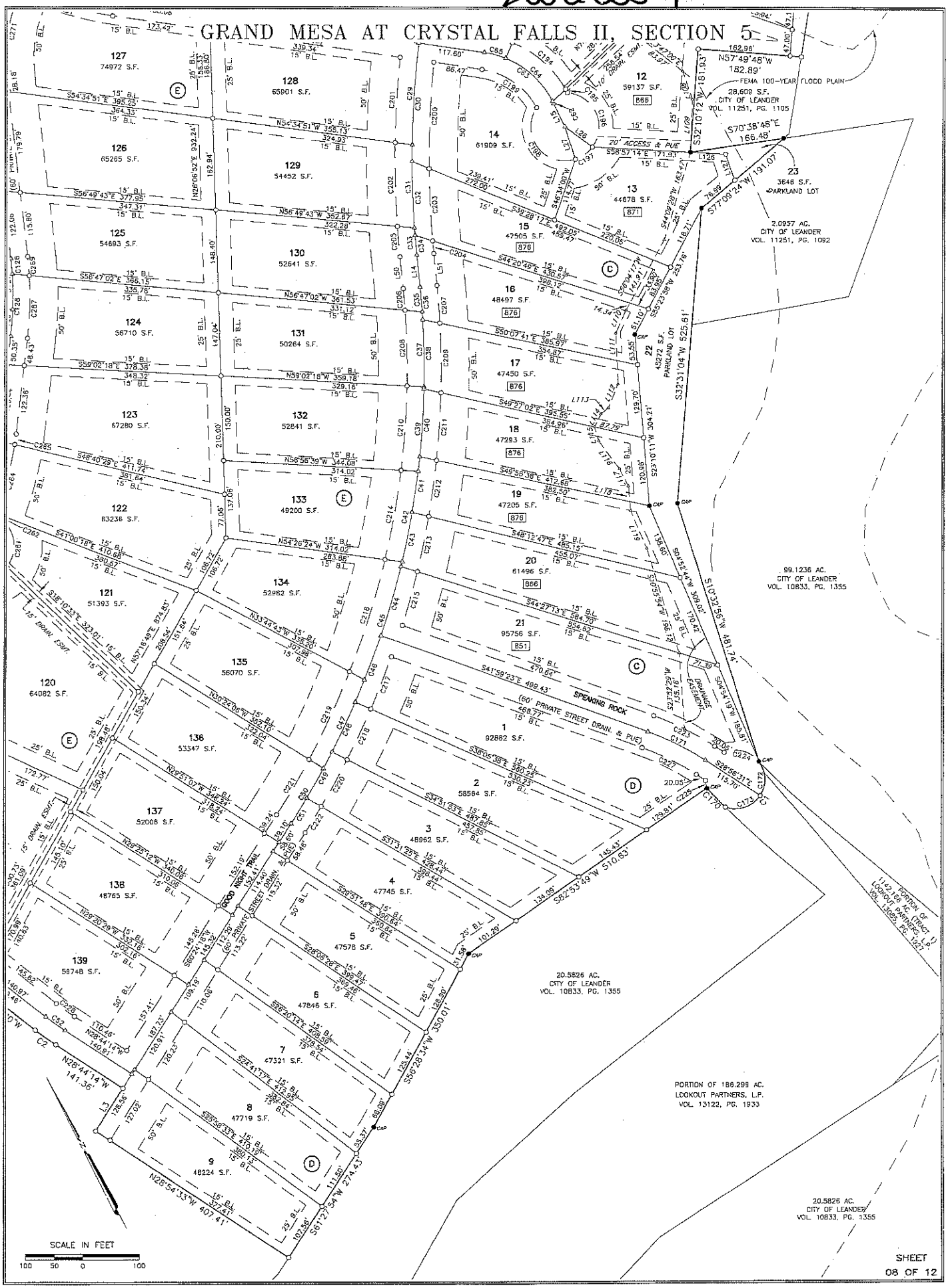
200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5



SHEET 08 OF 12

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S60°39'10"E	100.02'
L2	S35°04'20"E	123.03'
L3	N60°24'18"E	89.36'
L4	N38°57'59"E	37.30'
L5	N22°27'19"E	67.46'
L6	N62°56'20"E	91.15'
L7	N27°42'22"W	88.97'
L8	N46°51'37"W	82.52'
L9	N35°59'27"W	50.00'
L10	S73°56'34"E	99.97'
L11	S68°48'36"E	83.59'
L12	S31°44'37"W	62.78'
L13	N30°54'13"W	15.77'
L14	S22°15'50"W	57.37'
L15	N02°20'23"E	45.69'
L16	N27°43'45"W	20.17'
L17	S69°46'23"W	59.68'
L18	S75°09'11"W	32.38'
L19	S63°01'52"W	70.36'
L20	S63°01'52"W	28.44'
L21	S63°01'52"W	41.91'
L22	S15°49'00"E	33.74'
L23	S53°59'03"W	7.26'
L24	S37°03'34"E	33.66'
L25	S25°09'01"W	40.41'
L26	S25°29'48"E	60.00'
L27	S09°55'34"W	60.00'
L28	N62°15'44"E	60.00'
L29	S88°58'31"W	60.00'
L30	S29°40'14"W	60.00'
L31	N37°53'49"W	60.00'
L32	N41°27'59"W	60.00'
L33	N53°15'29"W	50.00'
L34	S69°27'45"E	50.00'
L35	S20°32'15"W	28.38'
L36	N00°45'36"E	37.45'
L37	S23°55'23"E	60.00'
L38	S16°55'05"W	60.00'
L39	N60°31'06"W	60.00'
L40	N20°46'30"W	60.00'
L41	N35°53'46"E	60.00'
L42	N46°51'37"W	73.87'
L43	N46°51'37"W	8.65'
L44	S63°46'28"W	30.00'
L45	N37°03'34"W	31.85'
L46	S59°05'47"W	13.92'
L47	N46°21'56"W	5.13'
L48	S37°03'34"E	1.78'
L49	S37°03'34"E	4.92'
L50	S22°15'50"W	57.37'
L51	S22°15'50"W	57.37'
L52	S63°01'52"W	18.40'
L53	S63°01'52"W	18.40'
L54	S69°46'23"W	29.68'
L55	S69°46'23"W	29.68'
L56	N20°13'37"W	14.15'
L57	N28°58'21"W	11.32'
L58	S28°58'21"E	11.32'
L126	S58°57'14"E	62.34'
L127	S08°52'55"W	48.97'

CURVE TABLE											
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	147°34'37"	52.53'	135.30'	100.88'	N63°40'18"E	C88	10°56'16"	300.00'	57.27'	57.18'	N75°27'30"W
C2	4°49'55"	525.00'	44.27'	44.26'	S26°18'17"E	C89	6°29'44"	300.00'	34.01'	33.99'	N77°40'46"W
C3	75°16'43"	357.70'	469.97'	436.89'	N17°35'45"W	C90	22°38'09"	300.00'	118.55'	117.78'	S87°46'18"W
C4	80°16'15"	272.84'	382.39'	351.88'	S24°13'24"E	C91	17°41'13"	300.00'	92.61'	92.24'	N89°46'14"W
C5	54°54'56"	153.14'	146.78'	141.22'	N09°33'31"W	C92	4°54'56"	300.00'	25.74'	25.73'	S78°55'41"W
C6	49°31'48"	60.09'	51.95'	50.35'	N80°32'31"W	C93	23°48'33"	500.00'	207.77'	206.28'	N88°22'30"E
C7	23°26'24"	414.96'	170.01'	168.82'	S71°05'38"W	C94	9°06'48"	500.00'	79.53'	79.44'	N81°01'37"E
C8	107°17'50"	130.45'	244.30'	210.13'	S48°29'58"E	C95	12°24'09"	500.00'	108.23'	108.02'	S88°12'05"E
C9	13°48'26"	1812.74'	436.86'	435.80'	S87°39'49"E	C96	15°29'37"	500.00'	135.21'	134.80'	S74°16'02"E
C10	94°43'42"	176.18'	291.28'	259.22'	S23°09'45"E	C97	15°27'44"	500.00'	134.93'	134.52'	S71°59'22"E
C11	66°41'02"	44.96'	53.90'	50.73'	N08°40'23"W	C98	18°57'33"	500.00'	165.45'	164.70'	S57°02'26"E
C12	0°57'54"	1750.00'	29.47'	29.47'	S39°32'31"E	C99	16°41'50"	500.00'	145.71'	145.19'	S55°54'38"E
C13	53°31'48"	553.44'	517.07'	498.46'	S16°39'48"E	C100	7°53'18"	500.00'	68.84'	68.78'	S51°30'19"E
C14	26°34'25"	876.95'	406.72'	403.09'	N30°07'58"W	C101	0°32'50"	1750.00'	16.71'	16.71'	S47°17'15"E
C15	57°07'11"	263.55'	262.74'	251.99'	S45°24'52"E	C102	3°05'40"	1750.00'	94.51'	94.50'	S46°00'50"E
C16	25°25'41"	438.33'	194.53'	192.94'	N61°13'45"W	C103	7°57'16"	1750.00'	242.95'	242.76'	S43°02'12"E
C17	14°16'40"	275.00'	68.53'	68.35'	N55°30'18"W	C104	4°26'32"	1750.00'	135.68'	135.65'	S42°14'44"E
C18	27°21'10"	500.00'	238.70'	236.44'	N45°25'12"E	C105	13°55'46"	500.00'	121.56'	121.26'	N34°27'30"E
C19	17°27'45"	300.00'	91.43'	91.08'	N39°38'06"W	C106	4°56'59"	500.00'	43.20'	43.18'	S29°58'07"W
C20	2°13'43"	1750.00'	68.07'	68.07'	S57°58'55"W	C107	5°59'05"	500.00'	52.23'	52.20'	S30°29'10"W
C21	2°43'17"	1750.00'	83.12'	83.12'	S57°44'08"W	C108	10°32'06"	500.00'	91.93'	91.81'	S37°42'39"W
C22	0°59'02"	1750.00'	30.05'	30.05'	S56°22'33"W	C109	9°30'00"	500.00'	82.90'	82.81'	S38°13'42"W
C23	4°39'51"	1750.00'	142.46'	142.42'	S54°02'34"W	C110	8°13'06"	300.00'	43.03'	42.99'	N04°57'49"E
C24	4°37'36"	1750.00'	141.31'	141.27'	S49°23'50"W	C111	38°02'43"	300.00'	199.20'	195.56'	N09°56'59"W
C25	10°07'33"	1750.00'	309.28'	308.88'	S50°49'15"W	C112	29°49'37"	300.00'	155.17'	154.42'	N14°03'32"W
C26	5°21'31"	1750.00'	163.67'	163.61'	S44°24'17"W	C113	19°07'52"	300.00'	100.17'	99.71'	S60°12'27"W
C27	11°08'54"	1750.00'	340.31'	339.97'	S40°11'01"W	C114	24°21'40"	300.00'	127.55'	126.60'	N62°49'21"E
C28	7°06'57"	1750.00'	217.34'	217.20'	S38°10'03"W	C115	21°42'11"	300.00'	113.64'	112.96'	N61°29'37"E
C29	5°52'57"	1750.00'	179.67'	179.59'	S31°40'06"W	C116	2°39'28"	300.00'	13.92'	13.92'	N73°40'26"E
C30	6°50'48"	1750.00'	209.12'	209.00'	S31°11'10"W	C117	15°41'46"	500.00'	136.97'	136.58'	N55°10'59"E
C31	4°52'30"	1750.00'	148.88'	148.85'	S26°12'23"W	C118	1°57'09"	480.00'	16.38'	16.38'	N21°30'50"E
C32	4°20'33"	1750.00'	132.63'	132.60'	S25°35'29"W	C119	14°35'10"	480.00'	122.20'	121.87'	N27°48'50"E
C33	1°35'18"	1750.00'	48.51'	48.51'	S22°03'26"W	C120	38°33'30"	480.00'	323.02'	316.96'	N41°46'09"E
C34	1°08'23"	1750.00'	35.32'	35.32'	S22°50'32"W	C121	25°55'29"	480.00'	217.19'	215.34'	N48°05'10"E
C35	1°41'12"	1500.00'	44.16'	44.16'	N23°06'26"E	C122	0°03'19"	480.00'	0.46'	0.46'	N61°04'34"E
C36	2°12'34"	1500.00'	57.84'	57.84'	N23°22'07"E	C123	38°43'47"	300.00'	208.02'	203.88'	S41°14'19"W
C37	5°04'13"	1500.00'	132.74'	132.70'	N26°29'09"E	C124	26°45'23"	300.00'	140.10'	138.83'	S47°43'31"W
C38	4°41'20"	1500.00'	122.76'	122.72'	N26°49'04"E	C125	12°58'24"	300.00'	67.93'	67.78'	S27°51'36"W
C39	5°44'02"	1500.00'	150.11'	150.05'	N31°53'17"E	C126	2°40'17"	600.00'	27.97'	27.97'	N22°42'34"E
C40	4°35'58"	1500.00'	120.41'	120.38'	N31°27'43"E	C127	8°43'15"	600.00'	91.32'	91.24'	N25°44'03"E
C41	3°47'02"	1500.00'	99.05'	99.04'	N35°39'13"E	C128	10°35'16"	600.00'	110.87'	110.72'	N29°20'20"E
C42	6°12'18"	1500.00'	162.43'	162.35'	N37°51'25"E	C129	4°32'17"	600.00'	47.52'	47.51'	N32°21'49"E
C43	3°44'41"	1500.00'	98.04'	98.02'	N39°25'05"E	C130	1°43'23"	500.00'	15.04'	15.04'	N35°29'39"E
C44	4°54'11"	1500.00'	128.36'	128.32'	N43°44'31"E	C131	19°21'05"	500.00'	168.87'	168.07'	N44°18'30"E
C45	8°28'46"	1500.00'	221.99'	221.79'	N45°11'57"E	C132	14°02'34"	500.00'	122.55'	122.24'	N43°22'37"E
C46	4°51'30"	1500.00'	127.19'	127.15'	N48°37'21"E	C133	3°35'09"	500.00'	31.29'	31.29'	N52°11'28"E
C47	6°35'30"	1500.00'	172.57'	172.48'	N52°44'05"E	C134	5°05'32"	1000.00'	88.86'	88.85'	S49°55'05"E
C48	3°42'49"	1500.00'	97.22'	97.20'	N52°54'30"E	C135	8°40'04"	1000.00'	151.28'	151.13'	S48°07'48"E
C49	3°34'49"	1500.00'	93.73'	93.72'	N56°33'19"E	C136	7°44'06"	1000.00'	135.00'	134.90'	S43°30'16"E
C50	4°22'28"	1500.00'	114.52'	114.49'	N58°13'04"E	C137	12°01'27"	1000.00'	209.86'	209.48'	S37°47'04"E
C51	2°03'35"	1500.00'	53.92'	53.92'	N59°22'31"E	C138	7°51'53"	1000.00'	137.26'	137.16'	S35°42'16"E
C52	4°49'55"	495.00'	41.74'	41.73'	S26°19'17"E	C139	0°50'15"	1000.00'	14.61'	14.61'	S31°21'13"E
C53	4°26'30"	500.00'	38.76'	38.75'	N26°07'35"W	C140	2°17'02"	1000.00'	39.86'	39.86'	S30°37'49"E
C54	5°59'55"	500.00'	52.34'	52.32'	N26°54'16"W	C141	9°15'55"	1000.00'	161.71'	161.53'	S26°18'08"E
C55	12°26'11"	500.00'	108.53'	108.31'	N34°33'55"W	C142	9°04'40"	1000.00'	158.44'	158.27'	S24°56'58"E
C56	10°52'42"	500.00'	94.94'	94.80'	N35°20'36"W	C143	1°15'33"	1000.00'	21.98'	21.98'	S21°02'24"E
C57	18°35'19"	300.00'	97.33'	96.90'	S31°29'21"E	C144	62°12'35"	120.00'	130.29'	123.99'	N05°57'16"W
C58	18°36'59"	300.00'	97.48'	97.05'	S12°53'12"E	C145	52°23'38"	120.00'	109.73'	105.95'	N10°51'45"W
C59	26°38'38"	300.00'	139.51'	138.25'	S08°52'22"E	C146	9°46'57"	120.00'	20.56'	20.53'	N20°14'32"E
C60	15°13'17"	300.00'	79.70'	79.46'	S04°01'57"W	C147	35°19'22"	357.70'	220.52'	217.05'	N02°22'56"E
C61	7°11'38"	300.00'	37.67'	37.64'	S08°02'46"W	C148	28°03'37"	357.70'	175.18'	173.44'	N29°18'34"W
C62	1°25'27"	180.00'	3.98'	3.98'	N01°37'39"E	C149	11°53'44"	357.70'	74.26'	74.13'	N49°17'14"W
C63	56°07'55"	160.00'	156.75'	150.56'	N25°43'35"W	C150	11°23'12"	272.94'	54.24'	54.15'	S58°39'56"E
C64	40°44'54"	160.00'	113.79'	111.41'	N18°27'31"W	C151	36°47'22"	272.94'	175.26'	172.26'	S34°34'39"E
C65	13°57'34"	160.00'	38.98'	38.89'	N46°48'45"W	C152	32°05'41"	272.94'	152.89'	150.90'	S00°08'07"E
C66	21°17'58"	500.00'	185.87'	184.80'	S43°08'33"E	C153	22°56'08"	60.09'	24.06'	23.90'	N67°14'41"W
C67	4°45'49"	500.00'	41.57'	41.56'	S30°06'40"E	C154	26°35'40"	60.09'	27.89'	27.64'	S87°59'25"W
C68	18°41'22"	408.33'	133.19'	132.60'	N37°04'26"W	C155	54°12'16"	130.45'	146.18'	138.65'	S70°02'45"E
C69	43°15'03"	408.33'	308.24'	300.97'	N49°21'17"W	C156	43°05'34"	130.45'	98.11'	95.82'	S16°23'50"E
C70	27°31'28"	408.33'	196.16'	194.26'	N60°10'51"W	C157	2°05'14"	1812.74'	66.03'	66.03'	N86°28'34"E
C71	2°57'47"	408.33'	21.12'	21.11'	N72°27'42"W	C158	3°49'55"	1812.74'	121.24'	121.22'	N88°26'09"E
C72	47°43'02"	293.55'	244.48'	237.47'	S50°05'03"E	C159	5°10'19"	1812.74'	163.63'	163.58'	S86°03'44"E
C73	5°46'33"	293.55'	29.59'	29.58'	S71°03'17"E	C160	2°43'00"	1812.74'	85.95'	85.94'	S82°07'04"E
C74	30°19'04"	293.55'	155.33'	153.52'	S53°00'28"E	C161	41°25'24"	176.18'	127.37'	124.61'	S49°48'54"E
C75	11°37'25"	293.55'	59.55'	59.45'	S32°02'14"E	C162	53°18'18"	176.18'	163.91'	158.06'	S02°27'03"E
C76	35°46'36"	470.00'	293.48'	288.73'	N44°06'49"W	C163	39°36'13"	553.44'	382.55'	374.98'	S08°42'01"E
C77	11°30'02"	470.00'	94.34'	94.18'	N31°58'33"W	C164	13°55'35"	553.44'	134.52'	134.15'	S36°27'55"E
C78	21°31'00"	470.00'	176.50'	175.47'	N48°29'03"W	C165	5°53'43"	876.95'	90.23'	90.19'	N40°28'19"W
C79	2°45'34"	470.00'	22.64'	22.63'	N60°37'20"W	C166	10°27'56"	876.95'	160.18'	159.98'	N32°17'30"W
C80	6°26'05"	300.00'	33.69'	33.67'	S58°47'05"E	C167	10°12'46"	876.95'	156.31'	156.10'	N21°57'09"W
C81	19°20'14"	300.00'	101.25'	100.77'	S52°20'00"E	C168	9°22'15"	263.55'	43.10'	43.06'	S21°32'24"E
C82	32°22'54"	300.00'	169.55'	167.30'	S39°22'35"E	C169	2°58'07"	150.00'	7.77'	7.77'	N35°34'30"W
C83	22°26'16"	300.00'	117.48'	116.74'	S31°26'45"E	C170	1°53'27"	1436.22'	47.40'	47.40'	S15°43'21"E
C84	2°57'31"	300.00'	15.49'	15.49'	S21°42'23"E	C171	13°02'52"	500.00'	113.86'	113.62'	N35°27'57"W
C85	7°37'31"	300.00'	39.93'	39.90'	N24°02'23"W	C172	71°10'29"	52.53'	65.25'	61.14'	N25°28'14"E
C86	54°12'16"	300.00'	283.81'	273.35'	N47°19'45"W	C173	76°24'08"	52.53'	70.05'	64.97'	S80°44'27"E
C87	42°08'14"	300.00'	220.63'	215.69'	N48°55'15"W	C174	28°53'10"	450.00'	226.87'	224.48'	N44°39'12"E

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CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 02/03/06	SCALE: 1"=100'
DATE OF SURVEY: February, 2005	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	09 OF 12

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

DRAINAGE EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L59	N41°01'29"W	49.28'
L60	N84°28'29"W	75.55'
L61	S75°17'53"W	66.88'
L62	S84°48'31"W	28.56'
L63	N52°21'55"W	30.66'
L64	N46°24'49"W	37.50'
L65	N12°52'50"W	46.42'
L66	N04°11'08"E	53.15'
L67	N56°59'25"E	61.70'
L68	N74°51'44"E	114.66'
L69	N64°03'18"E	89.04'
L70	N71°55'12"E	63.63'
L71	N59°32'49"E	41.26'
L72	N18°30'33"E	45.35'
L73	N04°19'03"W	68.47'
L74	N05°07'49"E	100.89'
L75	N12°48'39"E	39.61'
L76	S15°49'39"W	60.39'
L77	S67°45'42"W	90.07'
L78	S85°54'35"W	90.25'
L79	S84°48'30"W	113.89'
L80	N05°07'12"E	86.66'
L81	N42°24'44"W	43.38'
L82	N65°23'16"E	36.23'
L83	N45°00'51"E	65.60'
L84	N17°06'45"E	52.57'
L85	N25°34'11"E	71.79'
L86	S22°10'39"W	35.65'
L87	S52°54'39"W	175.77'
L88	S72°42'08"W	58.20'
L89	S55°37'59"W	59.71'
L90	S65°08'51"W	91.93'
L91	S88°04'18"W	92.05'
L92	N34°28'07"W	74.46'
L93	N35°04'21"W	49.91'
L94	S80°55'38"E	60.00'
L95	S09°32'03"E	55.60'
L96	N45°55'43"E	70.00'
L97	S57°36'44"E	72.00'
L98	S45°55'43"W	70.00'
L99	S23°39'30"E	136.46'
L100	N64°08'56"E	102.98'
L101	S69°47'40"E	69.58'
L102	S25°42'28"E	91.55'
L103	N70°38'58"W	42.23'
L104	N06°54'52"E	58.80'
L105	S33°28'29"E	95.77'
L106	S00°00'00"E	74.71'
L107	S06°07'05"E	33.24'
L108	S08°55'11"W	51.97'
L109	S30°03'12"W	93.24'
L110	S51°21'05"W	44.70'
L111	S25°25'08"W	89.62'
L112	S50°22'13"W	46.11'
L113	S78°45'30"W	16.21'
L114	S53°35'10"W	25.34'
L115	S12°05'51"W	25.68'
L116	S08°25'49"E	61.67'
L117	S01°23'47"W	34.62'
L118	S22°34'23"W	43.31'
L119	S04°54'03"W	72.20'
L120	S33°26'28"E	89.00'
L121	N56°33'31"E	7.50'
L122	S41°26'18"E	68.49'
L123	S40°11'41"E	59.31'
L124	S53°08'37"E	50.35'
L125	S83°48'54"E	71.47'

CURVE TABLE											
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C175	14°57'09"	325.00'	84.81'	84.57'	N40°55'24"W	C263	17°30'39"	470.00'	143.64'	143.08'	N43°23'17"E
C176	21°00'12"	726.00'	266.14'	264.65'	N47°55'43"E	C264	13°40'53"	530.00'	126.56'	126.25'	N43°28'42"E
C177	14°20'07"	250.00'	62.55'	62.39'	N55°32'02"W	C265	2°00'18"	530.00'	18.55'	18.54'	N35°38'07"E
C178	14°29'44"	275.00'	69.57'	69.39'	N41°07'06"W	C266	4°50'47"	570.00'	48.21'	48.20'	N32°12'34"E
C179	2°48'58"	1780.00'	87.49'	87.48'	S57°41'18"W	C267	10°08'51"	630.00'	111.58'	111.43'	N29°33'33"E
C180	2°09'36"	1720.00'	64.84'	64.84'	S58°00'59"W	C268	8°24'45"	570.00'	83.69'	83.62'	N25°34'48"E
C181	57°41'32"	150.00'	151.04'	144.74'	N06°12'48"W	C269	3°06'41"	630.00'	34.21'	34.21'	N22°55'46"E
C182	46°58'44"	60.00'	49.20'	47.83'	N11°52'22"W	C270	13°00'47"	330.00'	74.95'	74.79'	S27°52'49"W
C183	62°57'54"	60.00'	65.94'	62.67'	N43°06'58"E	C271	34°01'59"	270.00'	160.38'	158.03'	S38°23'25"W
C184	34°42'31"	60.00'	36.35'	35.79'	S88°03'50"E	C272	21°24'39"	330.00'	123.32'	122.60'	S45°05'33"W
C185	155°05'37"	60.00'	162.41'	117.18'	S06°50'14"W	C273	34°37'08"	450.00'	271.90'	267.78'	N40°02'17"E
C186	55°05'53"	90.00'	86.55'	83.25'	N09°30'37"W	C274	22°21'49"	510.00'	199.06'	197.80'	N46°10'17"E
C187	4°37'43"	1780.00'	143.79'	143.76'	S53°57'52"W	C275	14°08'14"	510.00'	125.84'	125.52'	N27°55'16"E
C188	4°35'42"	1780.00'	142.75'	142.72'	S49°21'15"W	C276	0°18'54"	510.00'	2.80'	2.80'	N20°41'42"E
C189	9°22'04"	1720.00'	281.22'	280.90'	S50°15'03"W	C277	2°11'28"	450.00'	17.21'	17.21'	N21°37'59"E
C190	9°59'10"	1720.00'	299.78'	299.40'	S40°34'27"W	C278	80°49'39"	50.00'	70.54'	64.83'	S03°40'18"E
C191	5°17'08"	1780.00'	164.21'	164.15'	S44°24'49"W	C279	163°47'44"	50.00'	142.94'	99.00'	N61°21'37"W
C192	6°10'07"	1780.00'	191.64'	191.55'	S38°41'12"W	C280	17°31'41"	470.00'	143.78'	143.22'	S45°01'42"E
C193	13°59'20"	190.00'	46.39'	46.27'	N48°47'52"W	C281	18°06'07"	530.00'	167.45'	166.75'	S44°44'29"E
C194	38°01'25"	190.00'	126.09'	123.79'	N20°47'30"W	C282	1°12'57"	470.00'	9.97'	9.97'	S28°20'14"E
C195	2°12'35"	190.00'	7.33'	7.33'	N00°40'30"W	C283	17°28'03"	530.00'	13.58'	13.58'	S26°27'47"E
C196	122°16'47"	60.00'	128.05'	105.10'	N03°21'48"E	C284	20°47'09"	438.33'	159.02'	158.15'	N36°07'20"W
C197	35°25'23"	60.00'	37.09'	36.51'	N82°12'53"E	C285	44°17'26"	378.33'	292.45'	285.23'	N49°52'28"W
C198	142°13'04"	60.00'	148.97'	113.55'	S08°56'54"E	C286	1°55'24"	378.33'	12.70'	12.70'	N22°58'53"W
C199	53°24'17"	130.00'	121.17'	116.83'	N27°05'24"W	C287	6°59'10"	323.55'	39.45'	39.43'	S70°26'59"E
C200	6°14'20"	1720.00'	187.29'	187.19'	S30°27'43"W	C288	27°58'57"	323.55'	158.02'	156.45'	S52°57'55"E
C201	4°49'47"	1780.00'	150.04'	150.00'	S31°15'19"W	C289	12°44'55"	323.55'	71.99'	71.84'	S32°35'58"E
C202	4°49'47"	1780.00'	150.04'	150.00'	S26°25'32"W	C290	10°45'38"	440.00'	82.64'	82.51'	N31°36'21"W
C203	4°19'53"	1720.00'	130.03'	130.00'	S25°10'37"W	C291	22°44'42"	440.00'	174.67'	173.52'	N48°21'31"W
C204	0°44'50"	1720.00'	22.43'	22.43'	S22°38'15"W	C292	35°48'36"	500.00'	312.21'	307.16'	N44°06'49"W
C205	1°44'48"	1780.00'	54.26'	54.26'	S23°08'14"W	C293	2°16'15"	440.00'	17.44'	17.44'	N60°52'00"W
C206	1°29'45"	1470.00'	38.38'	38.38'	N23°00'43"E	C294	5°08'13"	270.00'	24.21'	24.20'	S59°26'01"E
C207	2°31'07"	1530.00'	67.26'	67.25'	N23°31'24"E	C295	14°07'17"	330.00'	81.33'	81.13'	S54°56'29"E
C208	5°13'18"	1470.00'	133.97'	133.92'	N26°22'14"E	C296	15°41'46"	530.00'	145.19'	144.74'	N55°10'59"E
C209	4°36'21"	1530.00'	122.99'	122.96'	N27°05'08"E	C297	15°41'46"	470.00'	128.75'	128.35'	N55°10'59"E
C210	5°50'57"	1470.00'	150.07'	150.00'	N31°54'21"E	C298	105°57'21"	60.00'	110.86'	95.81'	N56°00'33"E
C211	4°29'51"	1530.00'	120.10'	120.07'	N31°38'14"E	C299	51°28'17"	60.00'	53.90'	52.11'	S45°16'38"E
C212	3°44'35"	1530.00'	99.95'	99.93'	N35°45'27"E	C300	68°04'31"	60.00'	71.29'	67.17'	S14°29'46"W
C213	3°44'42"	1530.00'	100.00'	99.99'	N39°30'05"E	C301	74°29'51"	60.00'	78.01'	72.63'	S85°46'57"W
C214	6°14'22"	1470.00'	160.08'	160.00'	N37°57'01"E	C302	17°13'19"	330.00'	99.19'	98.82'	S28°50'17"E
C215	3°43'50"	1530.00'	99.82'	99.80'	N43°14'21"E	C303	36°06'07"	270.00'	170.13'	167.33'	S38°48'51"E
C216	8°13'45"	1470.00'	211.13'	210.95'	N45°11'04"E	C304	0°32'10"	270.00'	2.53'	2.53'	S20°29'42"E
C217	3°42'58"	1530.00'	99.22'	99.20'	N49°12'38"E	C305	19°07'52"	270.00'	90.15'	89.73'	S60°12'27"W
C218	3°42'14"	1530.00'	98.91'	98.89'	N52°59'13"E	C306	19°07'52"	330.00'	110.19'	109.68'	S60°12'27"W
C219	6°39'31"	1470.00'	170.84'	170.74'	N52°37'42"E	C307	20°53'57"	330.00'	120.37'	119.70'	N61°05'30"E
C220	3°34'32"	1530.00'	95.49'	95.47'	N56°33'36"E	C308	20°17'12"	270.00'	95.60'	95.10'	N60°47'07"E
C221	4°26'50"	1470.00'	114.10'	114.07'	N58°10'53"E	C309	37°45'43"	60.00'	39.54'	38.83'	N33°13'19"E
C222	2°03'25"	1530.00'	54.93'	54.93'	N59°22'35"E	C310	67°34'03"	60.00'	70.76'	66.73'	N89°53'12"E
C223	13°02'32"	530.00'	120.69'	120.43'	N35°27'57"W	C311	59°18'17"	60.00'	62.10'	59.37'	S30°40'37"E
C224	73°59'53"	52.53'	67.84'	63.23'	N47°06'57"W	C312	116°53'45"	60.00'	122.41'	102.38'	S57°25'24"W
C225	15°08'10"	52.53'	13.88'	13.84'	S18°39'47"W	C313	18°22'35"	60.00'	19.24'	19.16'	N54°56'26"W
C227	13°02'52"	470.00'	107.03'	106.80'	N35°27'57"W	C314	9°04'55"	330.00'	52.31'	52.25'	N24°46'05"W
C228	4°49'55"	465.00'	39.21'	39.20'	S26°19'17"E	C315	38°25'52"	330.00'	221.35'	217.22'	N48°31'28"W
C229	4°44'49"	530.00'	43.91'	43.90'	N26°16'44"W	C316	55°21'03"	270.00'	260.84'	250.81'	N47°54'09"W
C230	5°38'21"	470.00'	46.26'	46.24'	N26°43'50"W	C317	13°11'14"	330.00'	75.95'	75.79'	N24°20'01"W
C231	11°14'20"	470.00'	92.19'	92.04'	N35°09'50"W	C318	5°20'57"	270.00'	25.21'	25.20'	N28°15'09"W
C232	12°07'52"	530.00'	112.22'	112.01'	N34°43'04"W	C319	14°19'19"	330.00'	82.49'	82.27'	N01°54'43"E
C233	17°36'29"	270.00'	82.98'	82.65'	S31°58'45"E	C320	36°02'43"	270.00'	179.28'	176.01'	N09°56'59"W
C234	19°04'35"	330.00'	109.87'	109.36'	S31°14'43"E	C321	23°43'24"	330.00'	136.64'	135.66'	N17°06'39"W
C235	18°16'41"	330.00'	105.27'	104.83'	S12°34'05"E	C322	61°14'05"	60.00'	64.12'	61.12'	S58°21'18"E
C236	29°08'57"	270.00'	137.44'	135.96'	S08°35'32"E	C323	62°36'12"	60.00'	65.56'	62.35'	S03°33'50"W
C237	15°04'20"	330.00'	86.81'	86.56'	S04°06'25"W	C324	86°28'39"	60.00'	90.56'	82.20'	S78°06'16"W
C238	5°39'08"	270.00'	26.64'	26.63'	S08°49'01"W	C325	89°41'04"	60.00'	93.92'	84.62'	N13°48'53"W
C239	67°50'34"	60.00'	71.04'	66.97'	S14°26'08"E	C326	20°45'04"	270.00'	97.79'	97.25'	S88°41'50"W
C240	67°38'55"	60.00'	70.84'	66.80'	S53°18'36"W	C327	22°35'09"	330.00'	130.18'	129.34'	S87°46'18"W
C241	46°41'47"	60.00'	48.90'	47.56'	N69°31'03"W	C328	1°51'05"	270.00'	8.72'	8.72'	S77°23'45"W
C242	40°51'57"	60.00'	42.79'	41.89'	N25°44'11"W	C329	9°36'00"	530.00'	88.80'	88.70'	N81°16'13"E
C243	78°56'47"	60.00'	80.58'	74.66'	N33°10'11"E	C330	12°06'02"	530.00'	111.93'	111.73'	S87°52'46"E
C244	68°33'38"	60.00'	71.80'	67.59'	S46°07'49"E	C331	21°50'00"	470.00'	179.10'	178.02'	N87°23'13"E
C245	40°59'54"	60.00'	42.93'	42.02'	S08°38'57"W	C332	17°28'24"	470.00'	143.33'	142.78'	S72°57'35"E
C246	40°04'36"	60.00'	41.97'	41.12'	S49°11'12"W	C333	14°48'10"	530.00'	136.93'	136.55'	S74°25'40"E
C247	56°40'18"	60.00'	59.35'	56.96'	N82°26'22"W	C334	19°27'55"	530.00'	180.06'	179.19'	S57°17'38"E
C248	93°41'37"	60.00'	98.12'	87.54'	N07°15'26"W	C335	16°39'43"	470.00'	136.68'	136.20'	S55°53'31"E
C249	1°18'50"	1030.00'	23.62'	23.62'	S21°04'02"E	C336	13°55'46"	530.00'	128.85'	128.53'	N34°27'30"E
C250	9°15'00"	970.00'	156.60'	156.43'	S25°02'07"E	C337	13°55'46"	470.00'	114.26'	113.98'	N34°27'30"E
C251	9°10'18"	1030.00'	164.88'	164.70'	S26°18'36"E	C338	5°18'53"	470.00'	43.60'	43.58'	S30°09'04"W
C252	2°06'43"	970.00'	35.75'	35.75'	S30°42'59"E	C340	7°11'41"	530.00'	66.55'	66.51'	S31°05'27"W
C253	0°52'35"	1030.00'	15.75'	15.75'	S31°20'03"E	C341	8°17'24"	530.00'	76.69'	76.63'	S38°50'00"W
C254	7°49'18"	1030.00'	140.61'	140.50'	S35°40'59"E	C342	10°10'12"	470.00'	83.42'	83.32'	S37°53'36"W
C255	11°59'51"	970.00'	203.12'	202.75'	S37°46'16"E	C343	18°10'56"	60.00'	19.04'	18.96'	S07°55'50"E
C256	7°41'49"	1030.00'	138.37'	138.26'	S43°26'32"E	C344	19°24'38"	60.00'	20.33'	20.23'	S86°43'37"E
C257	8°41'39"	970.00'	147.19'	147.05'	S48°07'01"E	C345	132°34'02"	60.00'	138.82'	109.87'	S67°26'39"W
C258	5°10'24"	1030.00'	93.00'	92.97'	S49°52'39"E	C346	129°50'24"	60.00'	135.97'	108.69'	N18°38'53"E
C259	110°37'04"	60.00'	115.84'	98.67'	S17°46'23"E	C347	3°03'30"	1780.00'	95.02'	95.00'	S46°01'55"E
C260	40°50'28"	60.00'	42.77'	41.87'	N88°29'51"E	C348	4°27'04"	1780.00'	138.28'	138.24'	S42°18'38"E
C261	102°55'18"	60.00'	107.78'	93.88'	N14°36'59"E	C349	5°57'31"	1720.00'	208.90'	208.77'	S42°30'26"E
C262	0°23'10"	530.00'	3.57'	3.57'	N50°30'43"E	C350	64°37'23"	20.00'	22.56'	21.38'	N11°46'26"W

