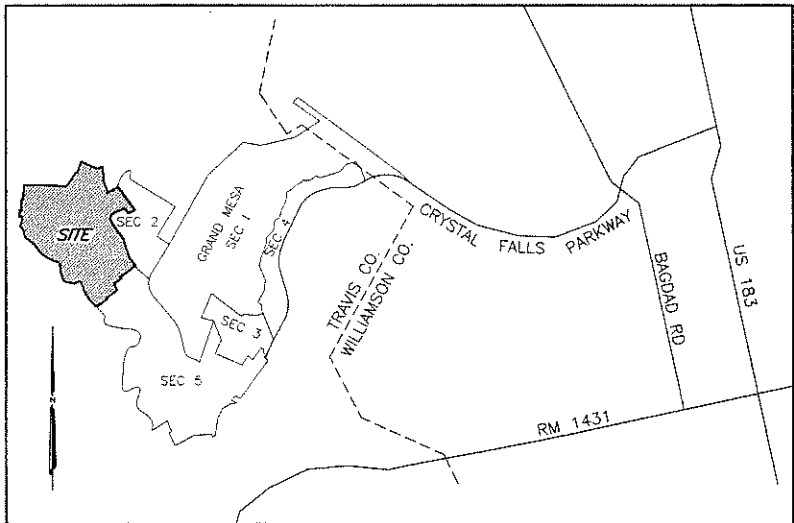