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
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CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 02/03/06 SCALE: 1"=100'
DATE OF SURVEY: February, 2005
BEARING BASIS: Doc. No. 200000019
DRAWN BY: PMC APPROVED BY: PMC
FIELDNOTE FILE: NA
DRAWING FILE: 001-05-007PL
PROJECT NUMBER: 001-05-007

2006000411

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

PLAT NOTES

1. Total Acres: 244.112
2. Number of Lots: 166 Residential Lots; 4 Parkland Lot; 1 Mailbox Lot
3. Number of Blocks: 7
4. Proposed Use: Residential
5. Owner: Lookout Development Group, L.P.
6. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
7. 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.
8. No lot in in this subdivision shall be occupied until connected to the water distribution system of the City of Leander, Texas.
9. Restrictive covenants in the form of a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION" are recorded in the deed records of both Travis and Williamson Counties.
10. 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 slab should be sloped away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
11. Water will be provided by the City of Leander.
12. Finished slopes which are greater than 15% cannot use surface irrigation systems.
13. Twenty-five foot OSSF setbacks are required from all drainage ways.
14. Twenty-five foot OSSF setbacks are required from all finished slopes which are greater than 30%
15. 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.
16. A 5 foot P.U.E. from all side lot lines is hereby dedicated.
17. Building setbacks are as shown on plat. In any event, building setbacks shall conform to the current Zoning Ordinance of the City of Leander, Texas.
18. The following variances were granted per a Development Agreement with the City of Leander and approval of the Crystal Falls II 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.
19. No development shall begin on Lots 7–8, 11–13, 15–21, Block "C" and Lots 71–80, 82–84, 87–88, 154–169, Block "E", prior to issuance of a Flood Plain Development Permit by the Williamson County Flood Plain Administrator for each lot specified.
20. The developer, builder, seller, or agent shall inform, in writing, each buyer of subdivision lots or property located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when applications are made for Flood Plain Development Permits.
21. Prior to any channel alterations, bridge construction, fill, dredging, grading, channel improvement, or storage of materials or any other change within the 100 year flood plain located within this blue line (survey), an application for Flood Plain Development Permit with a description of the project and extent of changes, if any, to the watercourse or natural drainage as a result of the proposed development must be submitted to and approved by the Williamson County Flood Plain Administrator. All specifications and details necessary for complete review must be provided.
22. Prior to any channel alteration or bridge construction which will change existing flood patterns or elevations, a letter of map amendment must be submitted to and approved by the Federal Emergency Management Agency.
23. 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.
24. Front building lines are measured from the edge of the street easement.
25. Garages facing a side street on a corner lot are required to be set back 20'.
26. There is no floodway contained within this subdivision according to the Federal Emergency Managment Agency as shown on the Federal Flood Insurance Rate Map No. 48453C0275 E, Travis County, Texas dated June 16, 1993.
27. No structure or land on this blue line (survey) shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.

BENCHMARKS

BM 1: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB OPPOSITE FRONT LOT CORNER OF LOT 4 AND 5, BLOCK "F".
ELEVATION = 876.94

BM 2: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 80'± SOUTHEAST OF THE COMMON FRONT LOT CORNER OF LOT 167 AND 168, BLOCK "E".
ELEVATION = 897.04

BM 3: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 35'± NORTHWEST OF THE COMMON FRONT LOT CORNER OF LOT 161 AND 162, BLOCK "E".
ELEVATION = 836.27

BM 4: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB OPPOSITE FRONT LOT CORNER OF LOT 85 AND 86, BLOCK "E".
ELEVATION = 922.23

BM 5: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB IN LOT 80, BLOCK "E", OPPOSITE THE CENTERLINE OF PUMPKIN RIDGE.
ELEVATION = 891.43

BM 6: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 15'± WEST OF THE COMMON FRONT LOT CORNER OF LOT 76 AND 77, BLOCK "E".
ELEVATION = 852.36

VERTICAL DATUM: NAVD–88, BASED ON CITY OF LEANDER GPS CONTROL.

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The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105 TEL. (512) 291-8272
AUSTIN, TEXAS 78748 FAX (512) 291-8279

PLOT DATE: 02/03/06	SCALE: 1"=100'
DATE OF SURVEY: February, 2005	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	11 OF 12

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 244.112 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C.W. OWENS SURVEY NO. 71, THE C.S. MASON SURVEY NO. 204, THE TOM CATER SURVEY NO. 206, THE C.C. CHAFIN SURVEY NO. 78, THE J.H. HARRIS SURVEY NO. 96 AND THE J.M. FRAME SURVEY NO. 656, BEING ALL OF A 240.989 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2005072609 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF THOSE PROPERTIES CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEEDS OF RECORD IN VOLUME 13085, PAGE 1927, VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NUMBER 2000162836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 244.112 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS II, SECTION 5 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF OF ALL EASEMENTS AND PARKLAND AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WR K — 02-08-06

WILLIAM R. HINCKLEY — DATE
BY LOOKOUT GROUP, INC., GENERAL PARTNER
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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF February 2006 A.D.

BARBARA A. SMITH
Notary Public, State of Texas
My Commission Expires
December 07, 2008

BARBARA A. SMITH
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

MY COMMISSION EXPIRES 12-7-08.

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED THIS THE 9th DAY OF February, 20 06 A.D. AT A 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.

Terry Davis
CHAIRPERSON
CITY OF LEANDER, TEXAS

John D. Cowman
MAYOR
CITY OF LEANDER, TEXAS

ATTEST:

Debbie Chelf
CITY SECRETARY
CITY OF LEANDER, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

PP PS — 2/8/06

PAULO PINTO — DATE
DIRECTOR OF ENVIRONMENTAL SERVICES

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF February 2006 A.D., AT 10:51 O'CLOCK A.M., AND DULY RECORDED ON THE 1st DAY OF February, 2006 A.D., AT 10:51 O'CLOCK A.M. IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 200600041

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 1st DAY OF February 2006 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS
BY: J. RANEY DEPUTY

SEAL OF COUNTY CLERK TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, PHILLIP L. MCLAUGHLIN 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.

PHILLIP L. MCLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300
SENDERO SURVEYING
911 W. FM 1626, NO. 105
AUSTIN, TEXAS 78748
512-291-8272

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

02-06-06

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE PROPERTY HEREIN IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0275 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

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

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
JAY ENGINEERING COMPANY, INC.
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

2/6/06

ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION ON A SINGLE-FAMILY RESIDENTIAL LOT MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.

THE WATER QUALITY PROTECTION AREA IN THE FORM OF BUILDING SETBACKS IS USED TO IMPROVE THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED WITHIN THE BUILDING SETBACKS OTHER THAN THOSE ALLOWED BY THE CITY OF LEANDER. THE WATER QUALITY PROTECTION AREA MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY.

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

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AUSTIN, TEXAS 78748
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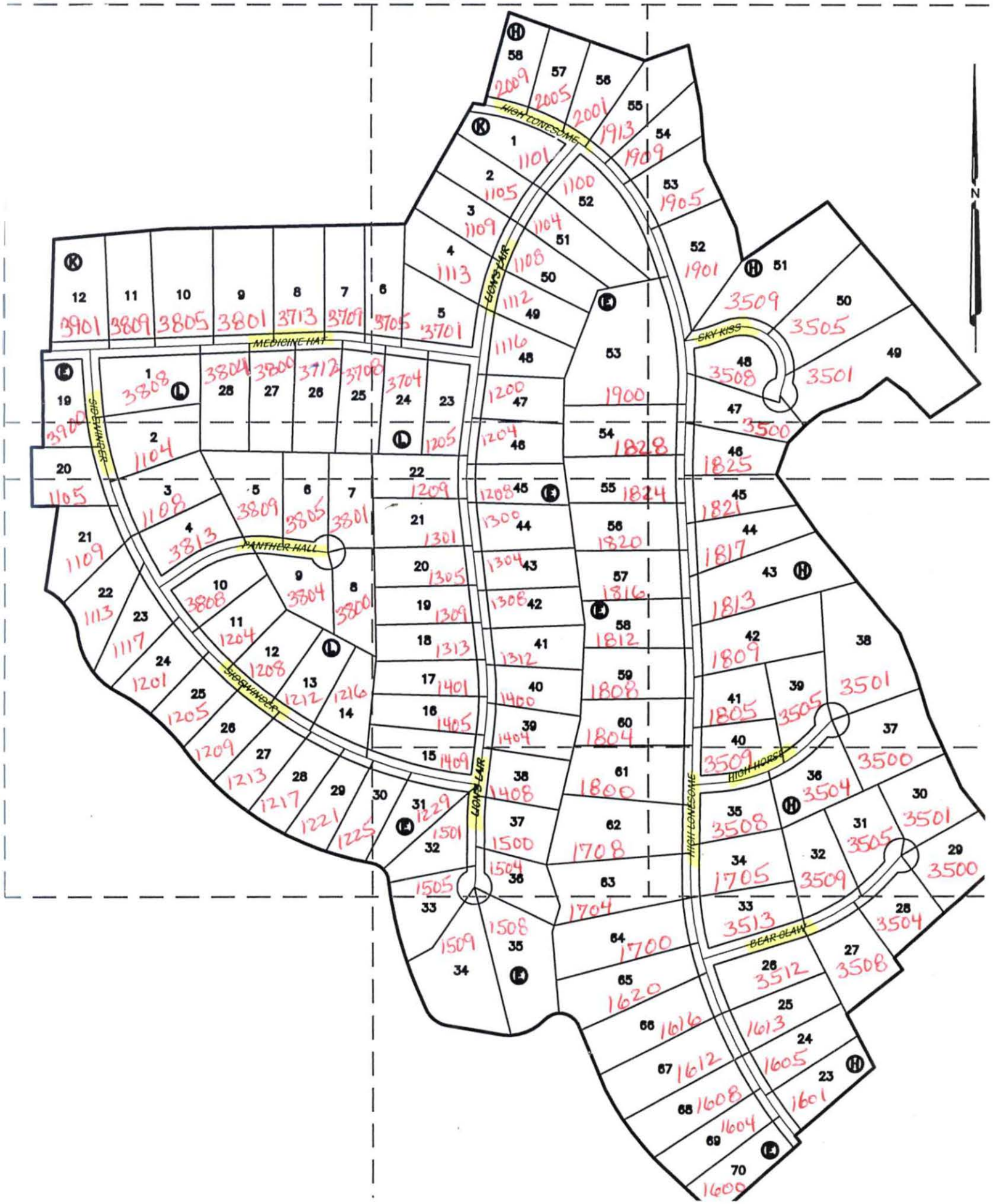
FAX (512) 291-8279

PLOT DATE: 02/03/06 SCALE: 1"=100'	
DATE OF SURVEY: February, 2005	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC APPROVED BY: PMC	
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	12 OF 12

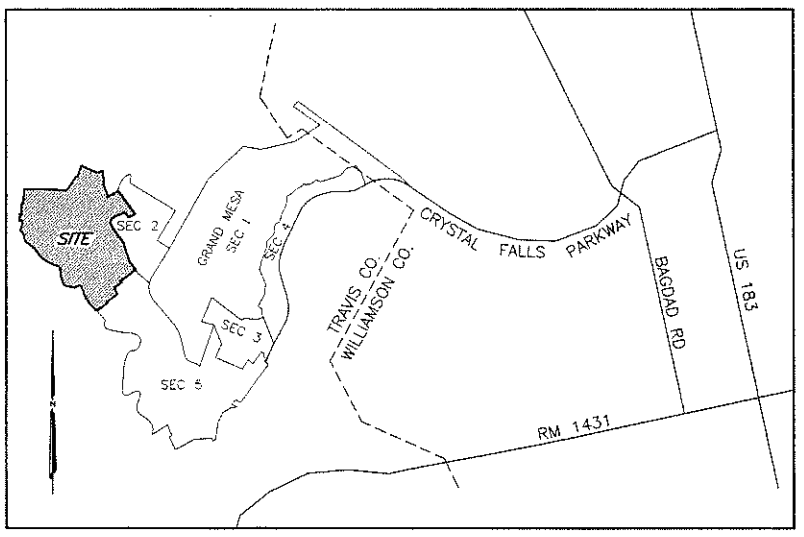
GRAND MESA SECTION 6
ADDRESSES



200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT

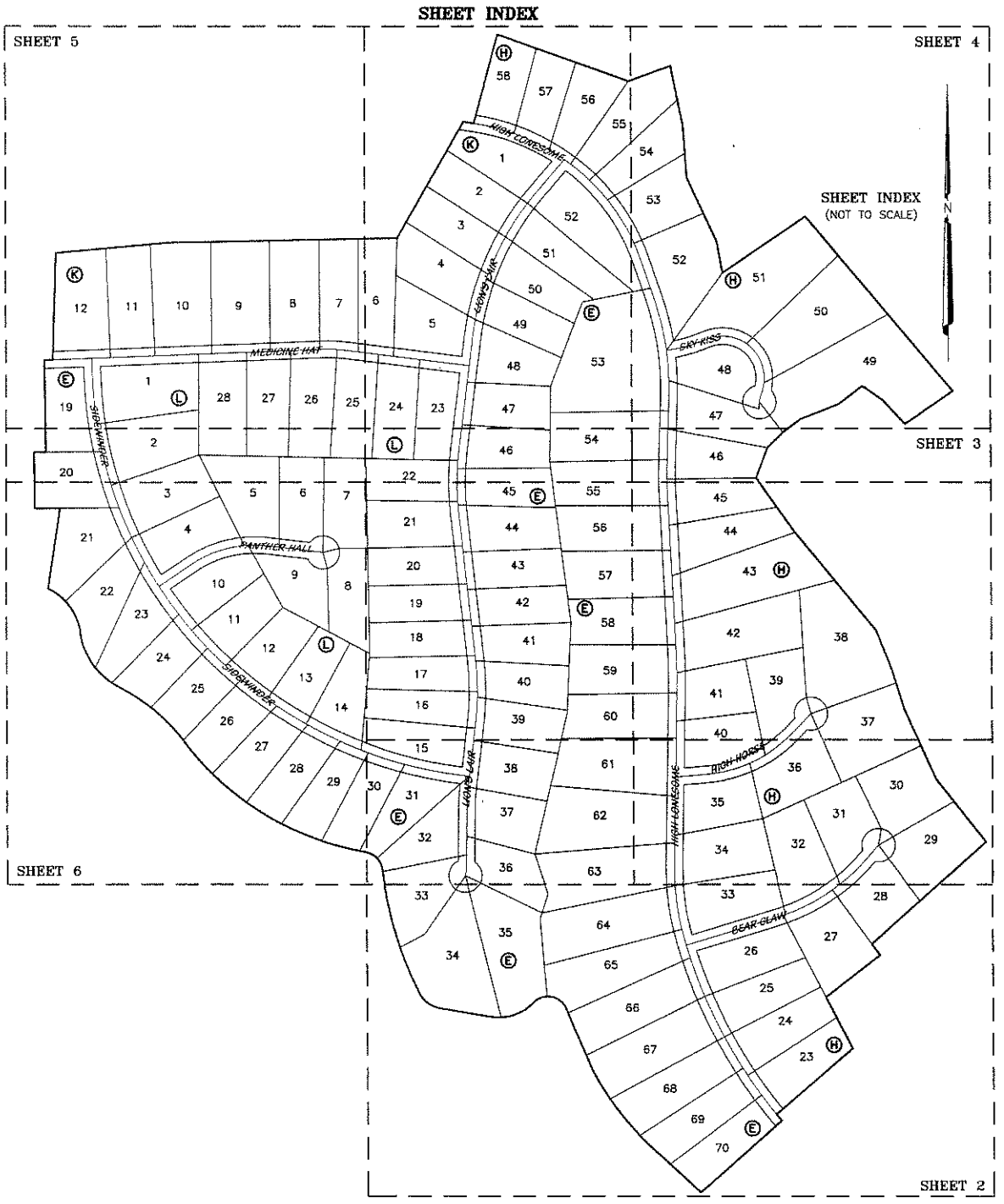


LOCATION MAP
(NOT TO SCALE)

LEGEND

CAP●	1/2" IRON ROD WITH CAP FOUND
O	1/2" IRON ROD WITH "SENDERO" CAP SET
△	MAG NAIL WITH "SENDERO" SHINER TO BE SET
▲	CALCULATED POINT
838	MINIMUM FINSHED FLOOR ELEVATION
D.E.	DRAINAGE EASEMENT
W.B.Z.E.	WATERWAY BUFFER ZONE EASEMENT

SHEET INDEX



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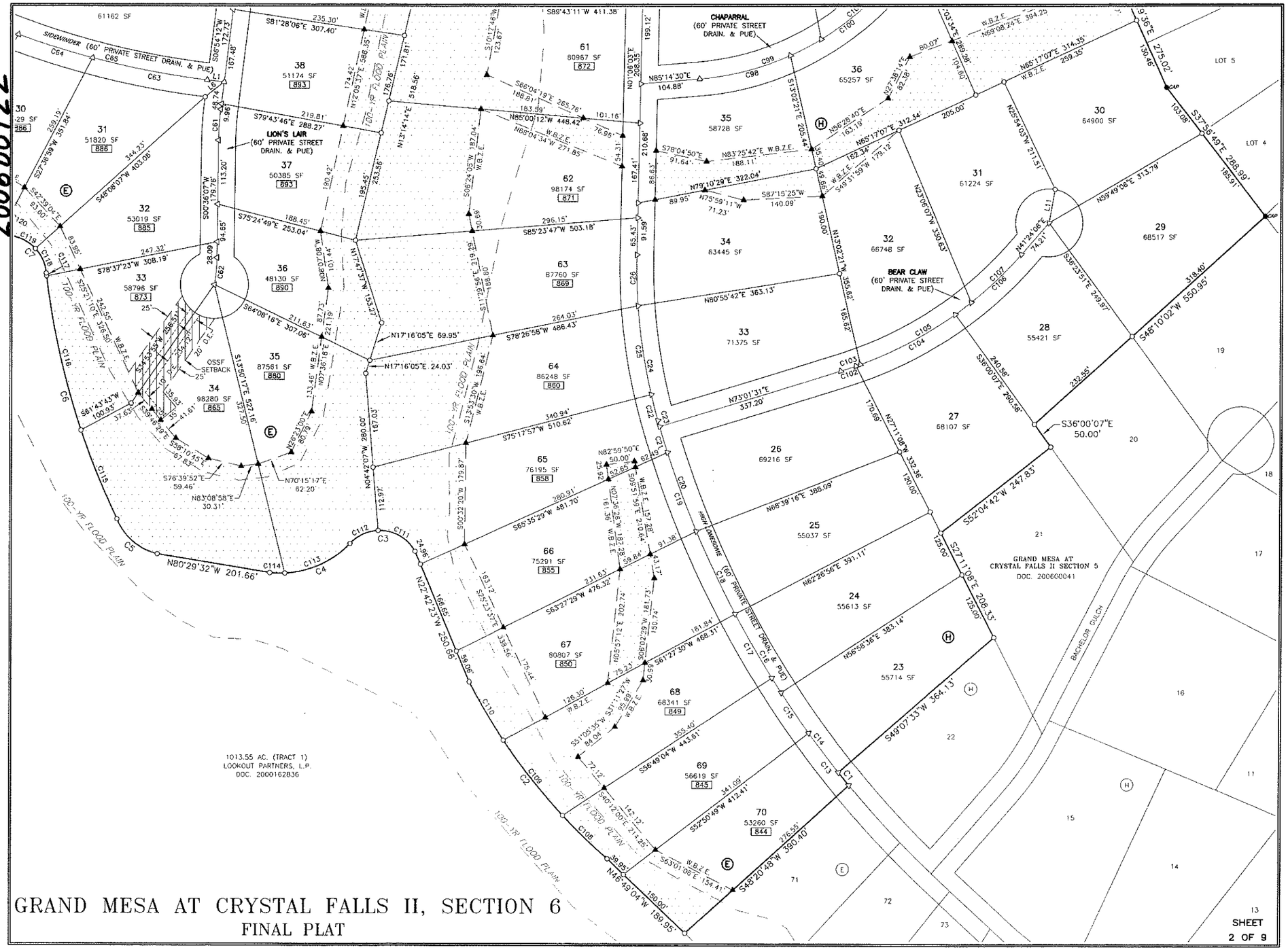
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 03/24/08 SCALE: 1"=100'	
DATE OF SURVEY: 08/2007-02/2008	
BEARING BASIS: TEXAS CENTRAL ZONE	
DRAWN BY: PMC APPROVED BY: PMC	
FIELDNOTE FILE: NA	
DRAWING FILE: 001-07-013PL	SHEET
PROJECT NUMBER: 001-07-013	1 OF 9

2008 00122



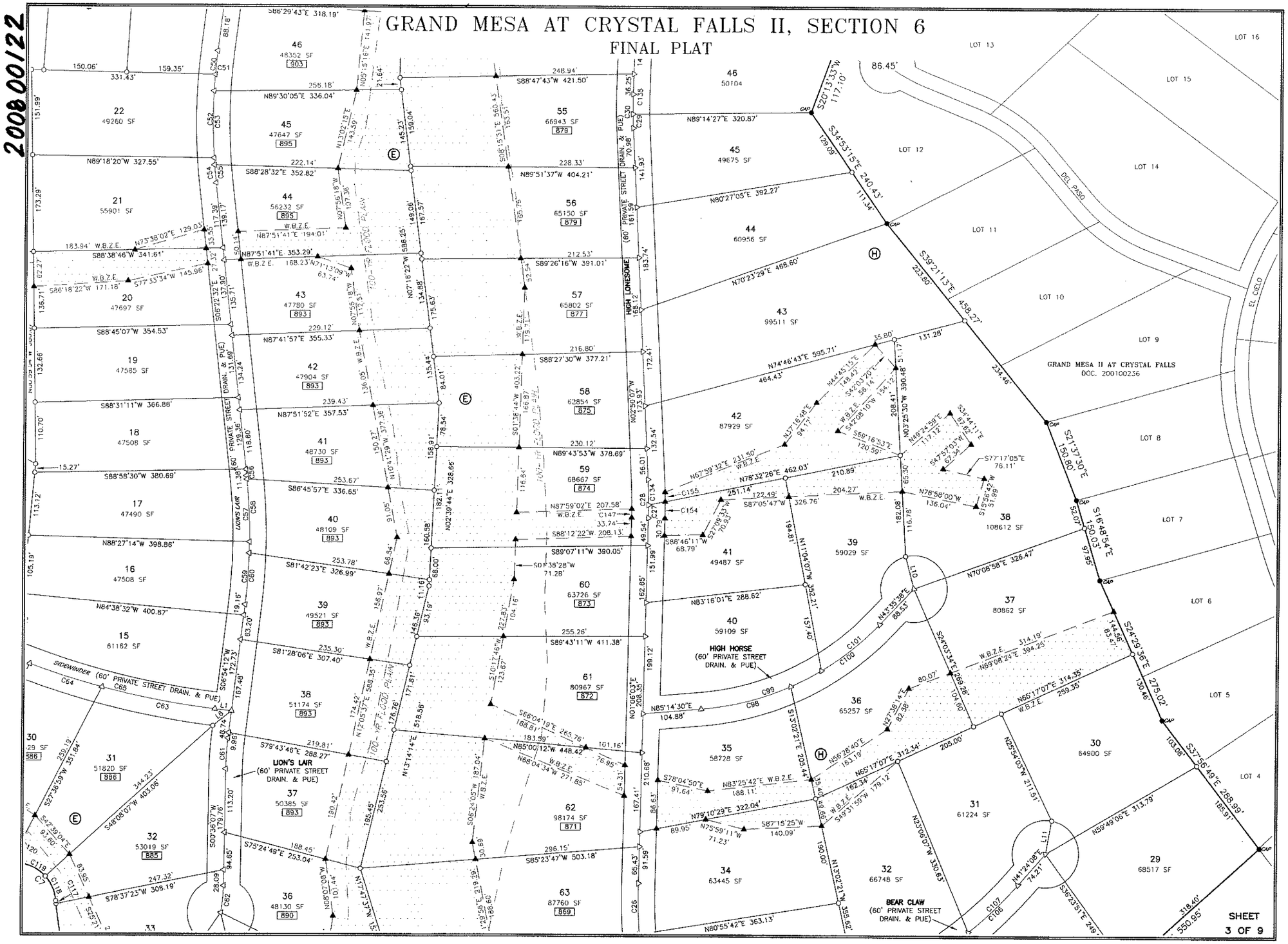
GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT

2008 00122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT



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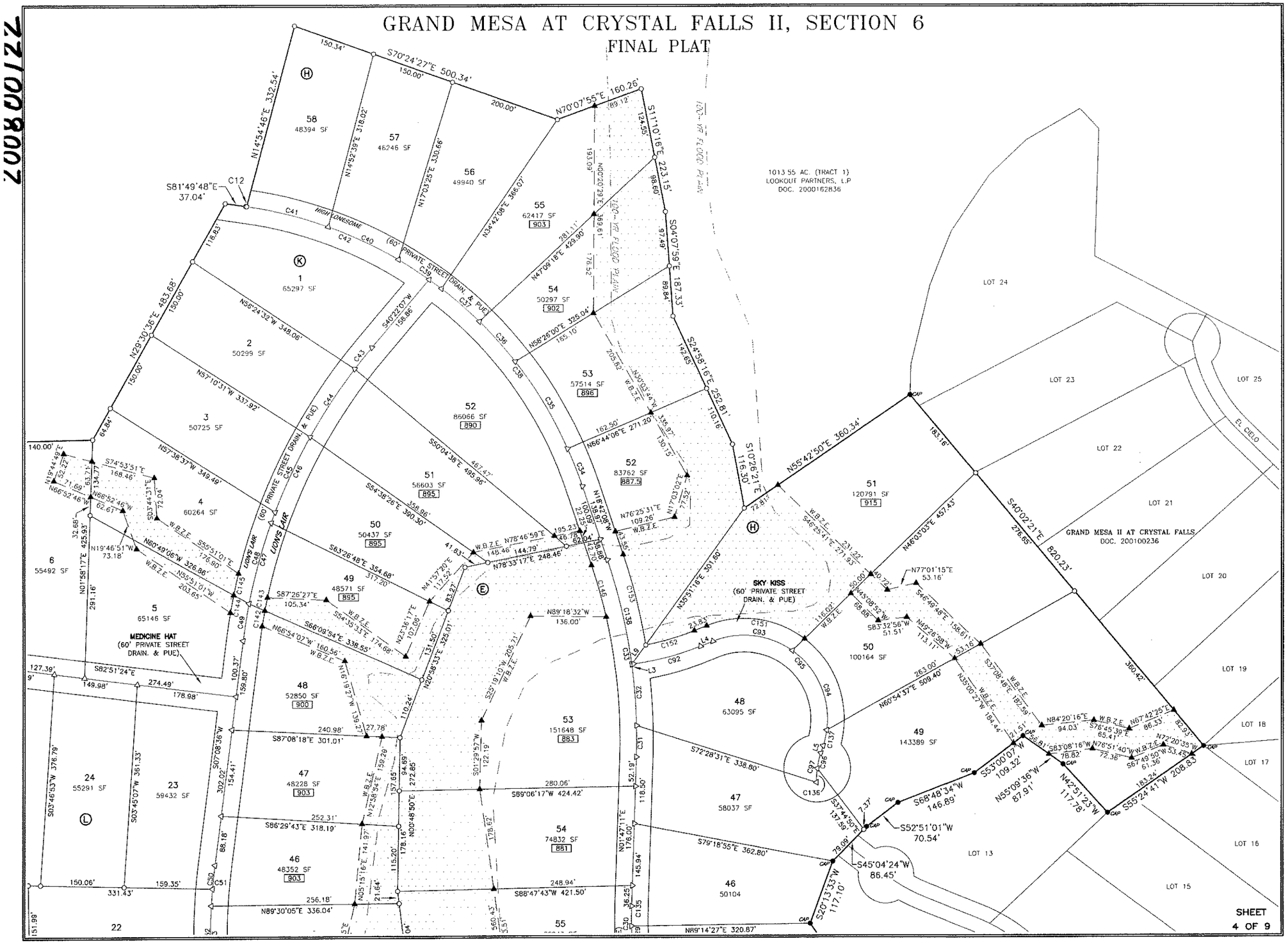
GRAND MESA AT CRYSTAL FALLS II, SECTION 6

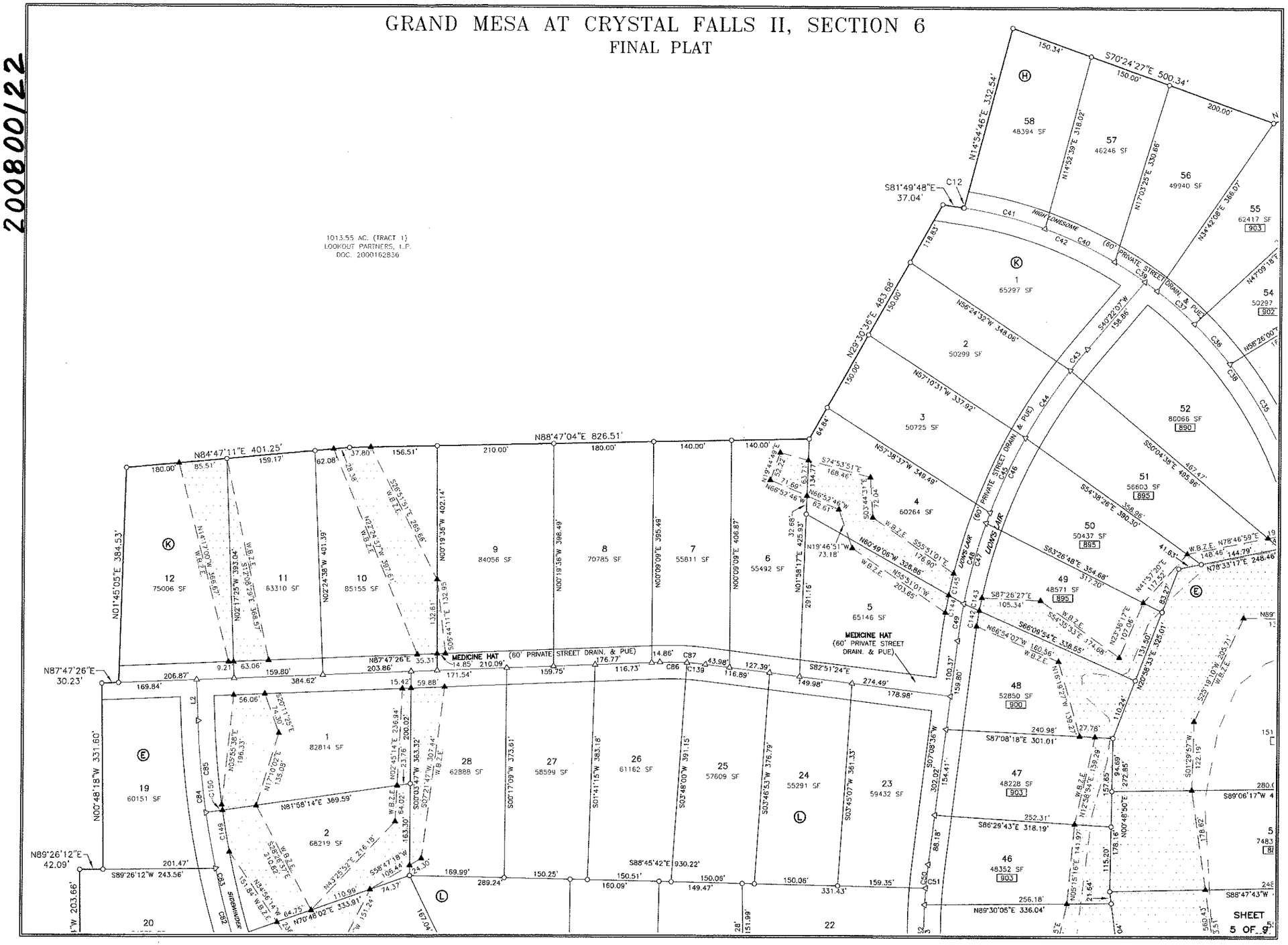
FINAL PLAT



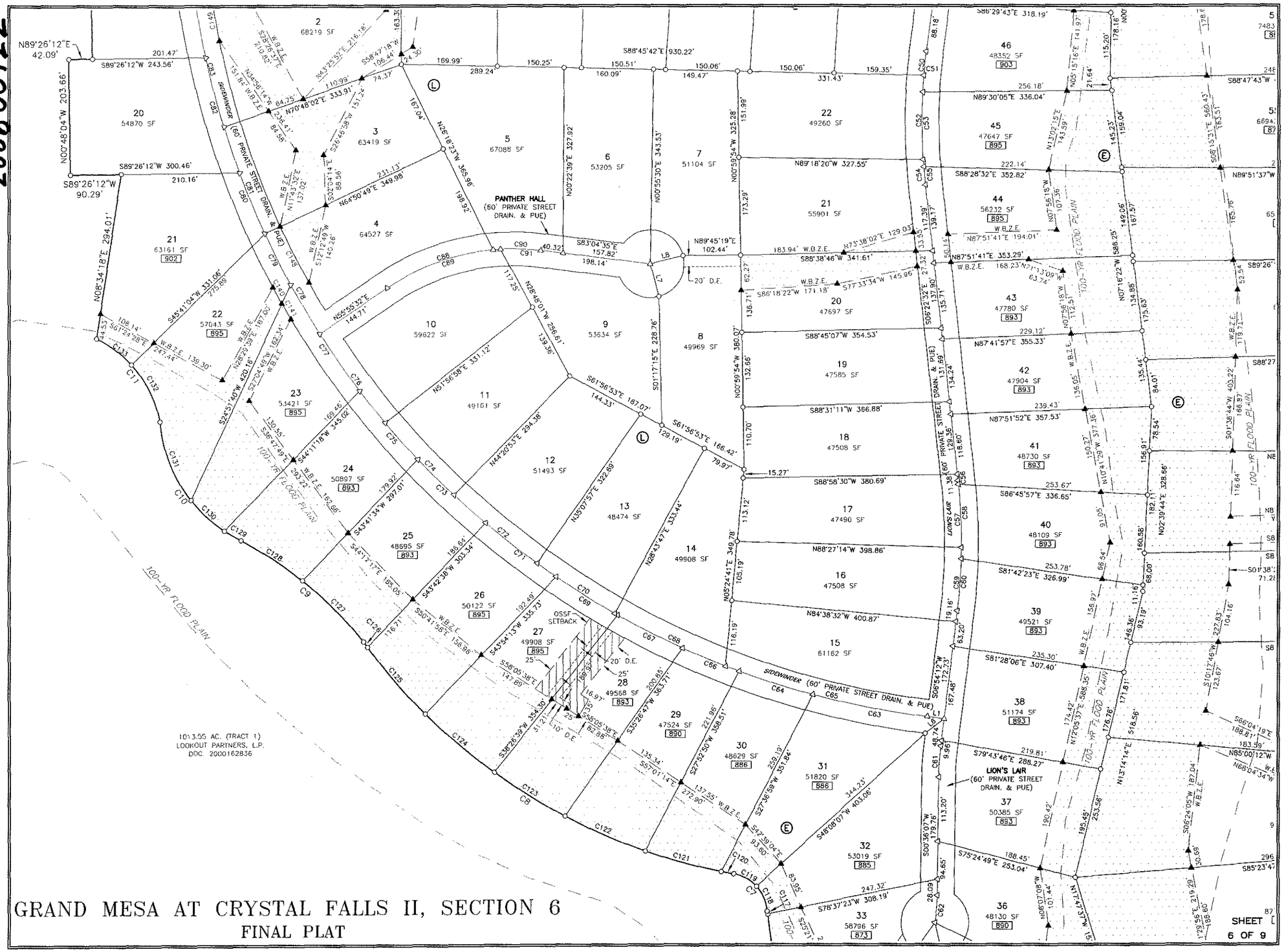
2008000122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT



2008 00122



GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT

200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N83°05'48"W	30.00'
L2	N02°12'34"W	73.28'
L3	N82°27'19"E	3.36'
L4	N68°10'22"E	23.83'
L5	S18°25'55"W	13.90'
L6	S51°54'12"W	42.43'
L7	S14°43'40"E	60.00'
L8	N75°56'06"E	60.00'
L9	N36°15'19"E	42.57'
L10	N15°03'56"W	60.00'
L11	N10°08'47"E	60.00'

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	0°57'54"	1750.00'	29.47'	29.47'	S39°33'11"E	C78	7°44'50"	1500.00'	202.82'	202.67'	S28°46'31"E
C2	21°41'48"	1055.22'	399.59'	397.21'	N38°27'34"W	C79	3°51'35"	1500.00'	101.05'	101.03'	S26°49'53"E
C3	107°58'26"	71.76'	135.23'	116.09'	N83°16'34"W	C80	4°27'44"	1500.00'	116.82'	116.79'	S22°40'14"E
C4	52°12'19"	172.72'	157.38'	151.99'	S69°55'50"W	C81	7°43'40"	1500.00'	202.32'	202.16'	S21°02'15"E
C5	55°10'34"	102.57'	98.77'	95.00'	N49°18'55"W	C82	8°05'34"	1500.00'	211.87'	211.69'	S16°23'35"E
C6	19°06'44"	1368.45'	456.47'	454.36'	N16°12'14"W	C83	8°41'06"	1500.00'	227.37'	227.16'	S12°49'52"E
C7	74°29'49"	73.07'	95.00'	88.45'	N42°27'15"W	C84	10°08'13"	1500.00'	265.39'	265.04'	S07°16'41"E
C8	44°17'25"	1032.63'	798.23'	778.51'	N58°07'28"W	C85	6°16'45"	1500.00'	164.31'	164.31'	S05°20'57"E
C9	23°20'00"	697.75'	284.15'	282.19'	N50°25'00"W	C86	5°33'27"	500.00'	48.50'	48.48'	N89°25'51"W
C10	58°21'39"	261.59'	266.45'	255.08'	N34°19'47"W	C87	9°21'10"	500.00'	81.62'	81.53'	N87°31'59"W
C11	53°37'06"	206.10'	192.87'	185.91'	N37°20'44"W	C88	28°49'41"	400.00'	201.26'	199.14'	S70°20'23"W
C12	0°08'22"	750.00'	1.82'	1.82'	S81°45'37"E	C89	30°43'10"	400.00'	214.46'	211.90'	S71°17'07"W
C13	3°50'23"	1750.00'	117.28'	117.26'	S38°06'56"E	C90	12°10'12"	400.00'	84.96'	84.80'	N89°09'41"W
C14	5°42'40"	1750.00'	174.43'	174.36'	S36°12'54"E	C91	10°16'43"	400.00'	71.76'	71.66'	N88°12'57"W
C15	3°50'47"	1750.00'	117.48'	117.46'	S34°16'21"E	C92	14°16'57"	500.00'	124.64'	124.32'	N75°18'50"E
C16	5°17'55"	1750.00'	161.84'	161.78'	S30°42'37"E	C93	57°04'44"	150.00'	149.43'	143.33'	N83°17'17"W
C17	4°17'19"	1750.00'	130.99'	130.96'	S30°12'18"E	C94	62°13'09"	150.00'	162.89'	155.00'	N23°38'20"W
C18	5°18'28"	1750.00'	162.12'	162.06'	S25°24'25"E	C95	130°15'33"	150.00'	341.02'	272.18'	N46°41'52"W
C19	4°53'14"	1750.00'	149.27'	149.22'	S20°18'34"E	C96	10°37'15"	150.00'	27.81'	27.77'	S13°07'17"W
C20	6°27'34"	1750.00'	197.29'	197.19'	S19°31'24"E	C97	20°11'19"	150.00'	52.85'	52.58'	S08°20'15"W
C21	1°56'13"	1750.00'	59.16'	59.16'	S16°53'51"E	C98	19°10'43"	500.00'	167.37'	166.59'	N75°39'08"E
C22	2°43'50"	1000.00'	47.66'	47.65'	S14°33'49"E	C99	26°15'22"	500.00'	229.13'	227.13'	N72°06'49"E
C23	0°21'53"	1750.00'	11.14'	11.14'	S16°06'41"E	C100	22°28'09"	500.00'	196.08'	194.83'	N54°49'42"E
C24	11°51'09"	1000.00'	206.87'	206.50'	S10°00'10"E	C101	15°23'30"	500.00'	134.32'	133.91'	N51°17'23"E
C25	9°07'19"	1000.00'	159.21'	159.04'	S08°38'15"E	C102	2°18'52"	700.00'	28.28'	28.28'	N71°52'05"E
C26	5°10'38"	1000.00'	90.36'	90.33'	S01°29'16"E	C103	2°58'36"	700.00'	36.37'	36.36'	N71°32'13"E
C27	1°19'39"	1000.00'	23.17'	23.17'	N00°26'14"E	C104	16°20'26"	700.00'	199.64'	198.96'	N62°32'25"E
C28	3°56'10"	1000.00'	68.70'	68.68'	N00°52'02"W	C105	18°33'19"	700.00'	226.70'	225.71'	N60°46'15"E
C29	1°54'26"	750.00'	24.97'	24.96'	S01°52'54"E	C106	12°58'04"	700.00'	158.43'	158.09'	N47°53'10"E
C30	4°37'18"	750.00'	60.50'	60.48'	S00°31'28"E	C107	10°05'27"	700.00'	123.28'	123.12'	N46°26'52"E
C31	3°12'29"	1000.00'	55.99'	55.98'	N00°10'57"E	C108	5°58'41"	1055.22'	110.10'	110.05'	S46°19'08"E
C32	6°16'15"	1000.00'	109.45'	109.39'	N04°33'24"W	C109	9°12'40"	1055.22'	169.64'	169.46'	S38°43'27"E
C33	20°29'20"	1000.00'	357.60'	355.70'	N08°27'29"W	C110	6°30'27"	1055.22'	119.85'	119.78'	S30°51'54"E
C34	5°32'23"	750.00'	72.52'	72.49'	N21°28'20"W	C111	63°03'55"	71.76'	78.99'	75.06'	N60°49'19"W
C35	13°57'37"	750.00'	182.74'	182.29'	N31°13'21"W	C112	44°54'31"	71.76'	56.25'	54.82'	S65°11'28"W
C36	7°22'19"	750.00'	96.50'	96.43'	N41°53'19"W	C113	43°24'32"	172.72'	130.86'	127.75'	N65°31'56"E
C37	6°53'26"	750.00'	90.20'	90.14'	N49°01'11"W	C114	8°47'48"	172.72'	26.52'	26.49'	S88°21'54"E
C38	35°50'14"	750.00'	469.11'	461.50'	N36°37'15"W	C115	7°08'05"	1368.45'	170.41'	170.30'	S22°11'33"E
C39	7°05'56"	750.00'	92.92'	92.86'	N56°00'52"W	C116	11°45'17"	1368.45'	280.75'	280.26'	S12°44'52"E
C40	10°38'39"	750.00'	139.33'	139.13'	N64°53'10"W	C117	0°13'21"	1368.45'	5.31'	5.31'	S06°45'33"E
C41	11°28'56"	750.00'	150.30'	150.05'	N75°56'58"W	C118	37°56'13"	73.07'	48.38'	47.50'	N24°10'27"W
C42	27°17'26"	750.00'	357.23'	353.86'	N68°11'05"W	C119	36°33'36"	73.07'	46.62'	45.84'	N61°25'21"W
C43	2°48'52"	1000.00'	49.12'	49.12'	S38°57'41"W	C120	1°15'29"	1032.63'	22.67'	22.67'	S79°38'26"E
C44	8°19'15"	1000.00'	145.23'	145.10'	S33°23'38"W	C121	7°49'54"	1032.63'	141.15'	141.04'	S75°05'45"E
C45	8°30'13"	1000.00'	148.41'	148.28'	S24°58'54"W	C122	8°42'27"	1032.63'	156.93'	156.78'	S66°49'34"E
C46	9°39'30"	1000.00'	168.57'	168.37'	S24°24'15"W	C123	8°12'18"	1032.63'	147.88'	147.75'	S58°22'12"E
C47	8°35'33"	1000.00'	149.97'	149.83'	S15°16'44"W	C124	8°55'19"	1032.63'	160.80'	160.63'	S49°48'24"E
C48	9°44'50"	1000.00'	170.12'	169.92'	S15°51'22"W	C125	8°42'07"	1032.63'	156.83'	156.68'	S40°59'41"E
C49	3°50'21"	1000.00'	67.01'	66.99'	S09°03'47"W	C126	0°39'52"	1032.63'	11.97'	11.97'	S36°18'41"E
C50	2°25'24"	1000.00'	42.30'	42.29'	S05°55'54"W	C127	12°36'06"	697.75'	153.46'	153.15'	N45°03'03"W
C51	4°06'55"	1000.00'	71.83'	71.81'	S05°05'09"W	C128	10°43'54"	697.75'	130.69'	130.50'	N56°43'03"W
C52	8°31'56"	1000.00'	148.92'	148.78'	S00°27'14"W	C129	7°34'14"	261.59'	34.56'	34.54'	S59°43'30"E
C53	7°33'17"	1000.00'	131.85'	131.76'	S00°44'57"E	C130	17°39'49"	261.59'	80.64'	80.32'	S47°06'28"E
C54	2°33'48"	1000.00'	44.74'	44.74'	S05°05'38"E	C131	33°07'35"	261.59'	151.24'	149.14'	S21°42'46"E
C55	1°50'56"	1000.00'	32.27'	32.27'	S05°27'04"E	C132	31°57'28"	206.10'	114.95'	113.47'	N26°30'54"W
C56	0°22'41"	1000.00'	6.60'	6.60'	N06°11'11"W	C133	21°39'38"	206.10'	77.91'	77.45'	N53°19'28"W
C57	6°49'27"	1000.00'	119.10'	119.03'	N02°57'49"W	C134	2°38'31"	1000.00'	45.53'	45.52'	N01°31'51"W
C58	7°35'15"	1000.00'	132.43'	132.33'	N02°12'13"W	C135	2°42'52"	750.00'	35.53'	35.53'	S00°25'45"W
C59	6°27'17"	1000.00'	112.66'	112.60'	N03°40'33"E	C136	9°34'04"	150.00'	25.05'	25.02'	S03°01'38"W
C60	5°18'48"	1000.00'	92.73'	92.70'	N04°14'48"E	C137	10°57'41"	150.00'	28.70'	28.65'	N12°57'04"E
C61	6°18'05"	500.00'	54.99'	54.96'	S03°45'10"W	C138	11°00'37"	1000.00'	192.16'	191.87'	N13°11'50"W
C62	9°11'28"	300.00'	48.12'	48.07'	N05°11'51"E	C139	3°47'44"	500.00'	33.12'	33.12'	N84°45'16"W
C63	7°54'39"	1500.00'	207.11'	206.94'	S79°08'28"E	C140	1°13'46"	1530.00'	32.83'	32.83'	S28°58'12"E
C64	5°16'36"	1500.00'	138.14'	138.09'	S72°32'51"E	C141	1°10'56"	1530.00'	31.57'	31.57'	S30°10'33"E
C65	14°11'23"	1500.00'	371.49'	370.54'	S76°00'07"E	C142	1°39'27"	970.00'	28.06'	28.06'	S09°44'57"W
C66	4°09'39"	1500.00'	108.93'	108.90'	S67°49'44"E	C143	1°23'04"	970.00'	23.44'	23.44'	S11°16'12"W
C67	4°58'56"	1500.00'	130.44'	130.40'	S63°15'26"E	C144	1°45'38"	1030.00'	31.65'	31.65'	S10°39'00"W
C68	8°21'57"	1500.00'	219.02'	218.82'	S64°43'27"E	C145	2°12'58"	1030.00'	39.84'	39.84'	S12°38'18"W
C69	4°56'55"	1500.00'	129.55'	129.51'	S58°17'31"E	C146	5°40'12"	970.00'	95.99'	95.95'	N15°52'03"W
C70	6°19'36"	1500.00'	165.63'	165.55'	S57°22'40"E	C147	0°56'07"	970.00'	15.83'	15.83'	N00°37'59"E
C71	6°02'39"	1500.00'	158.24'	158.16'	S52°47'44"E	C148	4°20'54"	1470.00'	111.56'	111.54'	S27°04'14"E
C72	7°17'50"	1500.00'	191.04'	190.91'	S50°33'57"E	C149	2°54'52"	1470.00'	74.78'	74.77'	S09°57'19"E
C73	6°18'22"	1500.00'	165.09'	165.01'	S46°37'13"E	C150	0°23'23"	1470.00'	10.00'	10.00'	S08°18'11"E
C74	6°46'34"	1500.00'	177.40'	177.30'	S43°31'45"E	C151	58°53'43"	180.00'	185.02'	176.99'	N82°22'47"W
C75	6°06'25"	1500.00'	159.88'	159.81'	S40°24'50"E	C152	11°05'54"	470.00'	91.04'	90.90'	N73°43'19"E
C76	7°29'32"	1500.00'	196.15'	196.01'	S36°23'42"E	C153	9°18'18"	1030.00'	167.27'	167.09'	N14°03'00"W
C77	8°35'56"	1500.00'	225.12'	224.91'	S33°03'39"E	C154	1°39'31"	1030.00'	29.82'	29.82'	N00°16'17"E
						C155	0°57'39"	1030.00'	17.27'	17.27'	N01°02'18"W

BEARING BASIS: Grid azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

CRYSTAL FALLS II™

The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 03/24/08 SCALE: 1"=100'

DATE OF SURVEY: 08/2007-02/2008

BEARING BASIS: TEXAS CENTRAL ZONE

DRAWN BY: PMC APPROVED BY: PMC

FIELDNOTE FILE: NA

DRAWING FILE: 001-07-013PL

PROJECT NUMBER: 001-07-013

200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6

FINAL PLAT

PLAT NOTES

1. Total Acres: 185.380
2. Number of Lots: 128 Residential Lots
3. Number of Blocks: 4
4. Proposed Use: Residential
5. Owner: Lookout Development Group, L.P.
6. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
7. 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.
8. No lot in in this subdivision shall be occupied until connected to the water distribution system of the City of Leander, Texas.
9. Restrictive covenants in the form of a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION" are recorded in the deed records of both Travis and Williamson Counties.
10. 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 slab should be sloped away from the structure at a slope of 1/2" per foot for a distance of at least ten (10) feet.
11. Water will be provided by the City of Leander.
12. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.
13. All easements on private property shall be maintained by the property owner or his or her assigns.
14. All subdivision construction shall conform to the City of Leander Code of Ordinances, construction standards, and generally accepted engineering practices.
15. No buildings, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Leander Public Works Department.
16. Wastewater and Water systems shall conform to TCEQ (Texas Commission on 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.
17. Developer shall be responsible for all relocation and modifications to existing utilities.
18. 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 plans to construct this subdivision do not comply with such codes and requirements.
19. Community impact fees for individual lots to be paid prior to issuance of any building permits.
20. Site development construction plans shall be reviewed and approved by the City of Leander prior to any construction.
21. Temporary and permanent easements to be provided as required for off-site water, wastewater and drainage improvements.
22. Finished slopes which are greater than 15% cannot use surface irrigation systems.
23. Twenty-five foot OSSF setbacks are required from all drainage ways.
24. Twenty-five foot OSSF setbacks are required from all finished slopes which are greater than 30%
25. 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.
26. A 5 foot P.U.E. from all side lot lines is hereby dedicated.
27. Building setbacks are as shown on plat. In any event, building setbacks shall conform to the current Zoning Ordinance of the City of Leander, Texas.
28. The following variances were granted per a Development Agreement with the City of Leander and approval of the Crystal Falls II 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.
29. No development shall begin on Lots 51 – 55, Block "H" or Lots 21 – 70, Block "E", prior to issuance of a Flood Plain Development Permit by the City of Leander Flood Plain Administrator for each lot specified.
30. No structure or land on this blue line (survey) shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE application to the City of Leander Flood Plain Administrator.
31. The developer, builder, seller, or agent shall inform, in writing, each buyer of subdivision lots or property located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Travis County. A copy of this written notice shall be provided when applications are made for Flood Plain Development Permits.
32. Prior to any channel alterations, bridge construction, fill, dredging, grading, channel improvement, or storage of materials or any other change within the 100 year flood plain located within this blue line (survey), an application for Flood Plain Development Permit with a description of the project and extent of changes, if any, to the watercourse or natural drainage as a result of the proposed development must be submitted to and approved by the City of Leander Flood Plain Administrator. All specifications and details necessary for complete review must be provided.
33. Prior to any channel alteration or bridge construction which will change existing flood patterns or elevations, a letter of map amendment must be submitted to and approved by the Federal Emergency Management Agency.
34. 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.
35. Front building lines are measured from the edge of the street easement.
36. Garages facing a side street on a corner lot are required to be set back 20'.
37. A public safety easement is hereby granted for all private streets within this subdivision.

BENCHMARKS

BM 1: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, WEST SIDE OF HIGH LONESOME AT THE PROJECTED CENTERLINE OF BEAR CLAW.
ELEVATION = 877.91

BM 2: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, WEST SIDE OF HIGH LONESOME AT THE PROJECTED CENTERLINE OF SKY KISS.
ELEVATION = 885.95

BM 3: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, EAST SIDE OF LOINS LAIR AT THE PROJECTED CENTERLINE OF MEDICINE HAT.
ELEVATION = 922.32

BM 4: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, EAST SIDE OF LOINS LAIR AT THE PROJECTED CENTERLINE OF SIDEWINDER.
ELEVATION = 914.45

BM 5: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, WEST SIDE OF SIDEWINDER AT THE PROJECTED CENTERLINE OF PANTHER HILL.
ELEVATION = 909.02

VERTICAL DATUM: NAVD-88, BASED ON CITY OF LEANDER GPS CONTROL.

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
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SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 03/24/08	SCALE: 1"=100'
DATE OF SURVEY: 08/2007-02/2008	
BEARING BASIS: TEXAS CENTRAL ZONE	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-07-013PL	SHEET
PROJECT NUMBER: 001-07-013	8 OF 9

PHOTOGRAPHIC MYLAR

200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 185.380 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C.W. OWENS SURVEY NO. 71, THE C.S. MASON SURVEY NO. 204, THE MCKINNEY & WILLIAMS SURVEY NO. 175, AND THE P.A. GLOSSOM SURVEY, BEING ALL OF A 185.380 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2008041128, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 185.380 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "GRAND MESA AT CRYSTAL FALLS II, SECTION 6", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF OF ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WILLIAM R. HINCKLEY
BY LOOKOUT GROUP, INC., GENERAL PARTNER
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

3-25-08
DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF MARCH, 2008 A.D.

JENNIFER ANN STIPP
Notary Public, State of Texas
My Commission Expires
October 10, 2009

JENNIFER A. STIPP
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

MY COMMISSION EXPIRES 10.10.09

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED THIS THE 10 DAY OF April, 20 08 A.D. AT A 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.

CHAIRPERSON
CITY OF LEANDER, TEXAS

Ellen Pizalate
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

4/22/08
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF April, 2008 A.D., AT 1:28 O'CLOCK P.M., AND DULY RECORDED ON THE 29 DAY OF April, 2008 A.D., AT 1:28 O'CLOCK, P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 200800122

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 29 DAY OF April, 2008 A.D.

DANA DEBEAUBOVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS
BY: Michael P. Gonzalez DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, PHILLIP L. MCLAUGHLIN 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.

PHILLIP L. MCLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300
SENDERO SURVEYING
911 W. FM 1626, NO. 105
AUSTIN, TEXAS 78748
512-291-8272

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

4-17-08

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE PROPERTY HEREIN IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0275 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

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

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
JAY ENGINEERING COMPANY, INC.
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

3/25/08

ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REEQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

The Waterway Buffer Zone Easement is 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 structure or improvements, other than native plant enhancement or maintenance of the area in accordance with LCRA rules, may be placed or performed within the Easement without specific prior authorization and approval in writing from the LCRA, its successors or 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 amended except by express written agreement of the LCRA, its successors or assigns, or other governmental entity with proper authority.

Lots 53-63, Block "E" and Lots 52 and 53, Block "H" are subject to Buffer Zone Enhancement requirements as described in a Restrictive Covenant filed in the Real Property Records of Travis County, Document # 2008069908.

LOWER COLORADO RIVER AUTHORITY

4-16-08
DATE

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

SENDERO SURVEYING
911 W. FM 1626, No. 105
AUSTIN, TEXAS 78748
TEL. (512) 291-8272
FAX (512) 291-8279

PLOT DATE: 03/24/08 SCALE: 1"=100'	
DATE OF SURVEY: 08/2007-02/2008	
BEARING BASIS: TEXAS CENTRAL ZONE	
DRAWN BY: PMC APPROVED BY: PMC	
FIELDNOTE FILE: NA	
DRAWING FILE: 001-07-013PL	SHEET
PROJECT NUMBER: 001-07-013	9 OF 9

Unofficial Document

PLATS 200900128
2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Grand Mesa at Crystal Falls II, Section 6
Amending Lots 65, 66, 67 and 68 Block E A Subdivision in Travis County, Texas

OWNERS NAME: Lookout Development Group, L.P.

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

None

RETURN:

Call Barbara Smith at 913-5590

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2009 Aug 31 03:14 PM 200900128
GONZALESM $65.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

200900128

August 31, 2009

$ 65.00

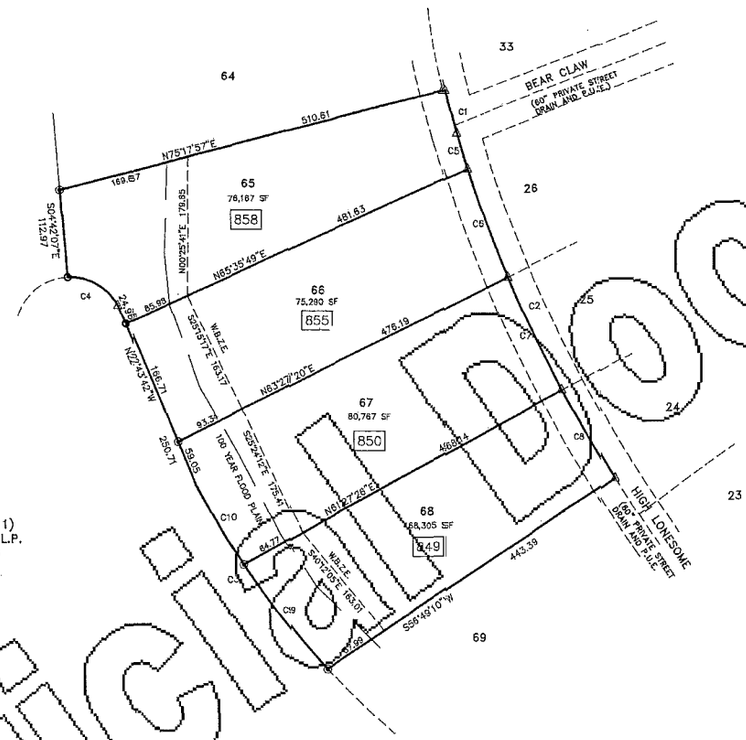
PHOTOGRAPHIC MYLAR

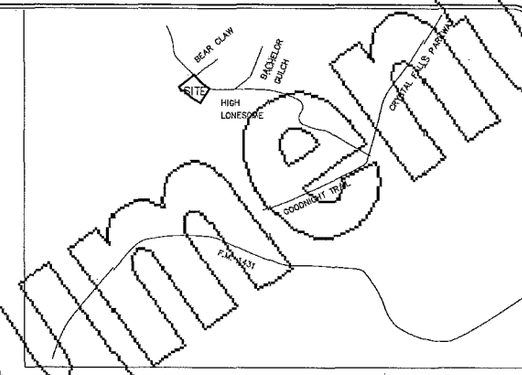
GRAND MESA AT CRYSTAL FALLS II, SECTION 6
AMENDING LOTS 65, 66, 67 AND 68 BLOCK E
A SUBDIVISON IN TRAVIS COUNTY, TEXAS

GRAPHIC SCALE

-100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.





LOCATION MAP – N.T.S.

SUBMITTAL DATE:

LOT AND STREET SUMMARY

NUMBER OF BLOCKS: 1
TOTAL ACREAGE: 6.8992 AC

NUMBER OF LOTS:
RESIDENTIAL: 4
SMALLEST LOT: 68,305 S.F.

TOTAL R.O.W. : 0

TOTAL LINEAR FEET OF STREETS: 0

OWNER,/ DEVELOPER:

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

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

ENGINEIER:
JAY ENIGINEERING CO. INC.
SAMUEL O. NGER
P.O. BOX 1227
LEANDER, TEXAS 78646

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	58.77	1000.00	S14°51'49"E	58.76
C2	48.03	1750.00	S17°05"01"E	48.03
C3	119.83	1055.22	S30°53"10"E	119.76
C4	78.97	71.76	N60°53"39"W	75.04
C5	48.03	1750.00	S17°05"01"E	48.03
C6	149.27	1750.00	S20°18"49"E	149.22
C7	162.10	1750.00	S25°24"38"E	162.04
C8	130.99	1750.00	S30°12"31"E	130.96
C9	169.62	1055.22	S38°44"39"E	169.44
C10	119.83	1055.22	S30°53"10"E	119.76

LEGEND
⊗ 1/2" IRON PIN FOUND
○ 1/2" IRON PIN SET
△ NAIL FOUND
W.B.Z.E. WATERWAY BUFFER ZONE EASEMENT
855 MINIMUM FINISHED FLOOR ELEVATION

BENCH MARK NOTE:
ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, WEST SIDE OF HIGH LONESOME AT THE PROJECTED CENTERLINE OF BEAR CLAW, ELEVATION 877.91

Unofficial Document

2009000128

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
AMENDING LOTS 65, 66, 67 AND 68 BLOCK E
A SUBDIVISON IN TRAVIS COUNTY, TEXAS

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THAT 6.8992 ACRE BEING LOTS 65, 66, 67 AND 68 BLOCK E OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200800411 28 OF THE TRAVIS COUNTY, TEXAS OFFICIAL RECORDS DO HEREBY AMEND SAID LOTS 65, 66, 67 AND 68, BLOCK B IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANIDER, TEXAS AND TRAVIS COUNTY, TEXAS, TO BE KNOWN AS **GRAND MESA AT CRYSTAL FALLS, AMENDING LOTS 65, 66, 67 AND 68 BLOCK B** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 25th DAY OF August, 2009 A.D.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER, LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

STATE OF TEXAS:
COUNTY OF TIRAVIS:

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 INISTRUMENT 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 25th DAY OF August 2009 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

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

BARBARA A. SMITH
Notary Public, State of Texas
My Commission Expires
December 19, 2012

FLAT NOTES

1) TOTAL ACRIES: 6.8992

2) NUMBER OF LOTS: 4

3) NUMBER OF BLOCKS: 1

4) PROPOSED USE: RESIDENTIAL

5) OWNER: LOOKOUT DEVELOPMENT GROUP, L.P..

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

7) 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 IOF LEANDER, TEXAS.

8) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION ~~AND WASTEWATER COLLECTION~~ FACILITIES.

9) RESTRICTIVE COVENANT IN THE FORM OF A "DECLARATION OF COVENANTS, CIONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION" ARE RECORDED IN THE DEED RECORDS OF BIOTH TRAVIS AND WILLIAMSON COUNTY, TEXAS.

10) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE MINIMUM FOUNDATION SLAB ELEVATION SHIOULD 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 ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEEIT.

11) WATER WILL BE PROVIDED BY THE CITY OF LEANDER

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

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

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

15) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SIHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

16) 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.

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

18) 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 SUCIH CODES AND REQUIREMENTS.

19) COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUAINCE OF ANY BUILDING PERMITS.

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

21) TEMPORARY AND PERMANEINT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

22) FINISHED SLOPE WHICH ARIE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.

23) TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.

24) TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%.

25) 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.

26) A 5 FOOT P.U.E. FROM ALIL SIDE LOT LINES IS HEREBY DEDICATED.

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

28) THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003

A) PRIVATE STREETS WITH ROADSIDE DRAINAGE (AUSTIN TRANSPIORTATION 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 IPRIVATE STREETS.

29) NO DEVELOPMENT SHALL BEGING ON LOTS 65 THROUGH 68 BILOCK E, PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF LEANDER FLOOD PLAIN AIDMINISTRATOR FOR EACH LOT SPECIFIED.

30) NO STRUCTURE OR LAND ION THIS BLUE LINE (SURVEY) SHAILL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION TO THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR.

31) THE DEVELOPER, BUILDER, SELLER OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITH FLOOD HAZARD AREAS THAT SUCHI PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE ICAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR IRECORD IN THE DEED RECORDS OIF TRAVIS COUNTY, TEXAS. A COPY OF THIS WRITTEN NOTICE SHALLIBE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.

32) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING CHANNEL IMPROVEMENTS OR STORAGE OIF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY) AN APPLICATION FOR FLOOD PILAIN DEVELOPMENT PERMIT, WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT IMUST BE SUBMITTED TO AND APPIROVED BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE IPROVIDED.

33) PRIOR TO ANY CHANNEL ALTERATIOUS OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMEIDMENT MUST BE SUBMITTED TO AN APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

34) NO DRIVEWAY SHALL BE CONSTRUCTION CLOSER THAN 50' OR 60% OR PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

35) FRONT BUILDING LINES ARIE MEASURED FORM THE EDGE OF THE STREET EASEMENT.

36) GARAGES FACING A SIDE STREET ON A CORNER LOT ARE REQUIRED TO BE SET BACK 20'

37) A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IIS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS AND WILLIAMSON COUNTY ON-SITE-SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Paulo Pinto
Director of Environmental Services
Date: 8/24/09

APPROVED THIS THE 21st DAY OF August, 2009 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS

WAYNE S. WATTS, P.E. CITY ENGINEER
CITY OF LEANDER, TEXAS

ATTEST: Debbie Haile
DEBBIE HAILE, CITY SECRETARY
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS

I, HERMAN CRICHTON, 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.

8/20/09

HERMAN CRICHTON, R.P.L.S. 4046
CRICHTON AND ASSOCIATES
6848 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TEXAS 78723
PH (512-244-3395
FAX 512-244-8508

STATE OF TEXAS
REGISTERED
HERMAN CRICHTON
4046
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

I HEREBY CERTIFY THAT THE PROPERTY HEREIN IS PARTIALLY 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. 48145300275 E, DATED SEPT. 26, 2008. THIS TRACT IS NOT LOICATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

SAMUEL O. KIGER, P.E.
JAY ENGINEERING COMPANY, INC.
TEXAS REGISTERED ENGINEERING FIRM F-4780
1500 CR 269
LEANDER TEXAS 78641
PH (512) 259-3862 EXT 310
FAX (512) 259-8016

STATE OF TEXAS
SAMUEL D. KIGER
69353
LICENSED
PROFESSIONAL ENGINEER

8-21-09

ALL PROPERTY IIGIOF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADIO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCIING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATICN.

THE WATERWAY BUFFER ZOIHE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONVENT BY IMPROVING THE QUALITY OF STORMWATER RUNIOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TOI HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES.. NO STRUCTURE OR IMPROVEIMENTS OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE ILCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTIONI OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACHI LOT OWNER BY PRESERVING AIND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AUGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY
8-24-09
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD

IN MY OFFICE ON THE 31 DAY OF August 2009 A.D., AT 3:14 O'CLOCK P.M., AND DULY RECORDED THIS THE 31 DAY OF August 2009 A.D., AT 3:14 O'CLOCK, P.M. IN THE PLAT RECORDS OF SAID COUNTY IN DOC. NO. 2009000128

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

NANCY DANA DEBEAUVOIR CLERK, COUNTY COURT,
OF TRAVIS COUNTY, TEXAS
BY: Michael P. Gonzales Michael P. Gonzales DEPUTY

HOMOGRAPHIC MYLAR

Unofficial Document

2013005954

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

FIELD NOTES:

DESCRIPTION OF 209.104 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C. YBARBO SURVEY 422, THE S.S. EVANS SURVEY 501, THE TEXAS MEXICO R.R. CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE P.A. GLOSSON SURVEY, BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 209.104 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found in the east line of Lot 40, Hidden Mesa, a subdivision of record in Book 66, Page 27, Plat Records, Travis County, Texas, at the southwest corner of a 12.346 acre tract of land described in a deed of record to Philip R. Hamilton in Document No. 2001060263, Official Public Records, Travis County, Texas, for the northwest corner of said 219.70 acre tract and the herein described tract;

THENCE with the northerly line of the 219.70 acre tract, some being in part the southerly line of said 12.346 acre tract, in part the southerly line of a 2.60 acre tract of land described in a deed of record to Robert L. Eckert, Jr. in Document No.2001188946, Official Public Records, Travis County, Texas and in part the southerly line of a 127.030 acre tract of land (Tract 2) described in a deed of record to Douglas D. Hood in Volume 12189, Page 1339, Real Property Records, Travis County, Texas, the following eight (8) courses:

1. S59°22'57"E, a distance of 159.66 feet to a 1/2" iron rod found;
2. S00°56'38"W, a distance of 151.27 feet to a 1/2" iron pipe found;
3. S81°07'23"E, a distance of 97.28 feet to a 60d nail found in a tree;
4. S85°32'22"E, a distance of 80.90 feet to a steel fence post;
5. S81°17'05"E, a distance of 160.06 feet to a steel fence post;
6. S68°20'54"E, a distance of 105.83 feet to a steel fence post;
7. S73°36'02"E, a distance of 60.38 feet to a steel fence post;
8. S75°33'22"E, a distance of 148.76 feet to an iron rod with G&R cap set for the most northerly, northeast corner of the 219.70 acre tract and the herein described tract;

THENCE continuing with the northerly line of the 219.70 acre tract, the following twelve (12) courses:

1. S13°58'08"W, a distance of 358.60 feet to an iron rod with G&R cap set;
2. S76°01'52"E, a distance of 69.51 feet to an iron rod with G&R cap set;
3. S13°58'08"W, a distance of 480.00 feet to an iron rod with G&R cap set;
4. S07°15'55"E, a distance of 215.60 feet to an iron rod with G&R cap set;
5. S24°25'52"E, a distance of 1546.68 feet to an iron rod with G&R cap set;
6. S32°53'11"E, a distance of 309.38 feet to a cotton spindle set;
7. S50°43'12"E, a distance of 120.19 feet to an iron rod with G&R cap set;
8. S62°58'48"E, a distance of 385.06 feet to a cotton spindle set;
9. S68°01'56"E, a distance of 308.81 feet to a Mag nail set;
10. S68°26'49"E, a distance of 341.63 feet to an iron rod with G&R cap set;
11. N88°17'57"E, a distance of 302.18 feet to an iron rod with G&R cap set;
12. N64°30'44"E, a distance of 266.66 feet to an iron rod with G&R cap set;

THENCE over and across the 219.70 acre tract, the following two (2) courses:

1. S25°41'26"E, a distance of 83.98 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc length of 7.60, with a radius of 430.00 feet, and a chord which bears S26°11'50"E, a distance of 7.60 feet to an iron rod with G&R cap set;

THENCE N40°38'26"E, passing at, a distance of 4.00 feet a Mag nail found at an interior el corner of the 219.70 acre tract, and continuing for a total distance of 380.30 feet to a cotton spindle set in the northerly line of the 219.70 acre tract;

THENCE continuing with the northerly line of the 219.70 acre tract, the following two (2) courses:

1. S80°17'58"E, a distance of 224.84 feet to a cotton spindle set;
2. S70°21'37"E, a distance of 654.85 feet to a 1/2" iron rod found for the most easterly, northeast corner of the 219.70 acre tract and the herein described tract;

THENCE with the easterly line of the 219.70 acre tract, the following twelve (12) courses:

1. S14°54'08"W, a distance of 332.63 feet to a Mag nail found;
2. N81°49'52"W, a distance of 38.86 feet to an iron rod with cap found;
3. S29°32'12"W, a distance of 483.70 feet to a 1/2" iron rod found;
4. S88°46'57"W, a distance of 826.36 feet to a 1/2" iron rod found;
5. S84°47'50"W, a distance of 401.20 feet to a 1/2" iron rod found;
6. S01°45'02"W, a distance of 384.43 feet to a Mag nail set;
7. S87°47'26"W, a distance of 30.23 feet to an iron rod with cap found;
8. S00°47'45"E, a distance of 331.53 feet to a 1/2" iron rod found;
9. S89°18'05"W, a distance of 42.08 feet to a cotton spindle found;
10. S00°47'26"E, a distance of 203.59 feet to a 1/2" iron rod found;
11. N89°27'57"E, a distance of 90.31 feet to a 1/2" iron rod found;
12. S08°29'57"W, a distance of 293.78 feet to an iron rod with G&R cap set for the southeasterly corner of the 219.70 acre tract and the herein described tract;

THENCE with the southerly line of the 219.70 acre tract, the following seven (7) courses:

1. Along a curve to the left, an arc length of 340.90 feet, with a radius of 206.10 feet, and a chord which bears S68°34'06"W, a distance of 303.35 feet to an iron rod with G&R cap set at the point of reverse curvature of a curve to the right;
2. Along said curve to the right, an arc length of 300.75 feet, with a radius of 134.88 feet, and a chord which bears S89°32'55"W, a distance of 242.20 feet to an iron rod with G&R cap set the end of said curve;
3. N10°02'42"W, a distance of 199.25 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left;
4. Along said curve to the left, an arc length of 339.42 feet, with a radius of 204.42 feet, and a chord which bears N53°57'41"W, a distance of 301.76 feet to an iron rod with G&R cap set at the end of said curve;
5. S77°57'12"W, a distance of 241.18 feet to an iron rod with G&R cap set;
6. N73°31'07"W, a distance of 199.07 feet to an iron rod with G&R cap set;
7. S71°19'07"W, a distance of 185.21 feet to an iron rod with G&R cap set;

THENCE over and across the 219.70 acre tract, the following eighteen (18) courses:

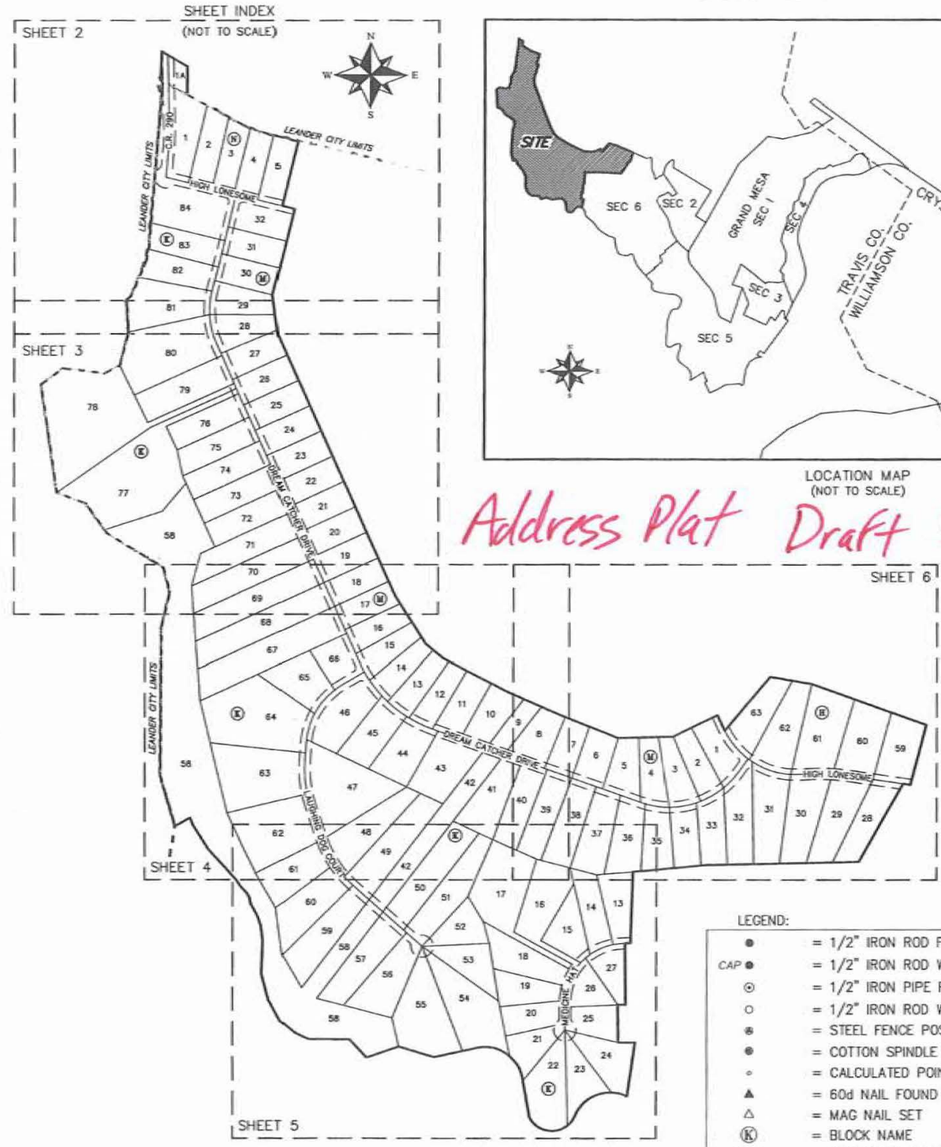
1. N43°29'05"W, a distance of 135.40 feet to an iron rod with G&R cap set;
2. N89°29'18"W, a distance of 224.01 feet to an iron rod with G&R cap set;
3. N85°04'17"W, a distance of 78.29 feet to an iron rod with G&R cap set;
4. N51°10'13"W, a distance of 105.25 feet to an iron rod with G&R cap set;
5. N28°19'50"W, a distance of 130.65 feet to an iron rod with G&R cap set;
6. N14°54'21"W, a distance of 143.84 feet to an iron rod with G&R cap set;
7. N02°33'32"E, a distance of 179.18 feet to an iron rod with G&R cap set;
8. N08°19'32"W, a distance of 82.87 feet to an iron rod with G&R cap set;
9. N18°49'29"W, a distance of 46.49 feet to an iron rod with G&R cap set;
10. N28°43'13"W, a distance of 83.24 feet to an iron rod with G&R cap set;
11. N10°37'11"W, a distance of 32.56 feet to an iron rod with G&R cap set;
12. N08°26'35"W, a distance of 27.29 feet to an iron rod with G&R cap set;
13. N43°29'33"W, a distance of 53.76 feet to an iron rod with G&R cap set;
14. N34°35'35"W, a distance of 35.23 feet to an iron rod with G&R cap set;
15. N42°42'33"W, a distance of 226.99 feet to an iron rod with G&R cap set;
16. N32°09'40"W, a distance of 155.93 feet to an iron rod with G&R cap set;
17. N21°15'02"W, a distance of 38.63 feet to an iron rod with G&R cap set;
18. S61°12'22"W, a distance of 91.10 feet to a steel fence post in the easterly line of a 1261.76 acre tract of land described in a deed of record to the Kutscher Ranch, Ltd. in Volume 12592, Page 1958, Real Property Records, Travis County, Texas and westerly line of the 219.70 acre tract, for the southwesterly corner of the herein described tract;

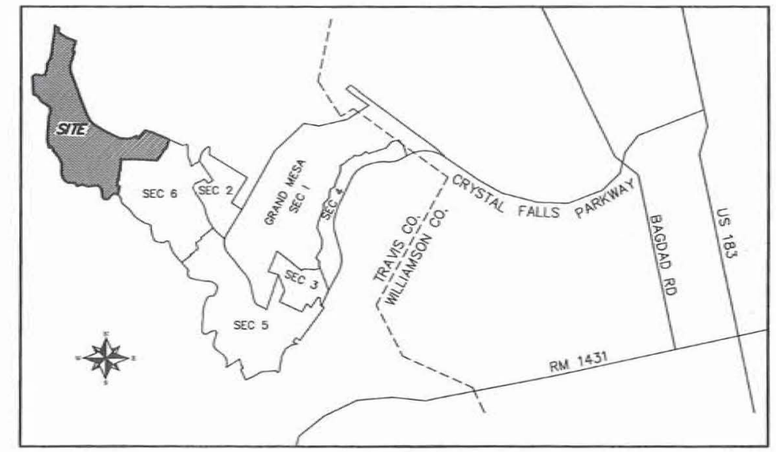
THENCE with the common line of said 1261.76 acre tract and the 219.70 acre tract, the following nineteen (19) courses:

1. N16°35'22"W, a distance of 282.22 feet to a steel fence post;
2. N00°26'22"E, a distance of 800.02 feet to a steel fence post;
3. N13°38'29"E, a distance of 188.84 feet to steel fence post;
4. N14°43'35"W, a distance of 138.45 feet to a steel fence post;
5. N58°56'15"W, a distance of 355.67 feet to a steel fence post;
6. N35°18'42"W, a distance of 197.62 feet to a steel fence post;
7. N69°31'14"W, a distance of 167.43 feet to a steel fence post;
8. N08°18'10"W, a distance of 590.36 feet to a 60d nail found;
9. N54°06'41"E, a distance of 145.90 feet to a steel fence post;
10. S83°13'00"E, a distance of 225.82 feet to a steel fence post;
11. N83°10'31"E, a distance of 93.63 feet to a steel fence post;
12. N14°25'32"E, a distance of 186.60 feet to a 60d nail found;
13. N03°53'59"W, a distance of 174.03 feet to a steel fence post;
14. N49°01'57"E, a distance of 34.29 feet to an iron rod with G&R cap set;
15. N22°25'26"E, a distance of 210.61 feet to an iron rod with G&R cap set;
16. N11°28'07"E, a distance of 58.34 feet to a steel fence post;
17. N04°42'48"E, a distance of 853.35 feet to a steel fence post;
18. N04°39'01"E, a distance of 58.56 feet to a 1/2" iron rod found at the northeasterly corner of the 1261.76 acre tract;
19. N59°38'38"W, a distance of 13.33 feet to a 1/2" iron rod found at the southeasterly corner of said Lot 40, Hidden Mesa;

THENCE N02°06'43"E, with the easterly line of said Lot 40, Hidden Mesa and the westerly line of the 219.70 acre tract, a distance of 150.41 feet to the POINT OF BEGINNING, containing an area of 209.104 acres of land, more or less.

SHEET INDEX
(NOT TO SCALE)





LOCATION MAP
(NOT TO SCALE)

Address Plat Draft 3/8/13 MSL

completed
3/22/13 MSL

LEGEND:

●	= 1/2" IRON ROD FOUND
CAP ●	= 1/2" IRON ROD WITH CAP FOUND
⊙	= 1/2" IRON PIPE FOUND
○	= 1/2" IRON ROD WITH G&R CAP SET
⊛	= STEEL FENCE POST
●	= COTTON SPINDLE SET (UNLESS NOTED)
◦	= CALCULATED POINT
▲	= 60d NAIL FOUND (UNLESS NOTED)
△	= MAG NAIL SET
Ⓚ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
DE	= DRAINAGE EASEMENT
WE	= WATER LINE EASEMENT
WBZE	= WATER BUFFER ZONE EASEMENT
MMFE	= MINNIMUM FINISH FLOOR ELEVATION
115697	= LOT AREA IN SQUARE FEET
	= LIMITS OF WBZE

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

SUBMITTAL DATE: JANUARY 17, 2013
TOTAL AREA OF THIS PLAT: 209.104 ACRES
TOTAL NUMBER OF LOTS: 115
RESIDENTIAL: 111
PARK/HOA: 4

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 1,900
DREAM CATCHER DRIVE: 5,138
LAUGHING DOG COURT: 1,858
MEDICINE HAT: 683
C.R. 290: 657
TOTAL: 10,236

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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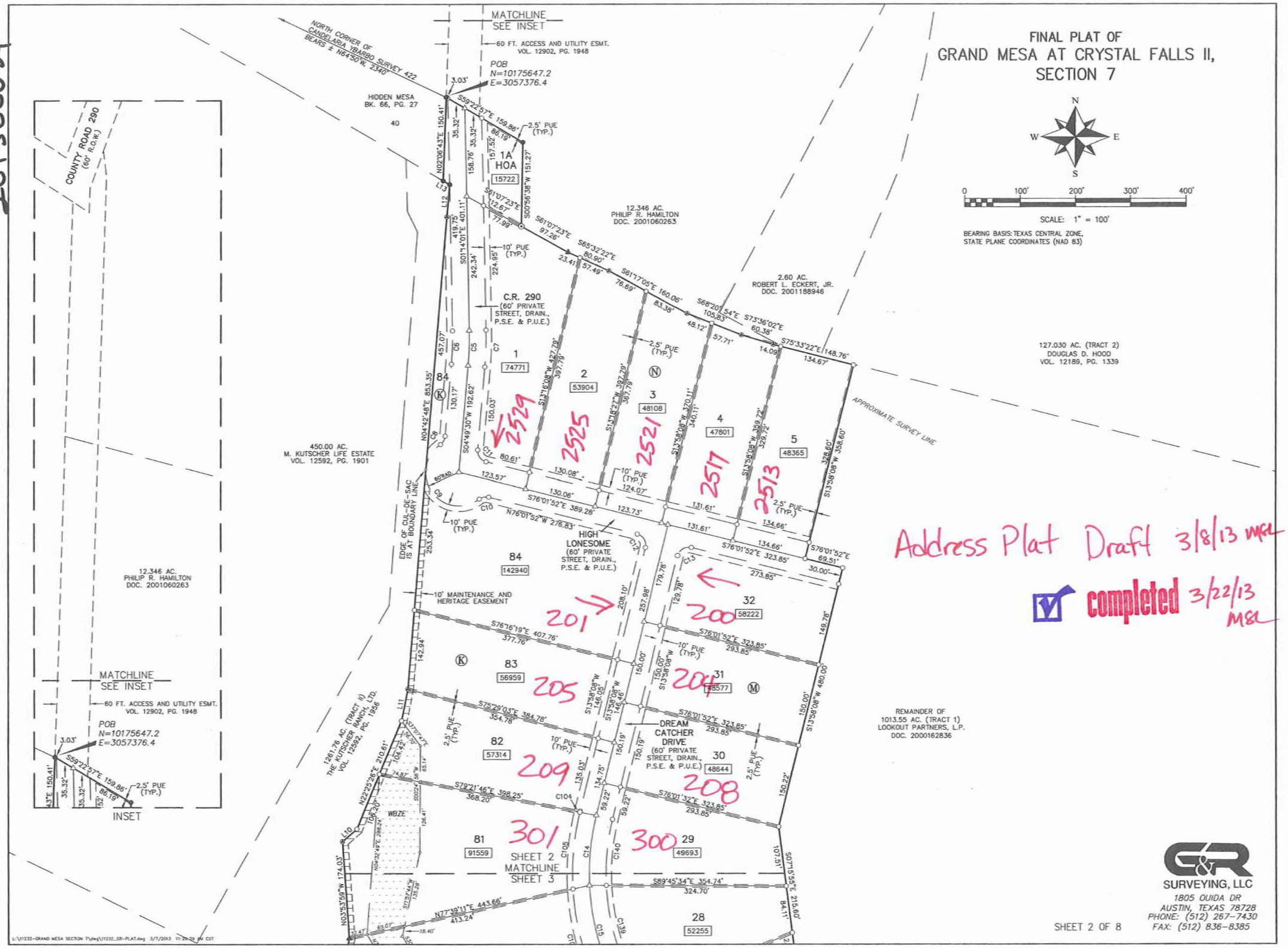
2013000594

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7



Address Plat Draft 3/8/13 MSL

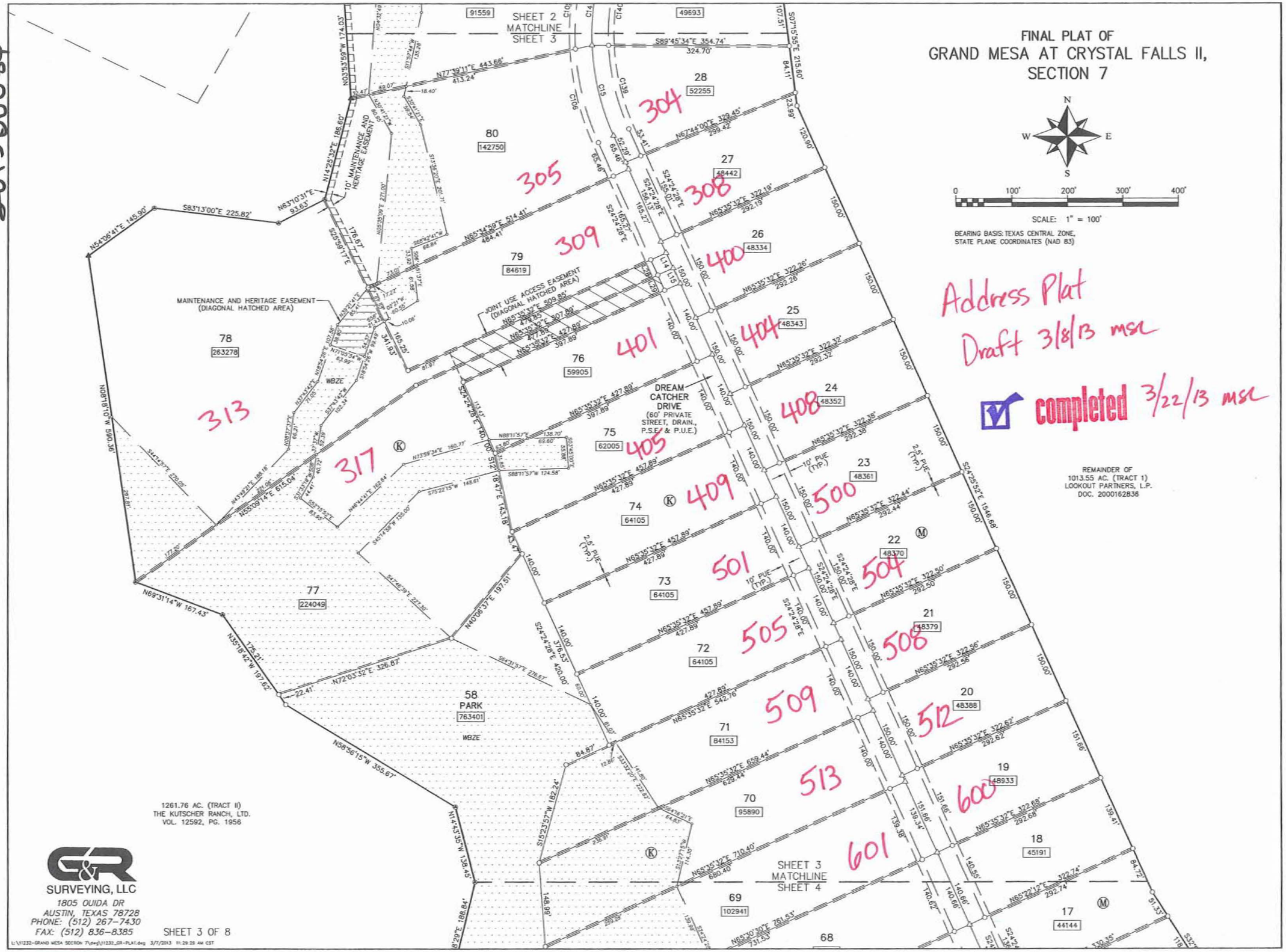
completed 3/22/13 MSL

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 2 OF 8

2013 00054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7



C&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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2013 00054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

Address Plat
Draft 3/8/13 MSL
completed 3/22/13 MSL

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

1261.76 AC. (TRACT II)
THE KUTSCHER RANCH, LTD.
VOL. 12592, PG. 1956

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

REMAINDER OF
219.70 AC.
LOOKOUT DEVELOPMENT GROUP, L.P.
DOC. 2012064164

SHEET 3 MATCHLINE SHEET 4

SHEET 4 MATCHLINE SHEET 5

SHEET 4 MATCHLINE SHEET 6

LAUGHING DOG COURT
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

DREAM CATCHER DRIVE
(60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

100' P.E.C. TRANSMISSION LINE EASEMENT VOL. 7447, PG. 596

APPROXIMATE SURVEY LINE

N=10171476.1
E=3057455.2

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 4 OF 8

2013 00054

SHEET 4 MATCHLINE SHEET 5

SHEET 6 MATCHLINE SHEET 5

LAUGHING DOG COURT (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

MEDICINE HAT (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

100' P.E.C. TRANSMISSION LINE EASEMENT VOL. 7447, PG. 596

APPROXIMATE 100 YEAR FLOODPLAIN

PORTION OF 219.70 AC. LOOKOUT DEVELOPMENT GROUP, L.P. DOC. 2012064164

REMAINDER OF 1013.55 AC. (TRACT 1) LOOKOUT PARTNERS, L.P. DOC. 2000162836

GRAND MESA AT CRYSTAL FALLS II SECTION 6 DOC. 200800122

N=10170020.0
E=3059897.7

Address Plat Draft 3/8/13 MSL

completed 3/22/13 MSL

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 7

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

2013000054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

N
W E
S

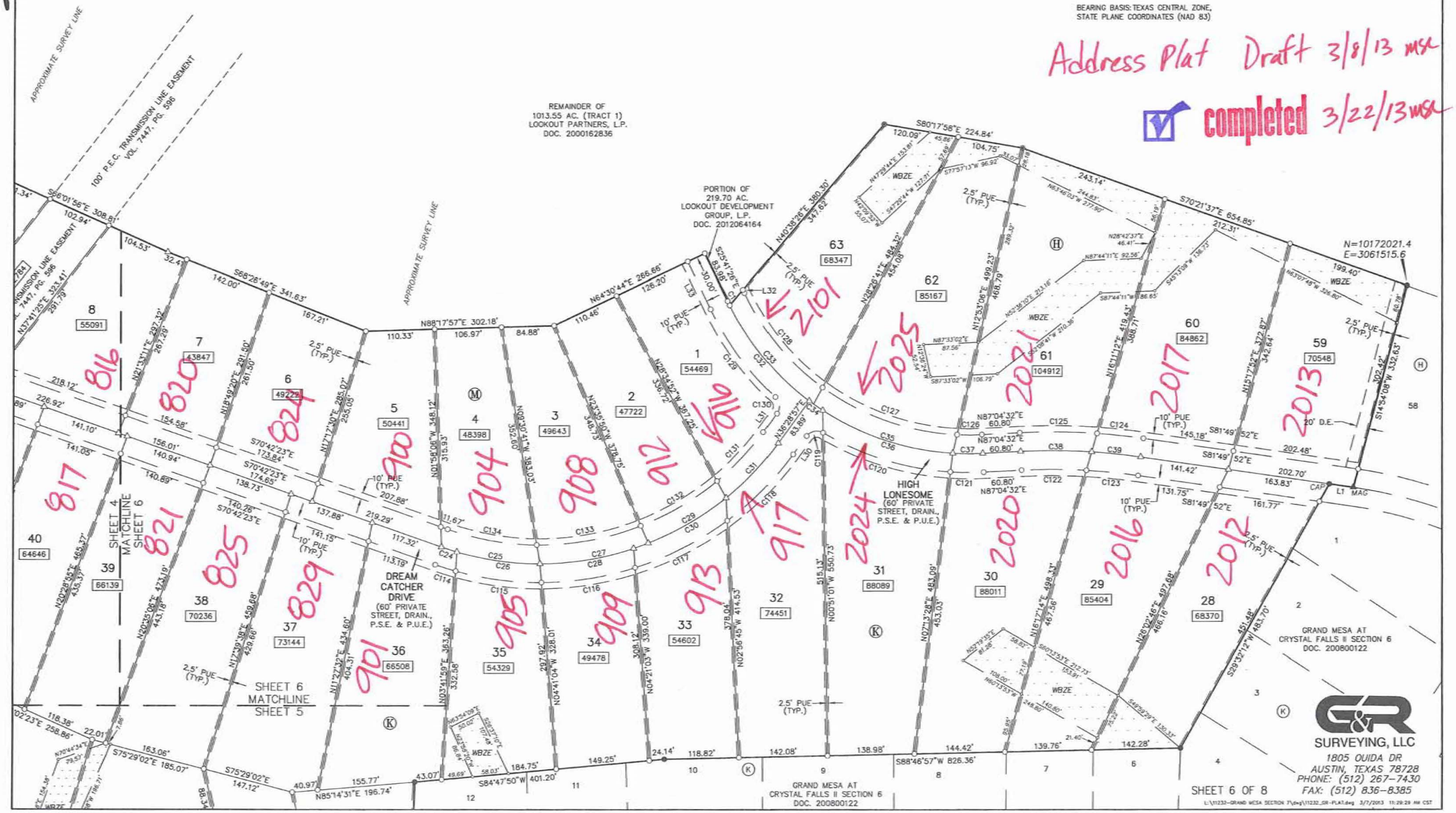
0 100' 200' 300' 400'

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

Address Plat Draft 3/8/13 MSL

completed 3/22/13 MSL



20130054

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 7

Address Plat
Draft 3/8/13 MSC
completed 3/22/13 MSC

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°00'46"	430.00'	7.60'	S26°11'50"E	7.60'	3.80'	C74	41°03'04"	60.00'	42.99'	S71°03'12"E	42.08'	22.46'
C2	94°46'11"	206.10'	340.90'	S68°34'06"W	303.35'	224.01'	C75	35°10'26"	60.00'	36.83'	N70°50'03"E	36.26'	19.02'
C3	127°45'35"	134.88'	300.75'	N89°32'55"E	242.20'	275.07'	C76	40°07'54"	60.00'	42.03'	N33°10'53"E	41.17'	21.92'
C4	95°08'00"	204.42'	339.42'	N53°57'41"W	301.76'	223.61'	C77	64°26'01"	60.00'	67.47'	N19°06'04"W	63.97'	37.81'
C5	6°03'31"	600.00'	63.45'	N01°47'45"E	63.42'	31.75'	C78	51°19'04"	20.00'	17.91'	S25°39'32"E	17.32'	9.61'
C6	6°03'31"	570.00'	60.27'	N01°47'45"E	60.25'	30.16'	C79	48°15'18"	290.00'	244.24'	S24°07'39"W	237.09'	129.89'
C7	6°03'31"	630.00'	66.62'	N01°47'45"E	66.59'	33.34'	C80	39°32'08"	290.00'	200.11'	S68°01'22"W	196.16'	104.22'
C8	51°19'04"	20.00'	17.91'	N30°29'02"E	17.32'	9.61'	C81	7°09'45"	430.00'	53.75'	S56°21'06"W	53.72'	26.91'
C9	183°29'31"	60.00'	192.15'	S35°36'11"E	119.94'	1968.43'	C82	23°58'08"	430.00'	179.88'	S40°47'09"W	178.58'	91.28'
C10	51°19'04"	20.00'	17.91'	S78°18'36"W	17.32'	9.61'	C83	25°15'00"	430.00'	189.50'	S16°10'35"W	187.97'	96.31'
C11	80°51'22"	20.00'	28.22'	S35°36'11"E	25.94'	17.04'	C84	16°18'38"	630.00'	179.34'	S04°36'14"E	178.74'	90.28'
C12	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'	C85	5°59'01"	630.00'	65.79'	S15°45'03"E	65.76'	32.93'
C13	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'	C86	1°48'19"	630.00'	19.85'	S19°38'43"E	19.85'	9.93'
C14	16°31'58"	440.00'	126.96'	S05°42'09"W	126.52'	63.93'	C87	13°54'00"	630.00'	152.84'	S27°29'53"E	152.46'	76.80'
C15	21°50'38"	440.00'	167.75'	S13°29'09"E	166.74'	84.91'	C88	14°12'09"	630.00'	156.16'	S41°32'57"E	155.77'	78.48'
C16	5°31'40"	690.00'	66.57'	S27°10'18"E	66.54'	33.31'	C89	0°12'36"	630.00'	2.31'	S48°45'20"E	2.31'	1.16'
C17	9°57'34"	690.00'	119.94'	S29°23'15"E	119.79'	60.12'	C90	51°19'04"	20.00'	17.91'	N23°12'06"W	17.32'	9.61'
C18	13°28'23"	690.00'	162.25'	S36°40'20"E	161.88'	81.50'	C91	69°37'09"	60.00'	72.91'	S32°21'08"E	68.50'	41.72'
C19	12°35'30"	690.00'	151.64'	S40°39'47"E	151.33'	76.13'	C92	44°03'31"	60.00'	46.14'	S89°11'28"E	45.01'	24.28'
C20	14°27'25"	690.00'	174.10'	S50°38'13"E	173.64'	87.52'	C93	33°13'10"	60.00'	34.79'	N52°10'11"E	34.30'	17.90'
C21	12°09'24"	690.00'	146.40'	S53°02'14"E	146.13'	73.48'	C94	38°11'00"	60.00'	39.99'	N16°28'07"E	39.25'	20.77'
C22	12°50'27"	690.00'	154.64'	S64°17'09"E	154.32'	77.64'	C95	44°50'56"	60.00'	46.97'	N25°02'51"W	45.78'	24.76'
C23	11°35'26"	690.00'	139.58'	S64°54'40"E	139.35'	70.03'	C96	52°42'23"	60.00'	55.19'	N73°49'30"W	53.27'	29.72'
C24	3°06'12"	475.00'	25.73'	S72°15'29"E	25.72'	12.87'	C97	51°19'04"	20.00'	17.91'	S74°31'10"E	17.32'	9.61'
C25	19°27'08"	475.00'	161.26'	S80°25'57"E	160.49'	81.42'	C98	6°23'10"	570.00'	63.53'	S45°40'03"E	63.50'	31.80'
C26	16°20'56"	475.00'	135.54'	S81°59'03"E	135.08'	68.23'	C99	22°50'49"	570.00'	227.29'	S31°03'03"E	225.79'	115.17'
C27	21°23'30"	475.00'	177.34'	N79°08'44"E	176.32'	89.72'	C100	0°53'05"	570.00'	8.80'	S19°11'06"E	8.80'	4.40'
C28	18°22'45"	475.00'	152.37'	N80°39'07"E	151.72'	76.85'	C101	22°17'39"	570.00'	221.79'	S07°35'44"E	220.39'	112.32'
C29	17°20'50"	475.00'	143.81'	N59°46'34"E	143.26'	72.46'	C102	2°14'50"	370.00'	14.51'	S04°40'30"W	14.51'	7.26'
C30	20°21'34"	475.00'	168.79'	N61°16'57"E	167.90'	85.29'	C103	54°08'03"	370.00'	349.58'	S32°51'56"W	336.73'	189.07'
C31	14°37'12"	475.00'	121.21'	N43°47'34"E	120.88'	60.93'	C104	0°12'46"	470.00'	1.75'	S13°51'45"W	1.75'	0.87'
C32	27°49'36"	430.00'	208.84'	S39°36'15"E	206.79'	106.52'	C105	16°57'00"	470.00'	139.04'	S05°16'52"W	138.53'	70.03'
C33	27°57'03"	430.00'	209.77'	S40°40'44"E	207.69'	107.01'	C106	21°12'50"	470.00'	174.02'	S13°48'03"E	173.03'	88.02'
C34	3°30'38"	430.00'	26.35'	S55°16'21"E	26.34'	13.18'	C107	1°39'44"	720.00'	20.89'	S25°14'20"E	20.89'	10.44'
C35	31°51'36"	430.00'	239.11'	S70°35'04"E	236.04'	122.73'	C108	86°00'10"	20.00'	30.02'	N16°55'53"E	27.28'	18.65'
C36	29°29'12"	430.00'	221.29'	S71°46'16"E	218.86'	113.16'	C109	86°14'55"	20.00'	30.11'	N76°56'34"W	27.34'	18.73'
C37	6°24'37"	430.00'	48.11'	S89°43'10"E	48.08'	24.06'	C110	9°55'33"	720.00'	124.73'	S38°46'53"E	124.58'	62.52'
C38	6°34'11"	1000.00'	114.66'	N89°38'23"W	114.60'	57.39'	C111	13°56'32"	720.00'	175.20'	S50°42'56"E	174.77'	88.04'
C39	4°31'25"	1000.00'	78.95'	N84°05'35"W	78.93'	39.50'	C112	13°01'11"	720.00'	163.61'	S64°11'47"E	163.26'	82.16'
C40	7°27'46"	400.00'	52.10'	S56°12'05"W	52.06'	26.09'	C113	11°49'19"	720.00'	148.56'	S64°47'43"E	148.30'	74.54'
C41	52°38'37"	400.00'	367.52'	S33°36'39"W	354.73'	197.88'	C114	3°51'22"	505.00'	33.99'	S72°38'04"E	33.98'	17.00'
C42	24°06'05"	400.00'	168.26'	S40°25'09"W	167.02'	85.39'	C115	15°51'55"	505.00'	139.84'	S82°29'43"E	139.39'	70.37'
C43	24°49'02"	400.00'	173.26'	S15°57'36"W	171.91'	88.01'	C116	17°15'04"	505.00'	152.05'	N80°56'48"E	151.48'	76.60'
C44	3°44'15"	400.00'	26.09'	S05°25'13"W	26.09'	13.05'	C117	18°47'11"	505.00'	165.58'	N62°55'40"E	164.84'	83.54'
C45	16°17'01"	600.00'	170.52'	S04°35'26"E	169.95'	85.84'	C118	17°03'07"	505.00'	150.29'	N45°00'31"E	149.74'	75.71'
C46	6°00'37"	600.00'	62.94'	S15°44'15"E	62.91'	31.50'	C119	84°01'15"	20.00'	29.33'	S78°29'35"W	26.77'	18.01'
C47	22°17'39"	600.00'	233.46'	S07°35'44"E	231.99'	118.23'	C120	26°46'25"	460.00'	214.95'	S72°53'00"E	213.00'	109.48'
C48	1°30'07"	600.00'	15.73'	S19°29'37"E	15.73'	7.86'	C121	6°39'16"	460.00'	53.42'	S89°35'51"E	53.39'	26.74'
C49	22°28'55"	600.00'	235.43'	S31°29'08"E	233.92'	119.25'	C122	6°10'19"	970.00'	104.49'	N89°50'19"W	104.44'	52.29'
C50	14°05'52"	600.00'	147.63'	S27°17'37"E	147.26'	74.19'	C123	4°55'17"	970.00'	83.32'	N84°17'31"W	83.29'	41.69'
C51	14°31'05"	600.00'	152.03'	S41°36'05"E	151.63'	76.43'	C124	4°09'10"	1030.00'	74.65'	N83°54'27"W	74.64'	37.34'
C52	6°08'01"	600.00'	64.23'	S45°47'37"E	64.20'	32.15'	C125	6°56'26"	1030.00'	124.77'	N89°27'15"W	124.69'	62.46'
C53	9°07'25"	320.00'	50.96'	S83°13'43"W	50.90'	25.53'	C126	5°41'53"	400.00'	39.78'	N89°55'28"E	39.76'	19.91'
C54	38°52'07"	320.00'	217.08'	S68°21'22"W	212.94'	112.91'	C127	33°05'33"	400.00'	231.03'	S70°40'49"E	227.83'	118.84'
C55	24°11'57"	320.00'	135.15'	S66°34'02"W	134.15'	68.60'	C128	28°26'36"	400.00'	198.57'	S39°54'44"E	196.54'	101.38'
C56	48°55'19"	320.00'	273.23'	S24°27'39"W	265.01'	145.57'	C129	21°50'51"	460.00'	175.40'	S36°36'52"E	174.34'	88.78'
C57	12°09'44"	320.00'	67.93'	S48°23'11"W	67.80'	34.09'	C130	84°01'15"	20.00'	29.33'	N05°31'40"W	26.77'	18.01'
C58	5°28'01"	320.00'	30.53'	S39°34'19"W	30.52'	15.28'	C131	13°54'58"	445.00'	108.08'	N43°26'26"E	107.82'	54.31'
C59	5°23'44"	320.00'	30.13'	S34°08'26"W	30.12'	15.08'	C132	18°11'21"	445.00'	141.27'	N59°29'36"E	140.68'	71.23'
C60	15°41'53"	320.00'	87.67'	S23°35'38"W	87.40'	44.11'	C133	21°53'25"	445.00'	170.02'	N79°31'59"E	168.98'	86.06'
C61	13°32'59"	320.00'	75.68'	S08°58'12"W	75.50'	38.02'	C134	18°48'55"	445.00'	146.13'	S80°06'51"E	145.48'	73.73'
C62	2°11'43"	320.00'	12.26'	S01°05'51"W	12.26'	6.13'	C135	11°23'16"	660.00'	131.18'	S65°00'45"E	130.96'	65.81'
C63	9°17'47"	350.00'	56.79'	S83°08'32"W	56.73'	28.46'	C136	12°24'37"	660.00'	142.95'	S53°06'49"E	142.68'	71.76'
C64	22°00'50"	350.00'	134.48'	S67°29'13"W	133.65'	68.08'	C137	12°45'32"	660.00'	146.97'	S40°31'44"E	146.67'	73.79'
C65	15°20'13"	350.00'	93.69'	S48°48'42"W	93.41'	47.13'	C138	9°44'30"	660.00'	112.22'	S29°16'43"E	112.08'	56.24'
C66	4°59'01"	350.00'	30.44'	S38°39'05"W	30.43'	15.23'	C139	21°38'19"	410.00'	154.84'	S13°35'19"E	153.92'	78.35'
C67	4°55'46"	350.00'	30.11'	S33°41'41"W	30.10'	15.07'	C140	16°44'17"	410.00'	119.78'	S05°35'59"W	119.35'	60.32'
C68	15°39'43"	350.00'	95.67'	S23°23'56"W	95.38'	48.14'	C141	24°03'26"	206.10'	86.54'	N76°04'31"W	85.90'	43.92'
C69	14°02'42"	350.00'	85.80'	S08°32'44"W	85.58'	43.11'	C142	70°42'45"	206.10'	254.36'	S56°32'23"W	238.52'	146.23'
C70	1°31'23"	350.00'	9.30'	S00°45'41"W	9.30'	4.65'	C143	25°54'44"	134.88'	61.00'	N38°37'30"E	60.48'	31.03'
C71	51°19'04"	20.00'	17.91'	N25°39'32"E	17.32'	9.61'	C144	101°50'51"	134.88'	239.75'	S77°29'43"E	209.41'	166.11'
C72	26°10'01"	60.00'	27.40'	S38°14'04"W	27.16'	13.94'	C145	42°53'27"	204.42'	153.03'	N27°50'25"W	149.48'	80.30'
C73	75°40'43"	60.00'	79.25'	S12°41'19"E	73.61'	46.61'	C146	52°14'33"	204.42'	186.39'	N75°24'25"W	180.00'	100.24'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N81°49'52"W	38.86'
L2	S87°47'26"W	30.23'
L3	S89°18'05"W	42.08'
L4	N18°49'29"W	46.49'
L5	N10°37'11"W	32.56'
L6	N28°26'35"W	27.29'
L7	N43°29'33"W	53.76'
L8	N34°35'35"W	35.23'
L9	N21°15'02"W	38.63'
L10	N49°01'57"E	34.29'
L11	N11°28'07"E	58.34'
L12	N04°39'01"E	58.56'
L13	N59°38'38"W	13.33'
L14	S24°24'28"E	30.00'
L15	S24°24'28"E	30.00'
L16	N37°41'25"E	31.62'
L17	N37°41'25"E	31.62'
L18	N37°41'25"E	30.05'
L19	N37°41'25"E	30.05'
L20	S87°47'26"W	44.66'
L21	S00°00'00"E	24.65'
L22	S00°00'00"E	37.45'
L23	S87°47'26"W	46.74'
L24	S87°47'26"W	13.69'
L25	S00°00'00"E	23.28'
L26	S03°33'05"W	44.27'
L27	S03°33'05"W	52.15'
L28	S24°24'28"E	30.00'
L29	S24°24'28"E	30.00'
L30	N36°28'57"E	36.50'
L31	N36°28'57"E	36.50'
L32	N25°41'26"W	5.52'
L33	S25°41'26"E	84.09'

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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2013000054

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 WATER DISTRIBUTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
4. RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013060108
5. 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 SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
6. WATER WILL BE PROVIDED BY THE CITY OF LEANDER.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
12. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
13. 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 PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. 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.
15. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
19. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
20. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
21. 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.
22. LOTS 42, AND 58, BLOCK "K" AND LOT 9, BLOCK "M" ARE PARK LOTS AND LOT 1A, BLOCK "N" IS AN HOA LOT AND SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
23. A 10 FOOT PUE ADJACENT TO ALL PRIVATE ROADWAYS AND ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUE ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED.
24. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
25. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
    A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
    B. NO SIDEWALKS.
    C. NO STREET LIGHTS.
26. NO DEVELOPMENT SHALL BEGIN ON LOTS 20-24, BLOCK "K" OR LOTS 54-56, BLOCK "K", PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
28. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
29. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
30. 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.
31. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
32. GARAGES FACING A SIDE STREET ON A CORNER LOT ARE REQUIRED TO BE SET BACK 20'.
33. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
34. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
35. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITYS HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
36. LOT ACCESS TO HIGH LONESOME IS PROHIBITED FOR LOT 84, BLOCK "K" AND LOT 32, BLOCK "M". LOT ACCESS TO DREAM CATCHER DRIVE IS PROHIBITED FOR LOT 66, BLOCK "K". LOT ACCESS TO LAUGHING DOG COURT IS PROHIBITED FOR LOT 46, BLOCK "K".
37. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
38. BUFFER ZONE - SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
39. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
40. THE MAINTENANCE AND HERITAGE EASEMENT IS TO PROVIDE REPRESENTITIVES OF THE HOMEOWNER'S ASSOCIATION ACCESS FROM HIGH LONESOME TO THE "COWBOY BRIDGE" LOCATED WITHIN LOT 78, BLOCK "K". THE MAINTENANCE EASEMENT AND "COWBOY BRIDGE" SITE SHALL BE MAINTAINED AND PROTECTED BY THE HOMEOWNER'S ASSOCIATION INTO PERPITUITY."

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 209.104 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C. YBARBO SURVEY 422, THE S.S. EVANS SURVEY 501, THE TEXAS MEXICO R.R. CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE P.A. GLOSSOM SURVEY, BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 209.104 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "GRAND MESA AT CRYSTAL FALLS II, SECTION 7", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

3-11-13
DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF MARCH 2013 A.D.

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

MY COMMISSION EXPIRES 12-19-2016

BARBARA A. SMITH
Notary Public, State of Texas
My Commission Expires
December 19, 2016

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE PROPERTY REPORT RECEIVED FROM INDEPENDENCE TITLE COMPANY ON JANUARY 18, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS
PHILLIP L. McLAUGHLIN
5300
REGISTERED
PROFESSIONAL
LAND SURVEYOR

03-08-13

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO 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 AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN WATER BUFFER ZONE EASEMENT SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

3-11-13

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 14th DAY OF March, 2013 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.

CHRIS TOVAR, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Pizalate
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

FOR RODNEY SHERRILL
STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

3/12/13
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS 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 STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR 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 AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

Adam Beatright
LOWER COLORADO RIVER AUTHORITY

03/14/2013
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF March 2013 A.D., AT 1:16 O'CLOCK P.M., AND DULY RECORDED ON THE 20 DAY OF March 2013 A.D., AT 1:16 O'CLOCK P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 2013000054

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 20 DAY OF March 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS
BY: V Benavides DEPUTY

Address Plat
Draft 3/8/13 MSL

completed 3/22/13 MSL

C&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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GRAND MESA AT CRYSTAL FALLS II, SECTION 7
LOTS 83 AND 84, BLOCK K AMENDED, LOTS 84A, 84B, 84C REPLAT

Added/Addressed 7/30/19

LEGEND:

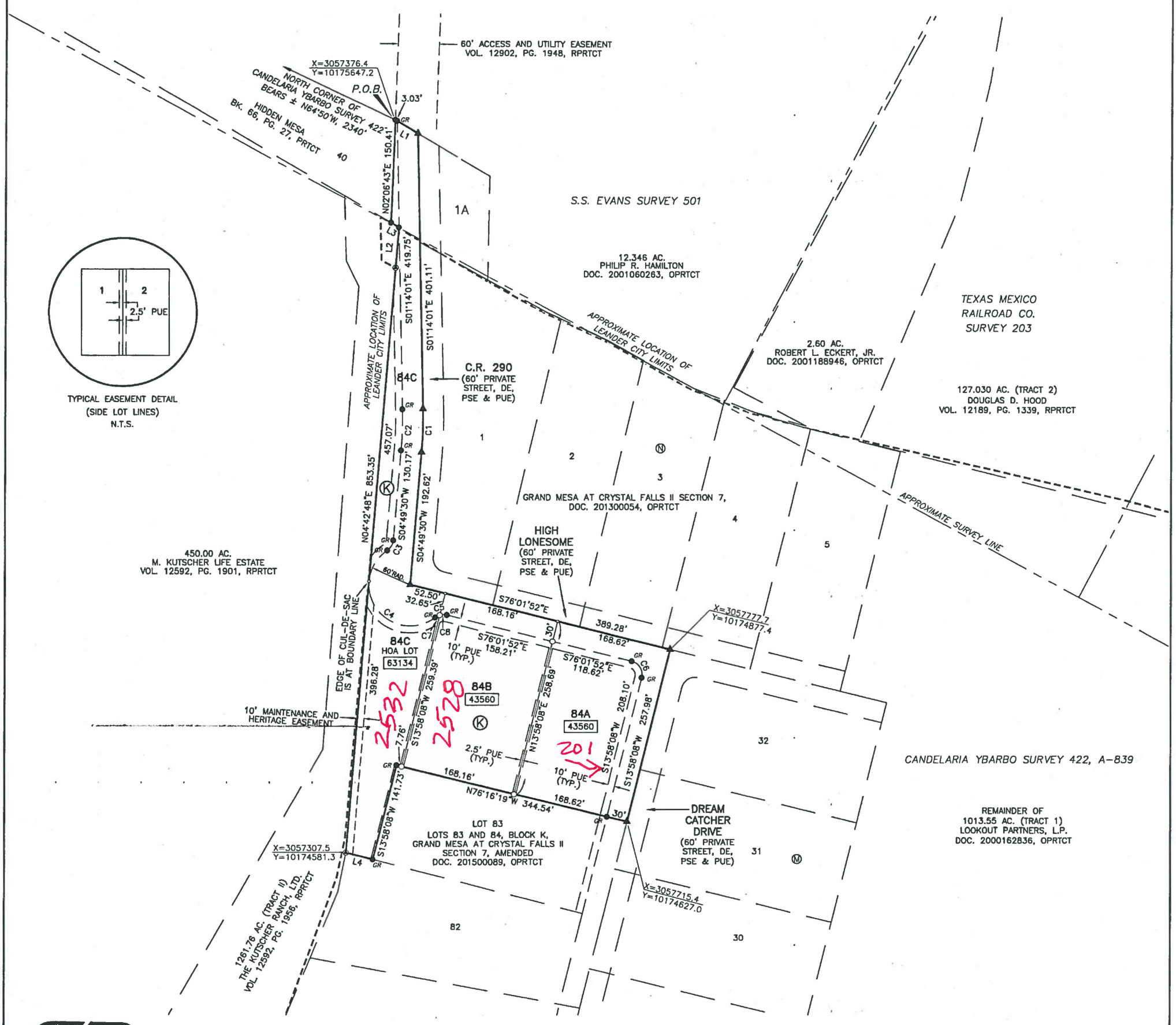
●	= 1/2" IRON ROD FOUND
GR ●	= 1/2" IRON ROD WITH G&R CAP FOUND
○	= 1/2" IRON ROD WITH G&R CAP SET
⊗	= STEEL FENCE POST
•	= CALCULATED POINT
▲	= MAG NAIL FOUND
Ⓚ	= BLOCK NAME
43560	= LOT AREA IN SQUARE FEET
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
HOA	= HOMEOWNER'S ASSOCIATION
DE	= DRAINAGE EASEMENT
PRTCT	= PLAT RECORDS TRAVIS COUNTY, TEXAS
RPRTCT	= REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
OPRTCT	= OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



G&R SURVEYING, LLC
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FIRM NO. 10032000

2013 0054

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 7

FIELD NOTES:

DESCRIPTION OF 209.104 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C. YBARBO SURVEY 422, THE S.S. EVANS SURVEY 501, THE TEXAS MEXICO R.R. CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE P.A. GLOSSON SURVEY, BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 209.104 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2. iron rod found in the east line of Lot 40, Hidden Mesa, a subdivision of record in Book 88, Page 27, Plat Records, Travis County, Texas, at the southwest corner of a 12.346 acre tract of land described in a deed of record to Philip R. Hamilton in Document No. 2001060263, Official Public Records, Travis County, Texas, for the northwest corner of said 219.70 acre tract and the herein described tract;

THENCE with the northerly line of the 219.70 acre tract, some being in part the southerly line of said 12.346 acre tract, in part the southerly line of a 2.60 acre tract of land described in a deed of record to Robert L. Eckert, Jr. in Document No.2001168948, Official Public Records, Travis County, Texas and in part the southerly line of a 127.030 acre tract of land (Tract 2) described in a deed of record to Douglas D. Hood in Volume 12189, Page 1339, Real Property Records, Travis County, Texas, the following eight (8) courses:

1. S59°22'57"E, a distance of 159.86 feet to a 1/2" iron rod found;
2. S00°58'36"W, a distance of 151.27 feet to a 1/2" iron pipe found;
3. S81°07'23"E, a distance of 97.28 feet to a 60d nail found in a tree;
4. S63°32'22"E, a distance of 80.90 feet to a steel fence post;
5. S81°17'05"E, a distance of 160.06 feet to a steel fence post;
6. S68°20'54"E, a distance of 105.63 feet to a steel fence post;
7. S73°36'02"E, a distance of 60.38 feet to a steel fence post;
8. S73°33'22"E, a distance of 148.78 feet to an iron rod with G&R cap set for the most northerly, northeast corner of the 219.70 acre tract and the herein described tract;

THENCE continuing with the northerly line of the 219.70 acre tract, the following twelve (12) courses:

1. S13°58'08"W, a distance of 358.60 feet to an iron rod with G&R cap set;
2. S78°01'52"E, a distance of 69.81 feet to an iron rod with G&R cap set;
3. S13°58'08"W, a distance of 400.00 feet to an iron rod with G&R cap set;
4. S07°15'55"E, a distance of 215.60 feet to an iron rod with G&R cap set;
5. S24°25'52"E, a distance of 1546.68 feet to an iron rod with G&R cap set;
6. S32°53'11"E, a distance of 309.38 feet to a cotton spindle set;
7. S50°43'12"E, a distance of 120.19 feet to an iron rod with G&R cap set;
8. S82°58'48"E, a distance of 305.06 feet to a cotton spindle set;
9. S64°01'08"E, a distance of 308.81 feet to a Mag nail set;
10. S68°26'49"E, a distance of 341.63 feet to an iron rod with G&R cap set;
11. N85°17'57"E, a distance of 302.16 feet to an iron rod with G&R cap set;
12. N64°30'44"E, a distance of 288.68 feet to an iron rod with G&R cap set;

THENCE over and across the 219.70 acre tract, the following two (2) courses:

1. S25°41'28"E, a distance of 83.98 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc length of 7.60, with a radius of 430.00 feet, and a chord which bears S25°11'50"E, a distance of 7.60 feet to an iron rod with G&R cap set;

THENCE N40°38'25"E, passing at, a distance of 4.00 feet a Mag nail found at an interior el corner of the 219.70 acre tract, and continuing for a total distance of 380.30 feet to a cotton spindle set in the northerly line of the 219.70 acre tract;

THENCE continuing with the northerly line of the 219.70 acre tract, the following two (2) courses:

1. S60°17'58"E, a distance of 224.84 feet to a cotton spindle set;
2. S70°21'37"E, a distance of 654.85 feet to a 1/2" iron rod found for the most easterly, northeast corner of the 219.70 acre tract and the herein described tract;

THENCE with the easterly line of the 219.70 acre tract, the following twelve (12) courses:

1. S14°54'08"W, a distance of 332.63 feet to a Mag nail found;
2. N81°49'52"W, a distance of 38.88 feet to an iron rod with cap found;
3. S29°32'12"W, a distance of 483.70 feet to a 1/2" iron rod found;
4. S88°46'57"W, a distance of 828.38 feet to a 1/2" iron rod found;
5. S64°47'50"W, a distance of 401.20 feet to a 1/2" iron rod found;
6. S01°45'02"W, a distance of 384.43 feet to a Mag nail set;
7. S87°47'28"W, a distance of 30.23 feet to an iron rod with cap found;
8. S00°47'45"E, a distance of 331.53 feet to a 1/2" iron rod found;
9. S89°18'05"W, a distance of 42.08 feet to a cotton spindle found;
10. S00°47'28"E, a distance of 203.59 feet to a 1/2" iron rod found;
11. N89°27'57"E, a distance of 90.31 feet to a 1/2" iron rod found;
12. S08°29'57"W, a distance of 293.78 feet to an iron rod with G&R cap set for the southeasterly corner of the 219.70 acre tract and the herein described tract;

THENCE with the southerly line of the 219.70 acre tract, the following seven (7) courses:

1. Along a curve to the left, an arc length of 340.90 feet, with a radius of 206.10 feet, and a chord which bears S68°34'08"W, a distance of 303.35 feet to an iron rod with G&R cap set at the point of reverse curvature of a curve to the right;
2. Along said curve to the right, an arc length of 300.75 feet, with a radius of 134.88 feet, and a chord which bears S88°32'55"W, a distance of 242.20 feet to an iron rod with G&R cap set the end of said curve;
3. N110°02'42"W, a distance of 199.25 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left;
4. Along said curve to the left, an arc length of 339.42 feet, with a radius of 204.42 feet, and a chord which bears N53°57'41"W, a distance of 301.78 feet to an iron rod with G&R cap set at the end of said curve;
5. S77°57'12"W, a distance of 241.18 feet to an iron rod with G&R cap set;
6. N73°31'07"W, a distance of 199.07 feet to an iron rod with G&R cap set;
7. S71°19'07"W, a distance of 185.21 feet to an iron rod with G&R cap set;

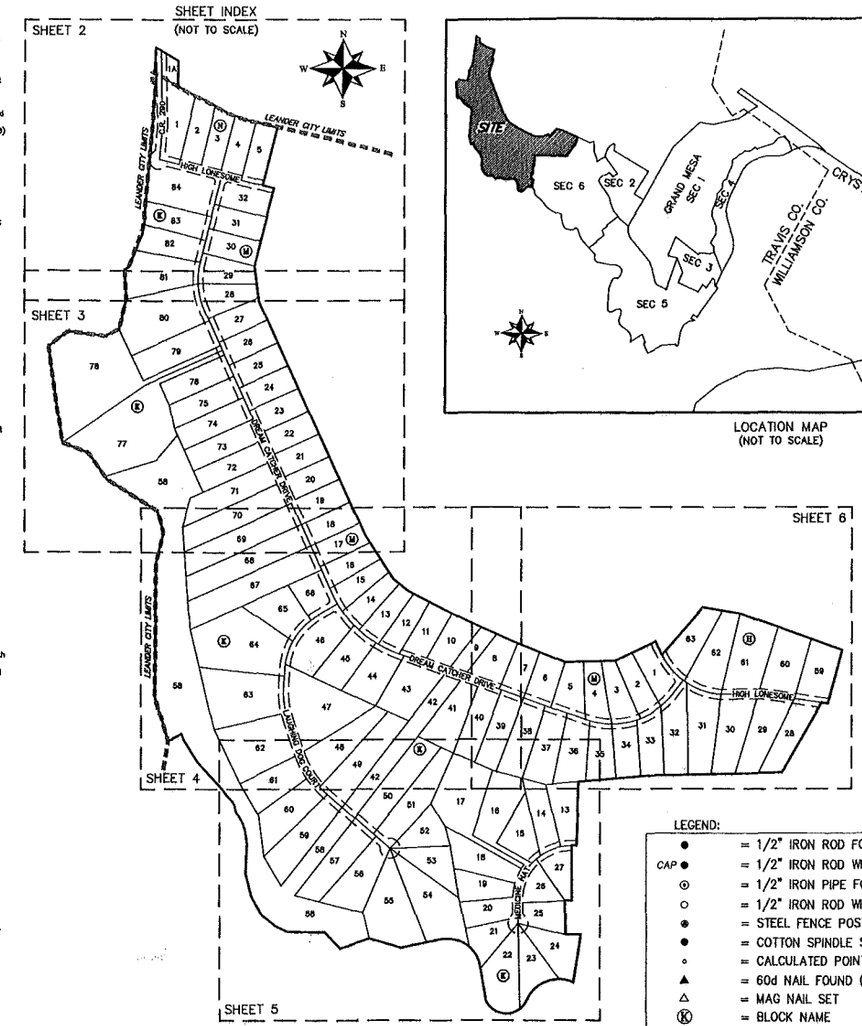
THENCE over and across the 219.70 acre tract, the following eighteen (18) courses:

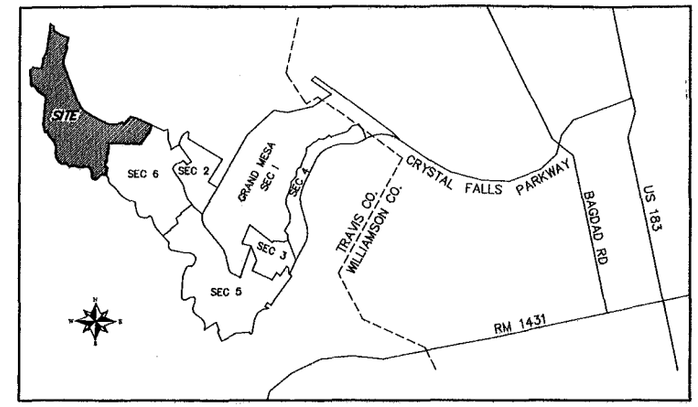
1. N43°29'05"W, a distance of 135.40 feet to an iron rod with G&R cap set;
2. N89°28'18"W, a distance of 224.01 feet to an iron rod with G&R cap set;
3. N85°04'17"W, a distance of 76.29 feet to an iron rod with G&R cap set;
4. N51°10'13"W, a distance of 105.28 feet to an iron rod with G&R cap set;
5. N28°19'50"W, a distance of 130.65 feet to an iron rod with G&R cap set;
6. N14°54'21"W, a distance of 143.64 feet to an iron rod with G&R cap set;
7. N02°33'32"E, a distance of 179.18 feet to an iron rod with G&R cap set;
8. N08°19'32"W, a distance of 82.87 feet to an iron rod with G&R cap set;
9. N18°48'29"W, a distance of 48.49 feet to an iron rod with G&R cap set;
10. N28°43'13"W, a distance of 83.24 feet to an iron rod with G&R cap set;
11. N10°37'11"W, a distance of 32.56 feet to an iron rod with G&R cap set;
12. N28°28'35"W, a distance of 27.29 feet to an iron rod with G&R cap set;
13. N43°29'33"W, a distance of 53.78 feet to an iron rod with G&R cap set;
14. N34°35'35"W, a distance of 35.23 feet to an iron rod with G&R cap set;
15. N42°42'33"W, a distance of 229.99 feet to an iron rod with G&R cap set;
16. N32°09'40"W, a distance of 155.93 feet to an iron rod with G&R cap set;
17. N21°15'02"W, a distance of 38.83 feet to an iron rod with G&R cap set;
18. S81°12'22"W, a distance of 91.10 feet to a steel fence post in the easterly line of a 1261.78 acre tract of land described in a deed of record to the Kutscher Ranch, Ltd. in Volume 12592, Page 1956, Real Property Records, Travis County, Texas and westerly line of the 219.70 acre tract, for the southwesterly corner of the herein described tract;

THENCE with the common line of said 1261.78 acre tract and the 219.70 acre tract, the following nineteen (19) courses:

1. N16°35'22"W, a distance of 282.22 feet to a steel fence post;
2. N00°28'22"E, a distance of 800.02 feet to a steel fence post;
3. N13°38'29"E, a distance of 188.84 feet to steel fence post;
4. N14°43'35"W, a distance of 138.45 feet to a steel fence post;
5. N58°56'15"W, a distance of 355.67 feet to a steel fence post;
6. N35°18'42"W, a distance of 197.62 feet to a steel fence post;
7. N69°31'14"W, a distance of 187.43 feet to a steel fence post;
8. N08°18'10"W, a distance of 590.36 feet to a 60d nail found;
9. N54°06'41"E, a distance of 145.90 feet to a steel fence post;
10. S83°13'00"E, a distance of 225.82 feet to a steel fence post;
11. N83°10'31"E, a distance of 83.63 feet to a steel fence post;
12. N14°25'32"E, a distance of 186.60 feet to a 60d nail found;
13. N03°53'59"W, a distance of 174.03 feet to a steel fence post;
14. N49°01'57"E, a distance of 34.29 feet to an iron rod with G&R cap set;
15. N22°25'28"E, a distance of 210.61 feet to an iron rod with G&R cap set;
16. N11°28'07"E, a distance of 58.34 feet to a steel fence post;
17. N04°42'48"E, a distance of 853.35 feet to a steel fence post;
18. N04°39'01"E, a distance of 58.56 feet to a 1/2" iron rod found at the northeasterly corner of the 1261.78 acre tract;
19. N56°38'38"W, a distance of 13.33 feet to a 1/2" iron rod found at the southeasterly corner of said Lot 40, Hidden Mesa;

THENCE N02°08'43"E, with the easterly line of said Lot 40, Hidden Mesa and the westerly line of the 219.70 acre tract, a distance of 150.41 feet to the POINT OF BEGINNING, containing an area of 209.104 acres of land, more or less.





LOCATION MAP
(NOT TO SCALE)

LEGEND:

●	= 1/2" IRON ROD FOUND
CAP ●	= 1/2" IRON ROD WITH CAP FOUND
⊙	= 1/2" IRON PIPE FOUND
○	= 1/2" IRON ROD WITH G&R CAP SET
⊛	= STEEL FENCE POST
●	= COTTON SPINDLE SET (UNLESS NOTED)
∘	= CALCULATED POINT
▲	= 60d NAIL FOUND (UNLESS NOTED)
△	= MAG NAIL SET
Ⓚ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
DE	= DRAINAGE EASEMENT
WE	= WATER LINE EASEMENT
WBZE	= WATER BUFFER ZONE EASEMENT
MMFE	= MINNIMUM FINISH FLOOR ELEVATION
115697	= LOT AREA IN SQUARE FEET
	= LIMITS OF WBZE

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

SUBMITTAL DATE: JANUARY 17, 2013
TOTAL AREA OF THIS PLAT: 209.104 ACRES
TOTAL NUMBER OF LOTS: 115
RESIDENTIAL: 111
PARK/HOA: 4

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 1,900
DREAM CATCHER DRIVE: 5,138
LAUGHING DOG COURT: 1,858
MEDICINE HAT: 683
C.R. 290: 657
TOTAL: 10,236

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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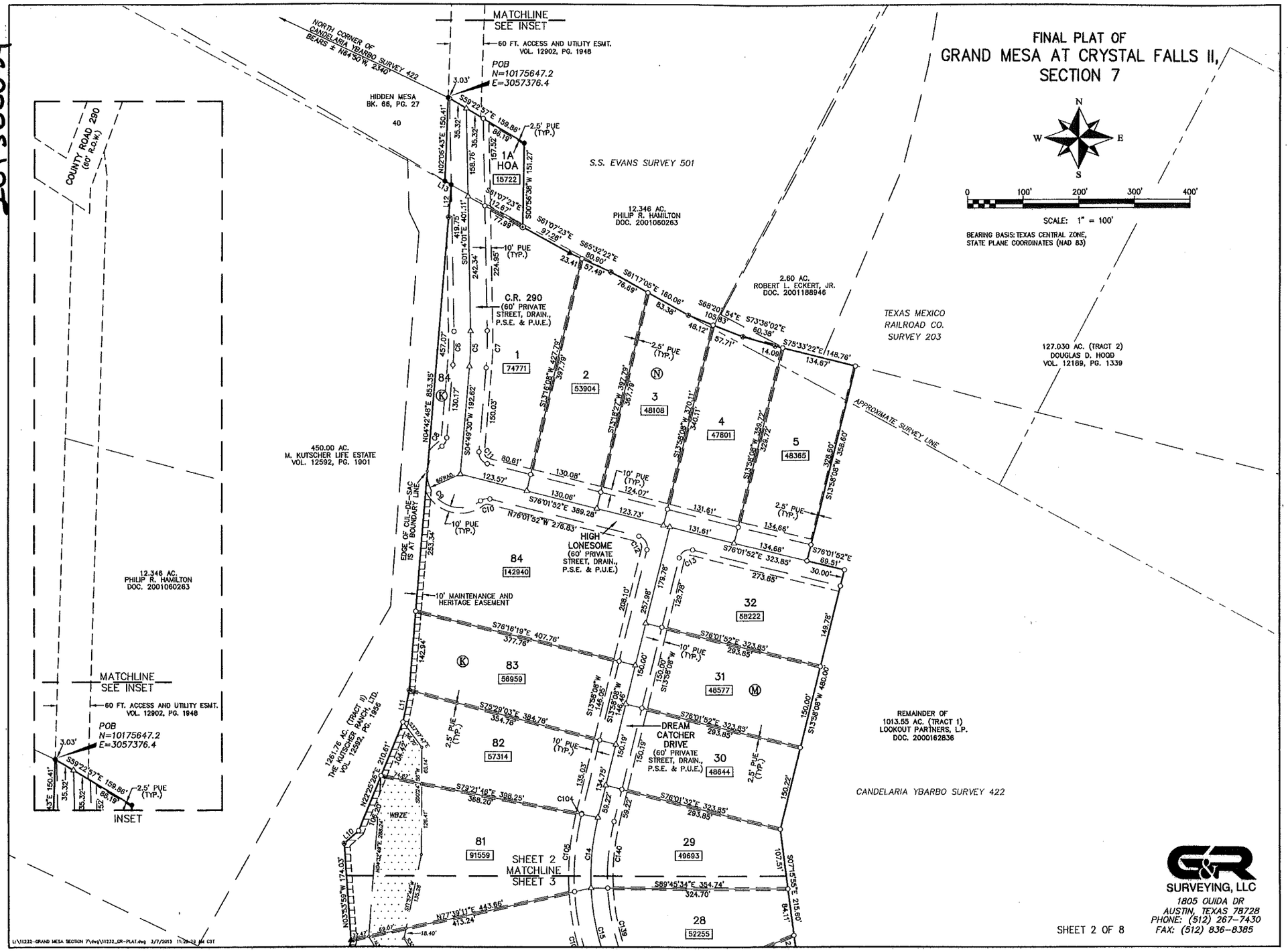
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7



G&R SURVEYING, LLC
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2013009054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

N
W E
S

0 100' 200' 300' 400'

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

CANDELARIA YBARBO SURVEY 422

REMAINDER OF 1013.55 AC. (TRACT 1) LOOKOUT PARTNERS, L.P. DOC. 2000162836

1261.76 AC. (TRACT II) THE KUTSCHER RANCH, LTD. VOL. 12592, PG. 1956

SHEET 2 MATCHLINE SHEET 3

SHEET 3 MATCHLINE SHEET 4

MAINTENANCE AND HERITAGE EASEMENT (DIAGONAL HATCHED AREA)

10' MAINTENANCE AND HERITAGE EASEMENT

JOINT USE ACCESS EASEMENT (DIAGONAL HATCHED AREA)

DREAM CATCHER DRIVE (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

78 263278

77 224049

58 PARK 763401

80 142750

79 84619

76 59905

75 62005

74 64105

73 64105

72 64105

71 84153

70 95890

69 102941

68

28 52255

27 48442

26 48334

25 48343

24 48352

23 48361

22 48370

21 48379

20 48388

19 48933

18 45191

17 44144

SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 287-7430
FAX: (512) 836-8385

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2013 00054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

N
W E
S

0 100' 200' 300' 400'

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

CANDELARIA YBARBO SURVEY 422

REMAINDER OF 1013.55 AC. (TRACT 1) LOOKOUT PARTNERS, L.P. DOC. 2000162836

1261.76 AC. (TRACT II) THE KUTSCHER RANCH, LTD. VOL. 12592, PG. 1956

N00°26'22"E 800.02'

LAUGHING DOG COURT (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

DREAM CATCHER DRIVE (60' PRIVATE STREET, DRAIN., P.S.E. & P.U.E.)

9 PARK 127184

42 PARK 105218

58 PARK 763401

100' P.E.C. TRANSMISSION LINE EASEMENT VOL. 7447, PG. 596 D.R.T.C.

APPROXIMATE SURVEY LINE

SHEET 3 MATCHLINE SHEET 4

SHEET 4 MATCHLINE SHEET 5

SHEET 4 MATCHLINE SHEET 6

N=10171476.1
E=3057455.2

REMAINDER OF 219.70 AC. LOOKOUT DEVELOPMENT GROUP, L.P. DOC. 2012064164

E&R SURVEYING, LLC
1805 OUIDA DR
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SHEET 4 OF 8

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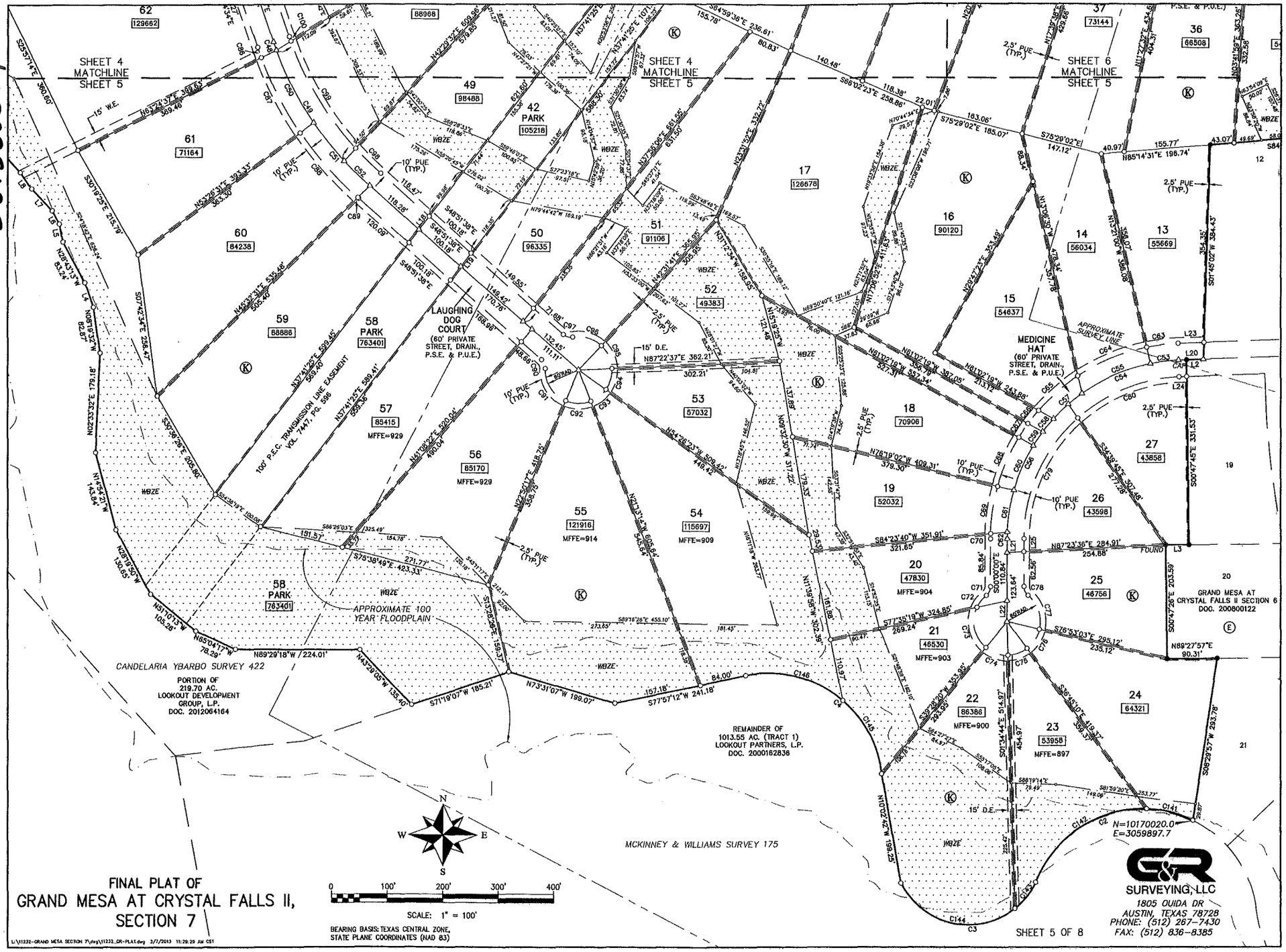

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

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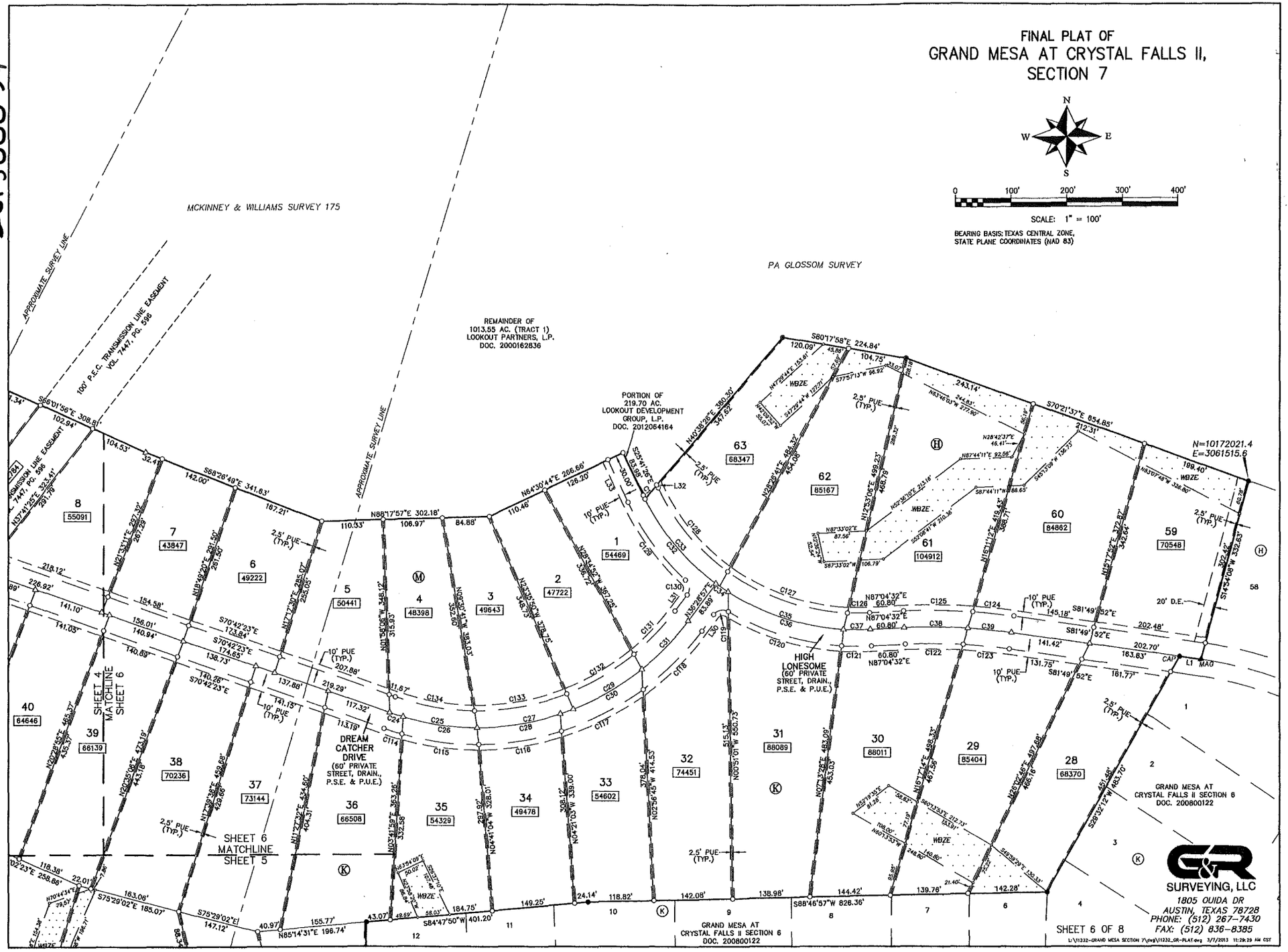
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 7

N
W E
S

0 100' 200' 300' 400'

SCALE: 1" = 100'

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)



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20130054

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 7

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°00'46"	430.00'	7.60'	S26°11'50"E	7.60'	3.80'	C74	41°03'04"	60.00'	42.99'	S71°03'12"E	42.08'	22.46'
C2	94°46'11"	206.10'	340.90'	S68°34'06"W	303.35'	224.01'	C75	35°10'26"	60.00'	36.83'	N70°50'03"E	36.26'	19.02'
C3	127°45'35"	134.88'	300.75'	N89°32'55"E	242.20'	275.07'	C76	40°07'54"	60.00'	42.03'	N33°10'53"E	41.17'	21.92'
C4	95°08'00"	204.42'	339.42'	N53°57'41"W	301.76'	223.61'	C77	64°26'01"	60.00'	67.47'	N19°06'04"W	63.97'	37.81'
C5	6°03'31"	600.00'	63.45'	N01°47'45"E	63.42'	31.75'	C78	51°19'04"	20.00'	17.91'	S25°39'32"E	17.32'	9.61'
C6	6°03'31"	570.00'	60.27'	N01°47'45"E	60.25'	30.16'	C79	48°15'18"	290.00'	244.24'	S24°07'39"W	237.09'	129.89'
C7	6°03'31"	630.00'	66.62'	N01°47'45"E	66.59'	33.34'	C80	39°32'08"	290.00'	200.11'	S68°01'22"W	196.16'	104.22'
C8	51°19'04"	20.00'	17.91'	N30°29'02"E	17.32'	9.61'	C81	7°09'45"	430.00'	53.75'	S56°21'06"W	53.72'	26.91'
C9	183°29'31"	60.00'	192.15'	S35°36'11"E	119.94'	1968.43'	C82	23°58'08"	430.00'	179.88'	S40°47'09"W	178.58'	91.28'
C10	51°19'04"	20.00'	17.91'	S78°18'36"W	17.32'	9.61'	C83	25°15'00"	430.00'	189.50'	S16°10'35"W	187.97'	96.31'
C11	80°51'22"	20.00'	28.22'	S35°36'11"E	25.94'	17.04'	C84	16°18'38"	630.00'	179.34'	S04°36'14"E	178.74'	90.28'
C12	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'	C85	5°59'01"	630.00'	65.79'	S15°45'03"E	65.76'	32.93'
C13	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'	C86	1°48'19"	630.00'	19.85'	S19°38'43"E	19.85'	9.93'
C14	16°31'58"	440.00'	126.96'	S05°42'09"W	126.52'	63.93'	C87	13°54'00"	630.00'	152.84'	S27°29'53"E	152.46'	76.80'
C15	21°50'38"	440.00'	167.75'	S13°29'09"E	166.74'	84.91'	C88	14°12'09"	630.00'	156.16'	S41°32'57"E	155.77'	78.48'
C16	5°31'40"	690.00'	66.57'	S27°10'18"E	66.54'	33.31'	C89	0°12'36"	630.00'	2.31'	S48°45'20"E	2.31'	1.16'
C17	9°57'34"	690.00'	119.94'	S29°23'15"E	119.79'	60.12'	C90	51°19'04"	20.00'	17.91'	N23°12'06"W	17.32'	9.61'
C18	13°28'23"	690.00'	162.25'	S36°40'20"E	161.88'	81.50'	C91	69°37'09"	60.00'	72.91'	S32°21'08"E	68.50'	41.72'
C19	12°35'30"	690.00'	151.64'	S40°39'23"E	151.33'	76.13'	C92	44°03'31"	60.00'	46.14'	S69°11'28"E	45.01'	24.28'
C20	14°27'25"	690.00'	174.10'	S50°38'13"E	173.64'	87.52'	C93	33°13'10"	60.00'	34.79'	N52°10'11"E	34.30'	17.89'
C21	12°00'24"	690.00'	146.40'	S53°02'14"E	146.13'	73.48'	C94	38°11'00"	60.00'	39.99'	N16°28'07"E	39.25'	20.77'
C22	12°50'27"	690.00'	154.64'	S64°17'09"E	154.32'	77.64'	C95	44°50'56"	60.00'	46.97'	N25°02'51"W	45.78'	24.76'
C23	11°35'26"	690.00'	139.58'	S84°54'40"E	139.35'	70.03'	C96	52°42'23"	60.00'	55.19'	N73°49'30"W	53.27'	29.72'
C24	3°06'12"	475.00'	25.73'	S72°15'29"E	25.72'	12.87'	C97	51°19'04"	20.00'	17.91'	S74°31'10"E	17.32'	9.61'
C25	19°27'08"	475.00'	161.26'	S80°25'57"E	160.49'	81.42'	C98	6°23'10"	570.00'	63.53'	S45°40'03"E	63.50'	31.80'
C26	16°20'56"	475.00'	135.54'	S81°59'03"E	135.08'	68.23'	C99	22°50'49"	570.00'	227.29'	S31°03'03"E	225.79'	115.17'
C27	21°23'30"	475.00'	177.34'	N79°08'44"E	176.32'	89.72'	C100	0°53'05"	570.00'	8.80'	S19°11'06"E	8.80'	4.40'
C28	18°22'45"	475.00'	152.37'	N80°39'07"E	151.72'	76.85'	C101	22°17'39"	570.00'	221.79'	S07°35'44"E	220.39'	112.32'
C29	17°20'50"	475.00'	143.81'	N59°46'34"E	143.26'	72.46'	C102	2°14'50"	370.00'	14.51'	S04°40'30"W	14.51'	7.26'
C30	20°21'34"	475.00'	168.79'	N61°16'57"E	167.90'	85.29'	C103	54°08'03"	370.00'	349.58'	S32°51'56"W	336.73'	189.07'
C31	14°37'12"	475.00'	121.21'	N43°47'34"E	120.88'	60.93'	C104	0°12'46"	470.00'	1.75'	S13°51'45"W	1.75'	0.87'
C32	27°49'36"	430.00'	208.84'	S39°36'15"E	206.79'	106.52'	C105	16°57'00"	470.00'	139.04'	S05°16'52"W	138.53'	70.03'
C33	27°57'03"	430.00'	209.77'	S40°40'44"E	207.69'	107.01'	C106	21°12'50"	470.00'	174.02'	S13°48'03"E	173.03'	88.02'
C34	3°30'38"	430.00'	26.35'	S55°16'21"E	26.34'	13.18'	C107	1°39'44"	720.00'	20.89'	S25°14'20"E	20.89'	10.44'
C35	31°51'36"	430.00'	239.11'	S70°35'04"E	236.04'	122.73'	C108	86°00'10"	20.00'	30.02'	N16°55'53"E	27.28'	18.85'
C36	29°29'12"	430.00'	221.29'	S71°46'16"E	218.86'	113.16'	C109	86°14'55"	20.00'	30.11'	N76°56'34"W	27.34'	18.73'
C37	6°24'37"	430.00'	48.11'	S89°43'10"E	48.08'	24.08'	C110	9°55'33"	720.00'	124.73'	S38°46'53"E	124.58'	62.52'
C38	6°34'11"	1000.00'	114.66'	N89°38'23"W	114.60'	57.39'	C111	13°56'32"	720.00'	175.20'	S50°42'56"E	174.77'	88.04'
C39	4°31'25"	1000.00'	78.95'	N84°05'35"W	78.93'	39.50'	C112	13°01'11"	720.00'	163.61'	S64°11'47"E	163.26'	82.16'
C40	7°27'46"	400.00'	52.10'	S56°12'05"W	52.06'	26.09'	C113	11°49'19"	720.00'	148.56'	S64°47'43"E	148.30'	74.54'
C41	52°38'37"	400.00'	367.52'	S33°36'39"W	354.73'	197.88'	C114	3°51'22"	505.00'	33.99'	S72°38'04"E	33.98'	17.00'
C42	24°06'05"	400.00'	168.26'	S40°25'09"W	167.02'	85.39'	C115	15°51'55"	505.00'	139.84'	S82°29'43"E	139.39'	70.37'
C43	24°49'02"	400.00'	173.26'	S15°57'36"W	171.91'	88.01'	C116	17°15'04"	505.00'	152.05'	N80°56'48"E	151.48'	76.60'
C44	3°44'15"	400.00'	26.09'	S05°25'13"W	26.09'	13.05'	C117	18°47'11"	505.00'	165.58'	N62°55'40"E	164.84'	83.54'
C45	16°17'01"	600.00'	170.52'	S04°35'26"E	169.95'	85.84'	C118	17°03'07"	505.00'	150.29'	N45°00'31"E	149.74'	75.71'
C46	6°00'37"	600.00'	62.94'	S15°44'15"E	62.91'	31.50'	C119	84°01'15"	20.00'	29.33'	S78°29'35"W	26.77'	18.01'
C47	22°17'39"	600.00'	233.46'	S07°35'44"E	231.99'	118.23'	C120	26°46'25"	460.00'	214.95'	S72°53'00"E	213.00'	109.48'
C48	1°30'07"	600.00'	15.73'	S19°29'37"E	15.73'	7.86'	C121	6°39'16"	460.00'	53.42'	S89°35'51"E	53.39'	26.74'
C49	22°28'55"	600.00'	235.43'	S31°29'08"E	233.92'	119.25'	C122	6°10'19"	970.00'	104.49'	N89°50'19"W	104.44'	52.29'
C50	14°05'52"	600.00'	147.63'	S27°17'37"E	147.26'	74.19'	C123	4°55'17"	970.00'	83.32'	N84°17'31"W	83.29'	41.69'
C51	14°31'05"	600.00'	152.03'	S41°36'05"E	151.63'	76.43'	C124	4°09'10"	1030.00'	74.65'	N83°54'27"W	74.64'	37.34'
C52	6°08'01"	600.00'	64.23'	S45°47'37"E	64.20'	32.15'	C125	6°56'26"	1030.00'	124.77'	N89°27'15"W	124.69'	62.46'
C53	9°07'25"	320.00'	50.96'	S83°13'43"W	50.90'	25.53'	C126	5°41'53"	400.00'	39.78'	N89°55'28"E	39.76'	19.91'
C54	38°52'07"	320.00'	217.08'	S68°21'22"W	212.94'	112.91'	C127	33°05'33"	400.00'	231.03'	S70°40'49"E	227.83'	118.84'
C55	24°11'57"	320.00'	135.15'	S66°34'02"W	134.15'	68.60'	C128	28°26'36"	400.00'	198.57'	S39°54'44"E	196.54'	101.38'
C56	48°55'19"	320.00'	273.23'	S24°27'39"W	265.01'	145.57'	C129	21°50'51"	460.00'	175.40'	S36°36'52"E	174.34'	88.78'
C57	12°09'44"	320.00'	67.93'	S48°23'11"W	67.80'	34.09'	C130	84°01'15"	20.00'	29.33'	N05°31'40"W	26.77'	18.01'
C58	5°28'01"	320.00'	30.53'	S39°34'19"W	30.52'	15.28'	C131	13°54'58"	445.00'	108.08'	N43°26'26"E	107.82'	54.31'
C59	5°23'44"	320.00'	30.13'	S34°08'26"W	30.12'	15.08'	C132	18°11'21"	445.00'	141.27'	N59°29'36"E	140.68'	71.23'
C60	15°41'53"	320.00'	87.67'	S23°35'38"W	87.40'	44.11'	C133	21°53'25"	445.00'	170.02'	N79°31'59"E	168.98'	86.06'
C61	13°32'59"	320.00'	75.68'	S08°58'12"W	75.50'	38.02'	C134	18°48'55"	445.00'	146.13'	S80°06'51"E	145.48'	73.73'
C62	2°11'43"	320.00'	12.26'	S01°05'51"W	12.26'	6.13'	C135	11°23'16"	660.00'	131.18'	S65°00'45"E	130.96'	65.81'
C63	9°17'47"	350.00'	56.79'	S83°08'32"W	56.73'	28.46'	C136	12°24'37"	660.00'	142.95'	S53°06'49"E	142.68'	71.76'
C64	22°00'50"	350.00'	134.48'	S67°29'13"W	133.65'	68.08'	C137	12°45'32"	660.00'	146.97'	S40°31'44"E	146.67'	73.79'
C65	15°20'13"	350.00'	93.69'	S48°48'42"W	93.41'	47.13'	C138	9°44'30"	660.00'	112.22'	S29°16'43"E	112.08'	56.24'
C66	4°59'01"	350.00'	30.44'	S38°39'05"W	30.43'	15.23'	C139	21°38'19"	410.00'	154.84'	S13°35'19"E	153.92'	78.35'
C67	4°55'46"	350.00'	30.11'	S33°41'41"W	30.10'	15.07'	C140	16°44'17"	410.00'	119.78'	S05°35'59"W	119.35'	60.32'
C68	15°39'43"	350.00'	95.67'	S23°23'56"W	95.38'	48.14'	C141	24°03'26"	206.10'	86.54'	N76°04'31"W	85.90'	43.92'
C69	14°02'42"	350.00'	85.80'	S08°32'44"W	85.58'	43.11'	C142	70°42'45"	206.10'	254.36'	S56°32'23"W	238.52'	146.23'
C70	1°31'23"	350.00'	9.30'	S00°45'41"W	9.30'	4.65'	C143	25°54'44"	134.88'	61.00'	N38°37'30"E	60.48'	31.03'
C71	51°19'04"	20.00'	17.91'	N25°39'32"E	17.32'	9.61'	C144	101°50'51"	134.88'	239.75'	S77°29'43"E	209.41'	166.11'
C72	26°10'01"	60.00'	27.40'	S38°14'04"W	27.16'	13.94'	C145	42°53'27"	204.42'	153.03'	N27°50'25"W	149.48'	80.30'
C73	75°40'43"	60.00'	79.25'	S12°41'19"E	73.61'	46.61'	C146	52°14'33"	204.42'	186.39'	N75°24'25"W	180.00'	100.24'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N61°49'02"W	38.86'
L2	S87°47'26"W	30.23'
L3	S89°18'05"W	42.08'
L4	N18°49'28"W	46.49'
L5	N10°37'11"W	32.56'
L6	N28°26'35"W	27.29'
L7	N43°29'33"W	53.76'
L8	N34°35'35"W	35.23'
L9	N21°15'02"W	38.63'
L10	N49°01'57"E	34.29'
L11	N11°28'07"E	58.34'
L12	N04°39'01"E	58.56'
L13	N59°38'38"W	13.33'
L14	S24°24'28"E	30.00'
L15	S24°24'28"E	30.00'
L16	N37°41'25"E	31.62'
L17	N37°41'25"E	31.62'
L18	N37°41'25"E	30.05'
L19	N37°41'25"E	30.05'
L20	S87°47'26"W	44.86'
L21	S00°00'00"E	24.65'
L22	S00°00'00"E	37.45'
L23	S87°47'26"W	46.74'
L24	S87°47'26"W	13.69'
L25	S00°00'00"E	23.28'
L26	S03°33'05"W	44.27'
L27	S03°33'05"W	52.16'
L28	S24°24'28"E	30.00'
L29	S24°24'28"E	30.00'
L30	N36°28'57"E	38.50'
L31	N36°28'57"E	36.60'
L32	N25°41'26"W	5.52'
L33	S25°41'26"E	84.09'

G&R SURVEYING, LLC
1805 QUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

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 WATER DISTRIBUTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
4. RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013060108
5. 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 SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
6. WATER WILL BE PROVIDED BY THE CITY OF LEANDER.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
11. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
12. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
13. 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 PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. 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.
15. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
19. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
20. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
21. 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.
22. LOTS 42, AND 58, BLOCK "K" AND LOT 9, BLOCK "M" ARE PARK LOTS AND LOT 1A, BLOCK "N" IS AN HOA LOT AND SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
23. A 10 FOOT PUE ADJACENT TO ALL PRIVATE ROADWAYS AND ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUE ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED.
24. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
25. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
    A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
    B. NO SIDEWALKS.
    C. NO STREET LIGHTS.
26. NO DEVELOPMENT SHALL BEGIN ON LOTS 20-24, BLOCK "K" OR LOTS 54-56, BLOCK "K", PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
28. PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF LEANDER FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
29. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
30. 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.
31. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
32. GARAGES FACING A SIDE STREET ON A CORNER LOT ARE REQUIRED TO BE SET BACK 20'.
33. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
34. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
35. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
36. LOT ACCESS TO HIGH LONESOME IS PROHIBITED FOR LOT 84, BLOCK "K" AND LOT 32, BLOCK "M". LOT ACCESS TO DREAM CATCHER DRIVE IS PROHIBITED FOR LOT 66, BLOCK "K". LOT ACCESS TO LAUGHING DOG COURT IS PROHIBITED FOR LOT 46, BLOCK "K".
37. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
38. BUFFER ZONE - SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
39. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
40. THE MAINTENANCE AND HERITAGE EASEMENT IS TO PROVIDE REPRESENTITIVES OF THE HOMEOWNER'S ASSOCIATION ACCESS FROM HIGH LONESOME TO THE "COWBOY BRIDGE" LOCATED WITHIN LOT 78, BLOCK "K". THE MAINTENANCE EASEMENT AND "COWBOY BRIDGE" SITE SHALL BE MAINTAINED AND PROTECTED BY THE HOMEOWNER'S ASSOCIATION INTO PERPITUITY."

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 209.104 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C. YBARBO SURVEY 422, THE S.S. EVANS SURVEY 501, THE TEXAS MEXICO R.R. CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE P.A. GLOSSOM SURVEY, BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 209.104 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "GRAND MESA AT CRYSTAL FALLS II, SECTION 7", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

3-11-13
DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF MARCH 2013 A.D.

PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

MY COMMISSION EXPIRES 12-19-2016

BARBARA A. SMITH
Notary Public, State of Texas
My Commission Expires
December 19, 2016

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE PROPERTY REPORT RECEIVED FROM INDEPENDENCE TITLE COMPANY ON JANUARY 18, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
PHILLIP L. McLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

03-08-13

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO 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 AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN WATER BUFFER ZONE EASEMENT SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS
SAMUEL D. KIGER
89353
LICENSED
PROFESSIONAL ENGINEER

3-11-13

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 14th DAY OF March 2013 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.

CHRIS TOVAR, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

For STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

3/12/13
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS 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 STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR 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 AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY

03/14/2013
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF March 2013 A.D., AT 1:16 O'CLOCK P.M., AND DULY RECORDED ON THE 20 DAY OF March 2013 A.D., AT 1:16 O'CLOCK P.M. IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 2013000054

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 20 DAY OF march 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: V Benavides DEPUTY

C&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

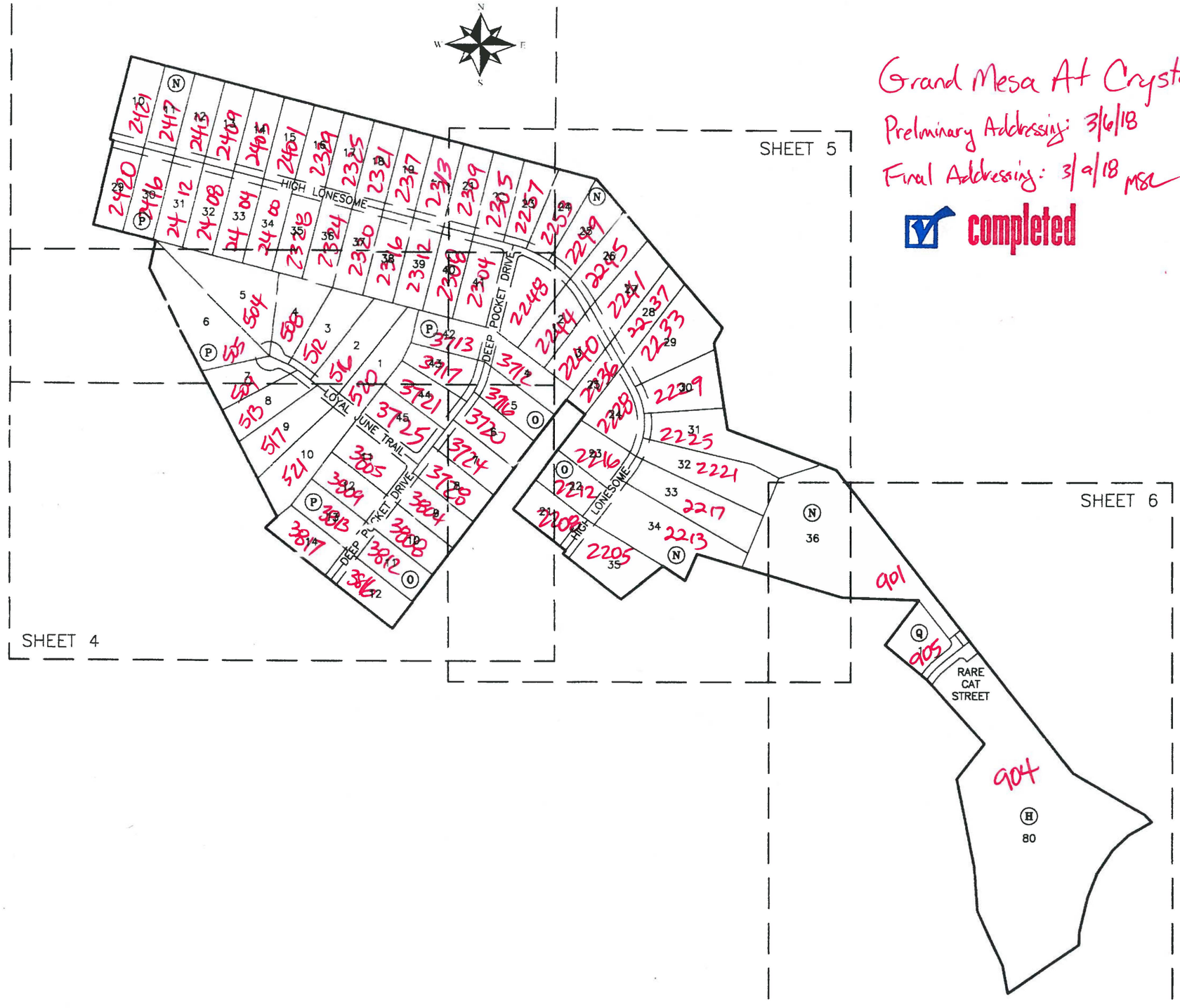
L:\1232-GRAND MESA SECTION 7\dwg\11232_GR-PLAT.dwg 3/7/2013 11:28:29 AM CST

Grand Mesa At Crystal Falls II

Preliminary Addressing: 3/6/18

Final Addressing: 3/9/18 MSL

completed



FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

3/9/18 MSC

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

APPROXIMATE SURVEY LINE

NORTHWEST CORNER OF MCKINNEY & WILLIAMS SURVEY 175
BEARS ± N12°10'E 725'

POB
X=3058631.1
Y=10175030.7

127.030 AC. (TRACT 2)
DOUGLAS D. HOOD
VOL. 12189, PG. 1339

GRAND MESA AT CRYSTAL FALLS II
SECTION 8, PHASE 1
DOC. 201500082

HIGH LONESOME

BRAVE FACE STREET

LEANDER CITY LIMITS

HIGH LONESOME
(60' PRIVATE STREET, DE, PSE & PUE)

DEEP POCKET DRIVE
(60' PRIVATE STREET, DE, PSE & PUE)

SHEET 3 MATCHLINE SHEET 5

SHEET 3 MATCHLINE SHEET 4

S75°45'41"E 425.49'
S75°40'02"E 287.70'
S75°53'33"E 999.22'
N13°58'08"E 354.86'
N13°21'02"E 359.80'
N76°01'52"W 270.40'
N12°44'45"E 116.39'
N45°41'36"W 672.63'
S77°30'40"W 292.82'
N66°29'36"W
N07°00'42"E 342.26'
N30°11'26"E 369.87'
N36°06'19"E 431.44'
N38°49'27"E 490.47'
N26°07'22"E 83.38'
N58°12'59"W 291.55'
S53°44'15"E 425.22'
S37°41'25"W 392.93'
N23°03'10"E 359.93'
N14°49'57"E 348.65'
N13°58'08"W 359.78'
S13°58'08"W 359.78'
S76°01'52"E
N76°01'52"W 320.00'

Lot	Block	Area
10	52354	
11	46001	
12	45922	
13	45831	
14	45724	
15	45631	
16	45586	
17	45546	
18	45505	
19	45464	
20	45423	
21	45382	
22	46067	
23	44060	
29	46904	
30	46771	
31	46771	
32	46771	
33	46771	
34	46771	
35	46771	
36	46771	
37	46771	
38	46771	
39	46771	
40	46771	
41	62602	
42	44800	
43	43565	
1	75165	
4	51510	
5	91571	
6	100340	
4	54468	
3	56284	
2	60120	
1	54817	
45340		

2421 2417 2413 2409 2405 2401 2329 2325 2321 2317 2313 2309 2305 2301 2253 2249 2245 2420 2416 2412 2408 2404 2400 2328 2324 2320 2316 2312 2308 2304 505 504 508 512 516 520 509 3713 3717 3712

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

SHEET 3 OF 7

L:\17242-GRAND MESA SECTION 9\dwg\17242_GR-BASE.dwg 11/21/2017 8:46:06 AM CST

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

3/9/18 MSC

1"=100'

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET 3 MATCHLINE SHEET 4

GRAND MESA AT CRYSTAL FALLS II SECTION 8, PHASE 1 DOC. 201500082

DEEP POCKET DRIVE (60' PRIVATE STREET, DE, PSE & PUE)

LOYAL JUNE TRAIL (60' PRIVATE STREET, DE, PSE & PUE)

APPROXIMATE SURVEY LINE

BRAVE FACE STREET

SHEET 4 MATCHLINE SHEET 5

HIGH LONESOME

X=3059204.2
Y=10173085.4

SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

3/9/18
WRZ

SHEET 3 MATCHLINE SHEET 5

S75°55'08"E 312.99'

CAP X=3060595.0 Y=10174535.2

S41°06'04"E 810.20'

S29°14'52"W 72.40'

APPLE SPRINGS BK. 83, PG. 51A-55B

S08°54'09"E 363.21'

LEANDER CITY LIMITS

S69°38'12"E 484.19'

N73°28'16"W 634.10'

S52°07'11"W 225.17'

N56°27'46"W 112.56'

S23°57'26"W 122.88'

X=3060971.1 Y=10172872.3

N52°18'35"W 100.00'

N52°18'35"W 280.00'

N52°18'35"W 306.74'

S37°41'25"W 1200.00'

N37°41'25"E 497.46'

DEEP POCKET DRIVE (60' PRIVATE STREET, DE, PSE & PUE)

HIGH LONESOME (60' PRIVATE STREET, DE, PSE & PUE)

HOA PARK 41646

HOA PARK 28011

WBZE/RCS

APPROXIMATE SURVEY LINE

GRAND MESA AT CRYSTAL FALLS II SECTION 8, PHASE 1 DOC. 201500082

EASY MONEY STREET

SHEET 4 MATCHLINE SHEET 5

SHEET 5 MATCHLINE SHEET 6

G&R SURVEYING, LLC
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AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

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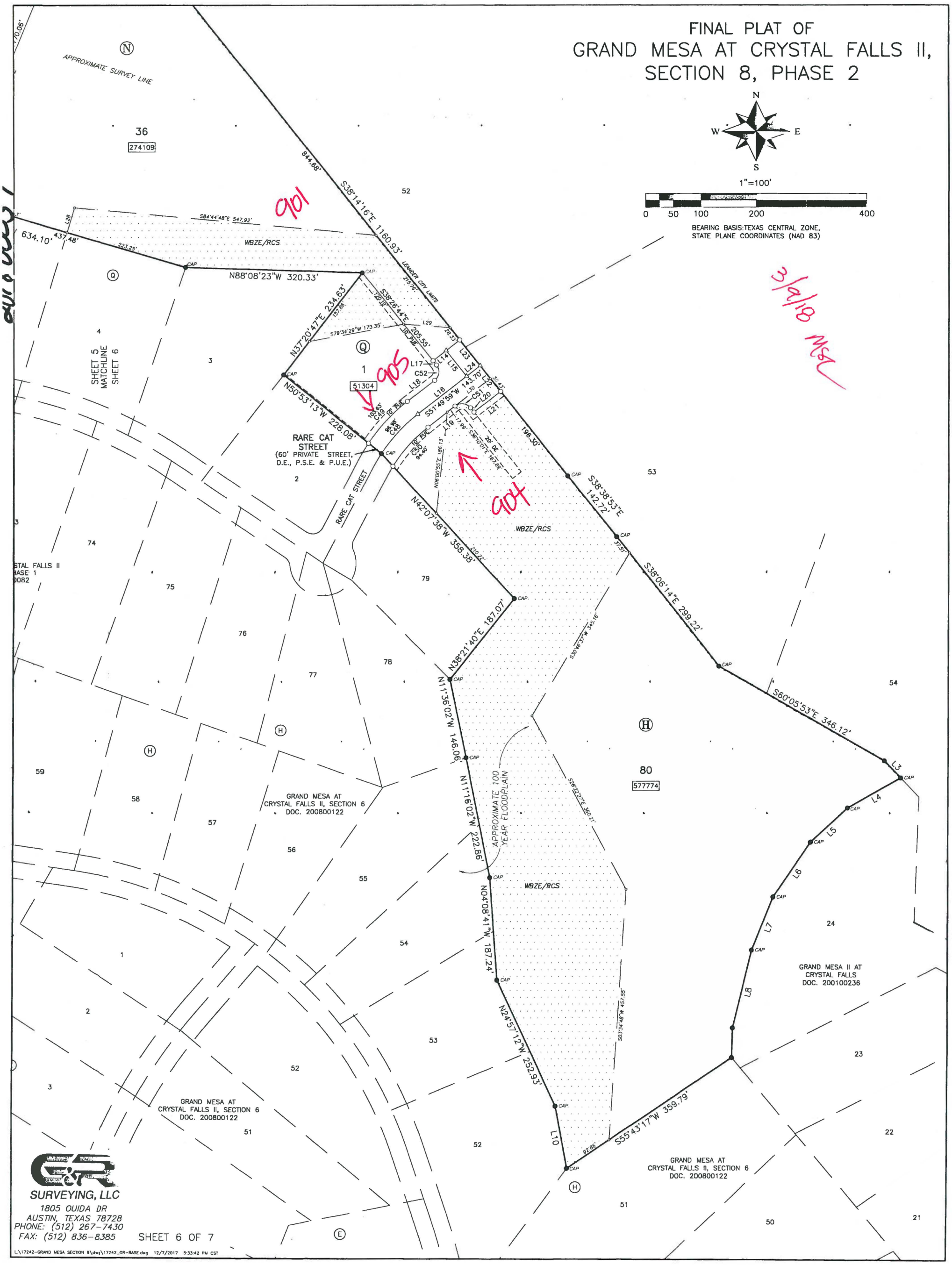
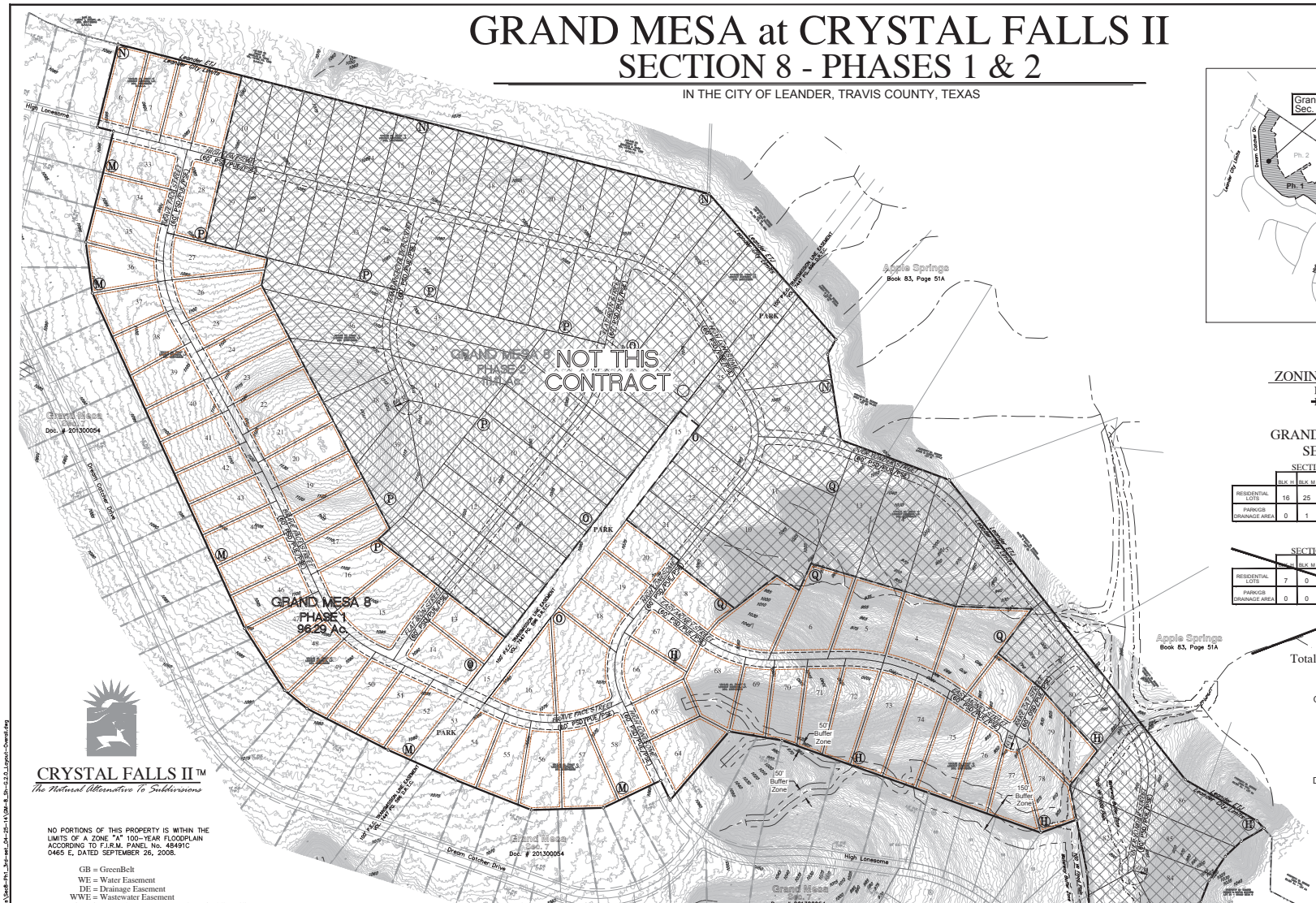
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

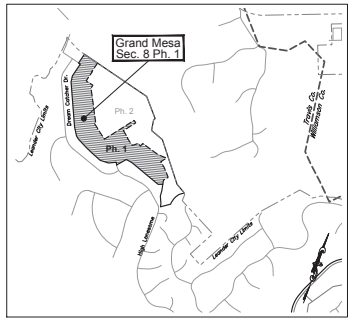


GRAND MESA at CRYSTAL FALLS II

SECTION 8 - PHASES 1 & 2

IN THE CITY OF LEANDER, TRAVIS COUNTY, TEXAS





LOCATION MAP
SCALE: 1"=2000'

ZONING DESIGNATIONS

Phase 1 - SFR-2B
~~**Phase 2 - SFR-2B**~~

GRAND MESA at CRYSTAL FALLS II
SECTION 8 - PHASES 1 & 2

SECTION 8 - PHASE 1

	BLK H	BLK M	BLK N	BLK O	BLK P	BLK Q	TOTAL LOTS	TOTAL AC.
RESIDENTIAL LOTS	16	25	4	7	14	7	73	92.07
PARK/GB DRAINAGE AREA	0	1	0	1	0	0	2	4.22
							75	96.29

SECTION 8 - PHASE 2

	BLK H	BLK M	BLK N	BLK O	BLK P	BLK Q	TOTAL LOTS	TOTAL AC.
RESIDENTIAL LOTS	7	9		16	29	9	80	109.51
PARK/GB DRAINAGE AREA	0	0	1	1			2	1.59
								111.11
							157	207.40

NOT THIS CONTRACT

Total Acreage = 207.40 Ac.

CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

NO PORTIONS OF THIS PROPERTY IS WITHIN THE LIMITS OF A ZONE "A" 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. PANEL No. 48491C 0465 E, DATED SEPTEMBER 26, 2008.

GB = GreenBelt
WE = Water Easement
DE = Drainage Easement
WWE = Wastewater Easement
PSD/PUE/PSE = Private Street & Drainage/Public Utility Easement /Public Safety Easement

STREET INFORMATION

STREET NAME	LENGTH PH. 1	LENGTH PH. 2	ROW WIDTH	ROAD WIDTH	DESIGN SPD.	BASE	HMAC
HIGH LONESOME	1501 L.F.	3367 L.F.	60'	28' B-B	25 MPH	8"	1-1/2"
BRAVE FACE STREET	3493 L.F.	0	60'	28' B-B	25 MPH	8"	1-1/2"
HANGING BOULDER COURT	0	0	60'	28' B-B	25 MPH	8"	1-1/2"
FLAT IRON STREET	352 L.F.	0 L.F.	60'	28' B-B	25 MPH	8"	1-1/2"
OVER YONDER STREET	0	0 L.F.	60'	28' B-B	25 MPH	8"	1-1/2"
EASY MONEY STREET	1681 L.F.	0	60'	28' B-B	25 MPH	8"	1-1/2"
RARE CAT STREET	227 L.F.	198 L.F.	60'	28' B-B	25 MPH	8"	1-1/2"

NOT THIS CONTRACT

NOTES:

1. A thirty-five (35) foot Building Setback from the Crystal Falls Golf Course shall be dedicated with final plat.
2. All 100-Year Floodplain within the subdivision shall be contained within drainage easement.
3. All Water Quality/Detention Basins within the subdivision shall be maintained by the Crystal Falls Homeowners Association.
4. Obstruction of drainage easement is prohibited.
5. This Plat represents the maximum density and may be adjusted to a lower denslity based on topography, greenbelts, ingress, regress and market conditions.
6. All streets are private, unless amended.
7. Parkland dedication satisfied through Development Agreement dated Nov. 17, 2003.
8. Property Zoned SFR-2-B.
9. The Following Variances Were Granted With The Concept Plan:
   a. Private Streets With Roadside Drainage
   b. No Sidewalks
   a. No Streetlights
   a. No Tree Survey
10. All Easements Of Record Are Shown Or Noted On The Plat Per A Title Search Prepared For The Most Recent Purchase Of The Property.

PHASE 1 - 2014
PHASE 2 - 2016

OWNER:
Lookout Partners, L.P.
2370 Rice Blvd., Suite 200
Houston, Texas 77005
Phone: (713) 524-5263
Fax: (713) 524-2807

ENGINEER:
Jay Engineering Co., Inc.
P.O Box 1220
Leander, Texas 78764.1220
Phone: (512) 259-3882
Fax: (512) 259-8016

DEVELOPER:
The Lookout Group
2370 Rice Blvd., Suite 200
Houston, Texas 77005
Phone: (713) 524-5263
Fax: (713) 524-2807

SURVEYOR:
Philip McLaughlin, RPLS
G & R Surveying, LLC
1805 Ouida Drive
Austin, Texas 78728
Phone: (512) 267-7430
Fax: (512) 836-8385

JAY ENG. CO.

SCALE IN FEET
0 200 400 600

1 FOOT CONTOURS

Date: 04-25-14

DAVID THOMAS SMITH
67365
04-25-14

No.	Date	Revisions	Appr.

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel: (512) 259-3882 Fax: (512) 259-8016
Texas Registered Engineering Firm F-4780

GRAND MESA at CRYSTAL FALLS II - SEC. 8 - PH.1
STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

OVERALL LAYOUT

LOOKOUT GROUP

SCALE: AS NOTED | DWN: JJD | DESIGN: DTS | DATE: MAY 2014
DWG. NO. AS NOTED | JOB NO. 157-081-20

Sheet
G.2.0

C:\Projects-Lookout-Group\Grand-Mesa-Sect_157-081-20\Plans\Sect-Ph1_3rd-set_04-25-14\GM-8_Sh-G2.0_Layout-Overall.dwg

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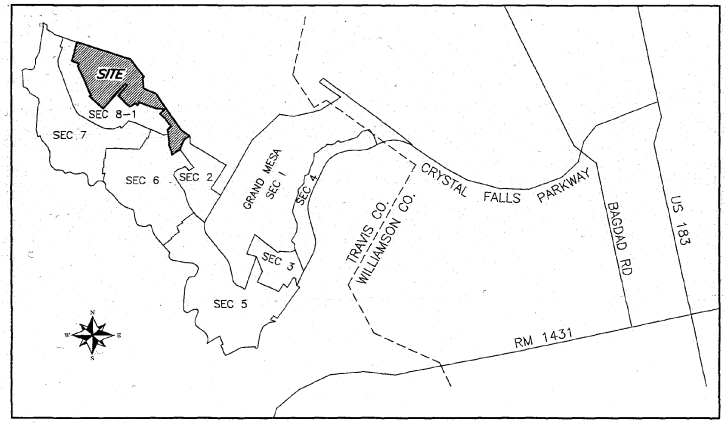
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



LOCATION MAP
(NOT TO SCALE)

LEGEND:

CAP ●	= IRON ROD WITH CAP FOUND
●	= 1/2" IRON ROD FOUND
○	= IRON ROD WITH G&R CAP SET
⊛	= STEEL FENCE POST
⊛	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
△	= MAG NAIL SET
∘	= CALCULATED POINT
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
DE	= DRAINAGE EASEMENT
WBZE	= WATERWAY BUFFER ZONE EASEMENT
RCS	= RIPARIAN CORRIDOR SETBACK
HOA	= HOMEOWNERS ASSOCIATION
115697	= LOT AREA IN SQUARE FEET
	= LIMITS OF WBZE/RCS

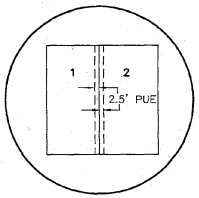
OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

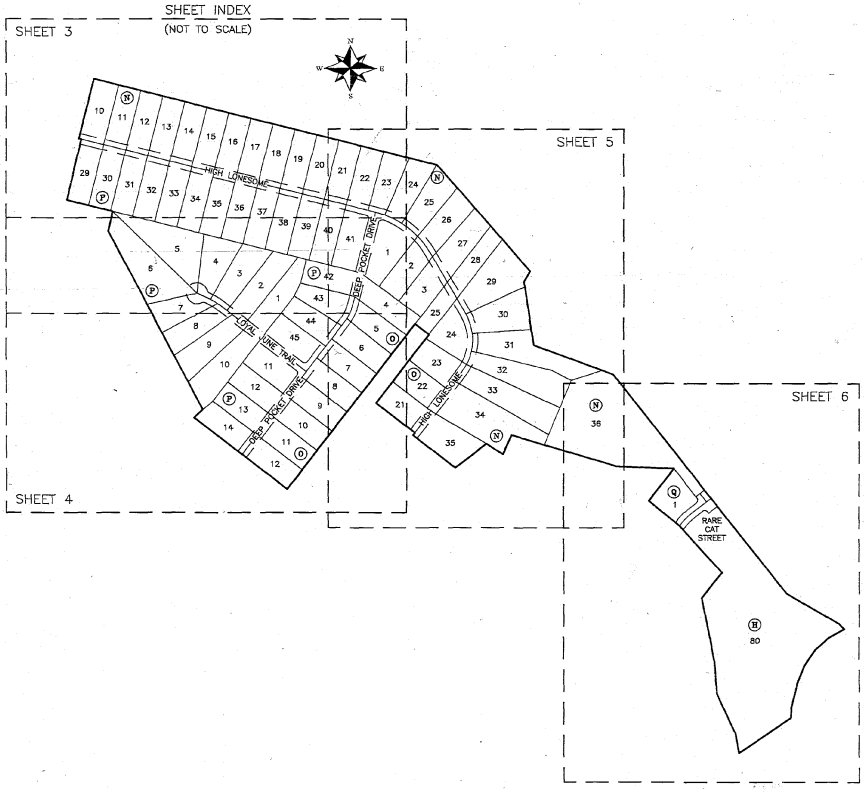
ENGINEER:
JAY ENGINEERING CO., INC.
P. O. BOX 1220
LEANDER, TEXAS 78646

SUBMITTAL DATE: SEPTEMBER 13, 2017
TOTAL AREA OF THIS PLAT: 111.080 ACRES
TOTAL NUMBER OF LOTS: 77
RESIDENTIAL: 75
NON-RESIDENTIAL: 2

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 3,369
DEEP POCKET DRIVE: 1,618
LOYAL JUNE TRAIL: 773
RARE CAT STREET: 210
TOTAL: 5,970



TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.



G&R SURVEYING, LLC
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201800051

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	6°25'37"	500.00'	56.09'	N72°49'03"W	56.06'	28.07'
C2	12°11'29"	500.00'	106.39'	N63°30'31"W	106.19'	53.40'
C3	13°34'36"	500.00'	118.48'	N50°37'29"W	118.20'	59.52'
C4	13°44'50"	500.00'	119.97'	N36°57'46"W	119.68'	60.27'
C5	32°11'41"	500.00'	280.95'	N59°56'01"W	277.27'	144.29'
C6	58°02'08"	300.00'	303.87'	N01°04'17"W	291.05'	166.41'
C7	9°44'37"	300.00'	51.02'	N32°49'06"E	50.96'	25.57'
C8	15°47'33"	300.00'	82.69'	N20°03'01"E	82.43'	41.61'
C9	19°33'40"	300.00'	102.42'	N02°22'24"E	101.92'	51.71'
C10	22°40'55"	300.00'	118.76'	N18°44'53"W	117.99'	60.17'
C11	16°40'35"	300.00'	87.32'	N22°18'26"E	87.01'	43.97'
C12	7°02'41"	300.00'	36.89'	N34°10'04"E	36.86'	18.47'
C13	23°43'17"	300.00'	124.20'	N25°49'46"E	123.32'	63.00'
C14	3°25'36"	300.00'	17.94'	N54°01'24"W	17.94'	8.97'
C15	10°46'24"	300.00'	56.32'	N61°06'54"W	56.24'	28.24'
C16	1°55'45"	300.00'	10.10'	N65°31'43"W	10.10'	5.05'
C17	12°15'16"	300.00'	64.16'	N58°26'13"W	64.04'	32.20'
C18	6°34'40"	530.00'	60.85'	N72°44'32"W	60.81'	30.46'
C19	11°56'47"	530.00'	110.51'	N63°28'49"W	110.31'	55.45'
C20	13°16'26"	530.00'	122.79'	N50°52'13"W	122.51'	61.67'
C21	14°08'39"	530.00'	130.84'	N37°09'40"W	130.51'	65.75'
C22	0°29'52"	330.00'	2.87'	N29°50'25"W	2.87'	1.43'
C23	22°29'45"	330.00'	129.57'	N18°20'36"W	128.74'	65.63'
C24	19°21'38"	330.00'	111.51'	N02°35'05"E	110.98'	56.29'
C25	15°23'43"	330.00'	88.67'	N19°57'45"E	88.40'	44.60'
C26	10°01'48"	330.00'	57.77'	N32°40'31"E	57.69'	28.96'
C27	10°16'28"	270.00'	48.42'	N32°33'11"E	48.35'	24.27'
C28	57°30'17"	270.00'	270.99'	N01°20'12"W	259.75'	148.14'
C29	13°12'07"	470.00'	108.30'	N36°41'24"W	108.06'	54.39'
C30	26°21'38"	470.00'	216.24'	N56°28'17"W	214.34'	110.07'
C31	96°22'46"	20.00'	33.64'	S62°09'31"W	29.81'	22.36'
C32	17°24'26"	330.00'	100.26'	N22°40'21"E	99.87'	50.52'
C33	6°18'50"	330.00'	36.37'	N34°32'00"E	36.35'	18.20'
C34	90°00'00"	20.00'	31.42'	N07°18'35"W	28.28'	20.00'
C35	6°49'24"	270.00'	32.15'	N55°43'17"W	32.13'	16.10'
C36	7°21'37"	270.00'	34.68'	N62°48'47"W	34.66'	17.37'
C37	51°19'04"	20.00'	17.91'	S87°50'52"W	17.32'	9.61'
C38	105°19'20"	60.00'	110.29'	S65°09'00"E	95.41'	78.85'
C39	56°47'44"	60.00'	59.48'	S15°54'32"W	57.07'	32.44'
C40	52°42'18"	60.00'	55.19'	S70°39'33"W	53.27'	29.72'
C41	67°48'46"	60.00'	71.01'	N49°04'55"W	66.94'	40.33'
C42	51°19'04"	20.00'	17.91'	S40°50'04"E	17.32'	9.61'
C43	2°22'17"	330.00'	13.66'	N65°18'27"W	13.66'	6.83'
C44	11°48'44"	330.00'	68.03'	N58°12'57"W	67.91'	34.14'
C45	90°00'00"	20.00'	31.42'	N82°41'25"E	28.28'	20.00'
C46	23°43'17"	270.00'	111.78'	N25°49'46"E	110.99'	56.70'
C47	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'
C48	18°36'12"	300.00'	97.41'	S42°31'53"W	96.98'	49.14'
C49	18°04'01"	330.00'	104.06'	S42°47'59"W	103.63'	52.46'
C50	20°16'24"	270.00'	95.54'	S41°41'47"W	95.04'	48.27'
C51	90°00'00"	20.00'	31.42'	N83°10'01"W	28.28'	20.00'
C52	90°00'00"	20.00'	31.42'	N06°49'59"E	28.28'	20.00'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N66°29'36"W	12.50'
L2	S66°29'36"E	12.50'
L3	S43°57'28"E	43.04'
L4	S60°10'32"W	110.89'
L5	S46°50'44"W	91.50'
L6	S34°17'20"W	120.76'
L7	S21°28'05"W	104.18'
L8	S13°39'12"W	145.88'
L9	S01°23'41"W	54.15'
L10	N10°32'19"W	116.24'
L11	N37°41'25"E	17.19'
L12	N47°11'05"E	66.66'
L13	N76°01'52"W	15.37'
L14	N51°49'59"E	30.00'
L15	S38°10'01"E	59.96'
L16	S51°49'59"W	112.24'
L17	S38°10'01"E	9.96'
L18	S51°49'59"W	62.24'
L19	N51°49'59"E	62.24'
L20	S38°10'01"E	10.00'
L21	N51°49'59"E	61.53'
L22	N38°14'16"W	60.00'
L23	N38°14'16"W	59.96'
L24	S51°49'59"W	31.46'
L25	N08°29'38"E	51.38'
L26	N16°54'25"E	57.97'
L27	S06°00'08"E	58.21'
L28	N16°47'42"E	46.92'
L29	N85°26'46"W	84.07'
L30	N51°31'40"E	81.50'

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 111.080 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 111.080 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF A 127.030 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO DOUGLAS D. HOOD IN VOLUME 12189, PAGE 1339, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, AT THE NORTHEASTERLY CORNER OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201500082, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 127.030 ACRE TRACT, AND GENERALLY ALONG THE LINE OF A WIRE GAME FENCE, THE FOLLOWING FOUR (4) COURSES:

1. S75°45'41"E, A DISTANCE OF 425.49 FEET TO A STEEL FENCE POST;
2. S75°40'02"E, A DISTANCE OF 287.70 FEET TO A STEEL FENCE POST;
3. S75°53'33"E, A DISTANCE OF 999.22 FEET TO A STEEL FENCE POST;
4. S75°55'08"E, A DISTANCE OF 312.99 FEET TO AN IRON ROD WITH CAP FOUND AT THE SOUTHWESTERLY CORNER OF APPLE SPRINGS, A SUBDIVISION OF RECORD IN BOOK 83, PAGES 51A–55B , PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 1,013.55 ACRE TRACT, AND SAID APPLE SPRINGS, THE FOLLOWING NINE (9) COURSES:

1. S41°06'04"E, A DISTANCE OF 810.20 FEET TO AN IRON ROD WITH CAP FOUND;
2. S29°14'52"W, A DISTANCE OF 72.40 FEET TO AN IRON ROD WITH CAP FOUND;
3. S08°54'09"E, A DISTANCE OF 363.21 FEET TO A COTTON SPINDLE FOUND;
4. S69°38'12"E, A DISTANCE OF 484.19 FEET TO AN IRON ROD WITH CAP FOUND;
5. S38°14'16"E, A DISTANCE OF 1160.93 FEET TO AN IRON ROD WITH CAP FOUND;
6. S38°38'53"E, A DISTANCE OF 142.72 FEET TO AN IRON ROD WITH CAP FOUND;
7. S38°06'14"E, A DISTANCE OF 299.22 FEET TO AN IRON ROD WITH CAP FOUND;
8. S60°05'53"E, A DISTANCE OF 346.12 FEET TO A 1/2" IRON ROD FOUND;
9. S43°57'28"E, A DISTANCE OF 43.04 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF GRAND MESA II AT CRYSTAL FALLS, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 1,013.55 ACRE TRACT WITH THE WESTERLY LINE OF SAID GRAND MESA II AT CRYSTAL FALLS, THE FOLLOWING SIX (6) COURSES:

1. S60°10'32"W, A DISTANCE OF 110.89 FEET TO AN IRON ROD WITH CAP FOUND;
2. S46°50'44"W, A DISTANCE OF 91.50 FEET TO AN IRON ROD WITH CAP FOUND;
3. S34°17'20"W, A DISTANCE OF 120.76 FEET TO AN IRON ROD WITH CAP FOUND;
4. S21°28'05"W, A DISTANCE OF 104.18 FEET TO AN IRON ROD WITH CAP FOUND;
5. S13°39'12"W, A DISTANCE OF 145.88 FEET TO AN IRON ROD WITH CAP FOUND;
6. S01°23'41"W, A DISTANCE OF 54.15 FEET TO AN IRON ROD WITH CAP FOUND AT THE MOST NORTHERLY CORNER OF LOT 51, BLOCK H, GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200800122, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID 1,013.55 ACRE TRACT WITH THE NORTHERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, THE FOLLOWING FIVE (5) COURSES:

1. S55°43'17"W, A DISTANCE OF 359.79 FEET TO AN IRON ROD WITH CAP FOUND;
2. N10°32'19"W, A DISTANCE OF 116.24 FEET TO AN IRON ROD WITH CAP FOUND;
3. N24°57'12"W, A DISTANCE OF 252.93 FEET TO AN IRON ROD WITH CAP FOUND;
4. N04°08'41"W, A DISTANCE OF 187.24 FEET TO AN IRON ROD WITH CAP FOUND;
5. N11°16'02"W, A DISTANCE OF 222.86 FEET TO AN IRON ROD WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1;

THENCE CONTINUING OVER AND ACROSS SAID 1,013.55 ACRE TRACT WITH THE EASTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1, THE FOLLOWING TWENTY–FOUR (24) COURSES:

1. N11°36'02"W, A DISTANCE OF 146.06 FEET TO AN IRON ROD WITH CAP FOUND;
2. N38°21'40"E, A DISTANCE OF 187.07 FEET TO AN IRON ROD WITH CAP FOUND;
3. N42°07'38"W, A DISTANCE OF 358.38 FEET TO AN IRON ROD WITH CAP FOUND;
4. N50°53'13"W, A DISTANCE OF 228.08 FEET TO AN IRON ROD WITH CAP FOUND;
5. N37°20'47"E, A DISTANCE OF 234.63 FEET TO AN IRON ROD WITH CAP FOUND;
6. N88°08'23"W, A DISTANCE OF 320.33 FEET TO AN IRON ROD WITH CAP FOUND;
7. N73°28'16"W, A DISTANCE OF 634.10 FEET TO AN IRON ROD WITH CAP FOUND;
8. S23°57'26"W, A DISTANCE OF 122.88 FEET TO AN IRON ROD WITH CAP FOUND;
9. N56°27'46"W, A DISTANCE OF 112.56 FEET TO AN IRON ROD WITH CAP FOUND;
10. S52°07'11"W, A DISTANCE OF 225.17 FEET TO AN IRON ROD WITH CAP FOUND;
11. N52°18'35"W, A DISTANCE OF 306.74 FEET TO AN IRON ROD WITH CAP FOUND;
12. N37°41'25"E, A DISTANCE OF 17.19 FEET TO AN IRON ROD WITH CAP FOUND;
13. N52°18'35"W, A DISTANCE OF 280.00 FEET TO AN IRON ROD WITH CAP FOUND;
14. N37°41'25"E, A DISTANCE OF 497.46 FEET TO AN IRON ROD WITH CAP FOUND;
15. N52°18'35"W, A DISTANCE OF 100.00 FEET TO AN IRON ROD WITH CAP FOUND;
16. S37°41'25"W, A DISTANCE OF 1200.00 FEET TO AN IRON ROD WITH CAP FOUND;
17. N52°18'35"W, A DISTANCE OF 673.41 FEET TO AN IRON ROD WITH CAP FOUND;
18. N47°11'05"E, A DISTANCE OF 66.66 FEET TO AN IRON ROD WITH CAP FOUND;
19. N27°47'13"W, A DISTANCE OF 1156.40 FEET TO AN IRON ROD WITH CAP FOUND;
20. N12°44'48"E, A DISTANCE OF 116.39 FEET TO AN IRON ROD WITH CAP FOUND;
21. N76°01'52"W, A DISTANCE OF 270.40 FEET TO AN IRON ROD WITH CAP FOUND;
22. N13°21'02"E, A DISTANCE OF 359.80 FEET TO AN IRON ROD WITH CAP FOUND;
23. N76°01'52"W, A DISTANCE OF 15.37 FEET TO AN IRON ROD WITH CAP FOUND;
24. N13°58'08"E, A DISTANCE OF 354.86 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 111.080 ACRES OF LAND, MORE OR LESS.

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267–7430
FAX: (512) 836–8385

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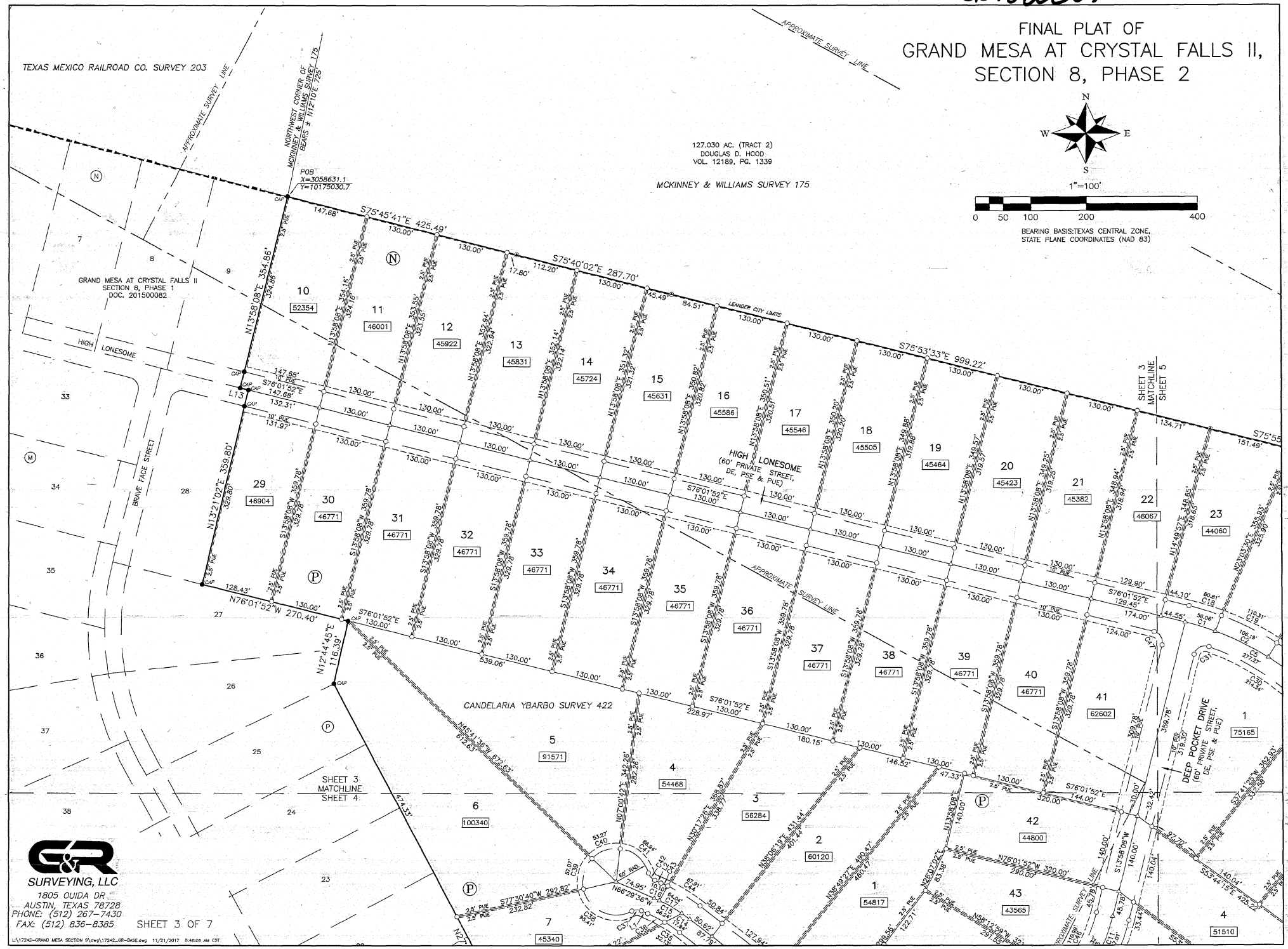
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



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FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

N
W E
S

1"=100'

0 50 100 200 400

BEARING BASIS:TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET 3 MATCHLINE SHEET 4

CANDELARIA YBARBO SURVEY 422

GRAND MESA AT CRYSTAL FALLS II SECTION 8, PHASE 1 DOC. 201500082

LOYAL JUNE TRAIL (60' PRIVATE STREET, DE, PSE & PUE)

DEEP POCKET DRIVE (60' PRIVATE STREET, DE, PSE & PUE)

BRAVE FACE STREET

APPROXIMATE SURVEY LINE

PA GLOSSOM SURVEY

SHEET 4 MATCHLINE SHEET 5

HIGH LONESOME

X=3059204.2
Y=10173085.4

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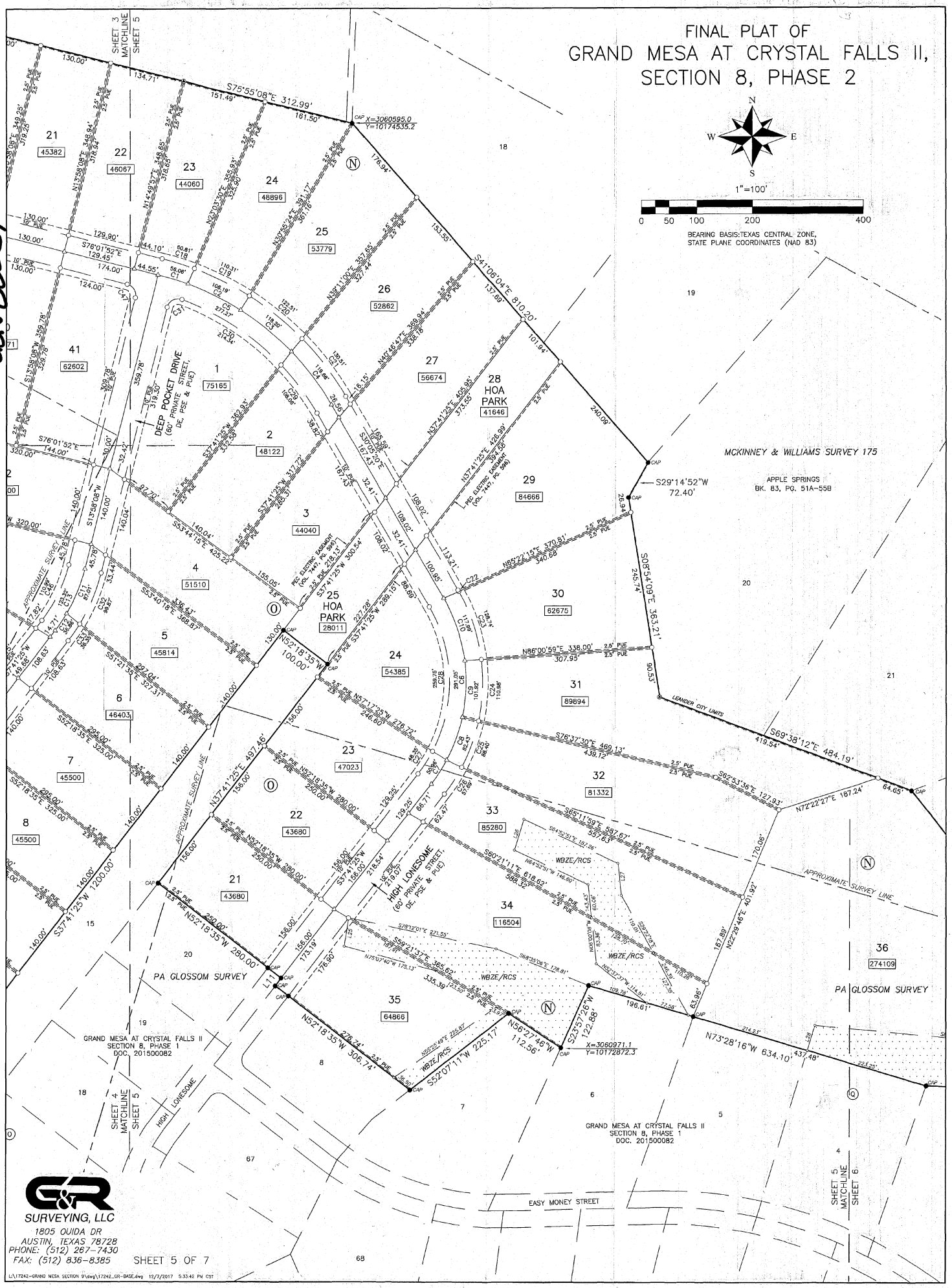
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



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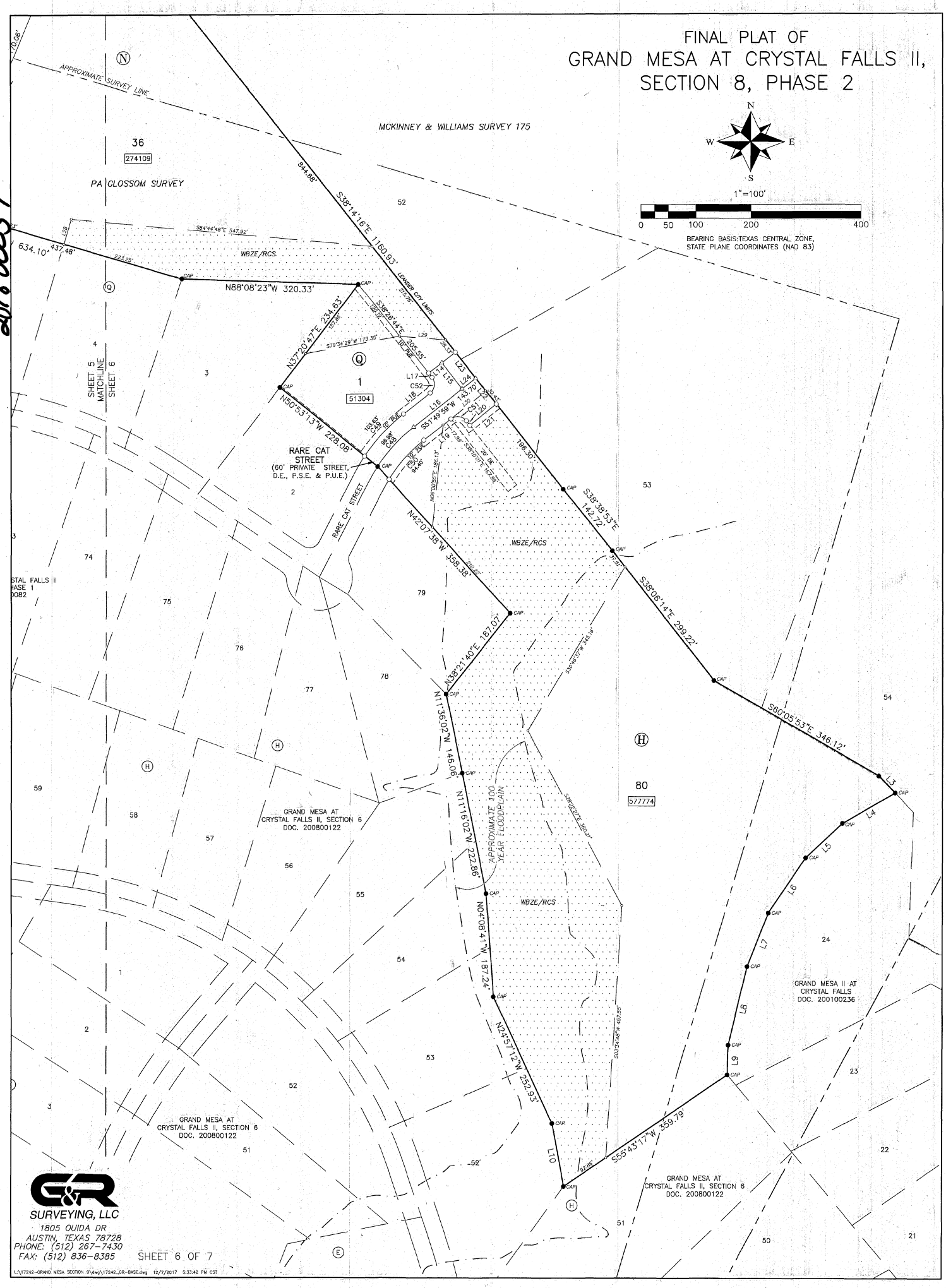
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



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FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION SYSTEM.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER 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 ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. 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.
12. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 28, BLOCK N AND LOT 25, BLOCK O.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015054306, WHICH IMPOSE THE REQUIREMENT FOR HOA MANTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
17. 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 SLAB SHOULD BE SLOPED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON 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.
19. 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.
20. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
    A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
    B. NO SIDEWALKS.
    C. NO STREET LIGHTS.
21. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE PRIVATE STREET, DE, PSE & PUE.
22. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
23. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
24. THE WATER BUFFER ZONE SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
25. A PERPETUAL PUBLIC SAFETY EASEMENT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, ENFORCING THE PENAL CODE AND CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 111.080 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 111.080 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

12-22-17

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

DATE

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 SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF December 17 A.D.

Kelly Atkin
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson TEXAS

MY COMMISSION EXPIRES 12-2-18

KELLY ANN ATKIN
Notary Public, State of Texas
My Commission Expires
December 02, 2018

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, 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 AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1730258-TOH, ISSUED AUGUST 7, 2017 HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 12-12-17
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS REGISTERED PHILLIP L. MCLAUGHLIN 5300 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO 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 AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN THE WATERWAY BUFFER ZONE EASEMENT SHOWN HEREON.

12-18-17

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

DATE:

STATE OF TEXAS SAMUEL D. KIGER 89353 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF TRAVIS:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

RODNEY SHERRILL, DR#OS39447 12/19/17
FOR STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 11 DAY OF January, 2018 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.

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS 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 STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR 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 AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

12/14/2017

LOWER COLORADO RIVER AUTHORITY

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 6 DAY OF March, 2018 A.D., AT 3:14 O'CLOCK P.M., AND DULY RECORDED ON THE 6 DAY OF March, 2018 A.D., AT 3:14 O'CLOCK, P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 201800051

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 6 DAY OF March, 2018 A.D.

DANA DEBEAUBOVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: C. Espinoza DEPUTY

C. ESPINOZA

G&R SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
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FAX: (512) 836-8385

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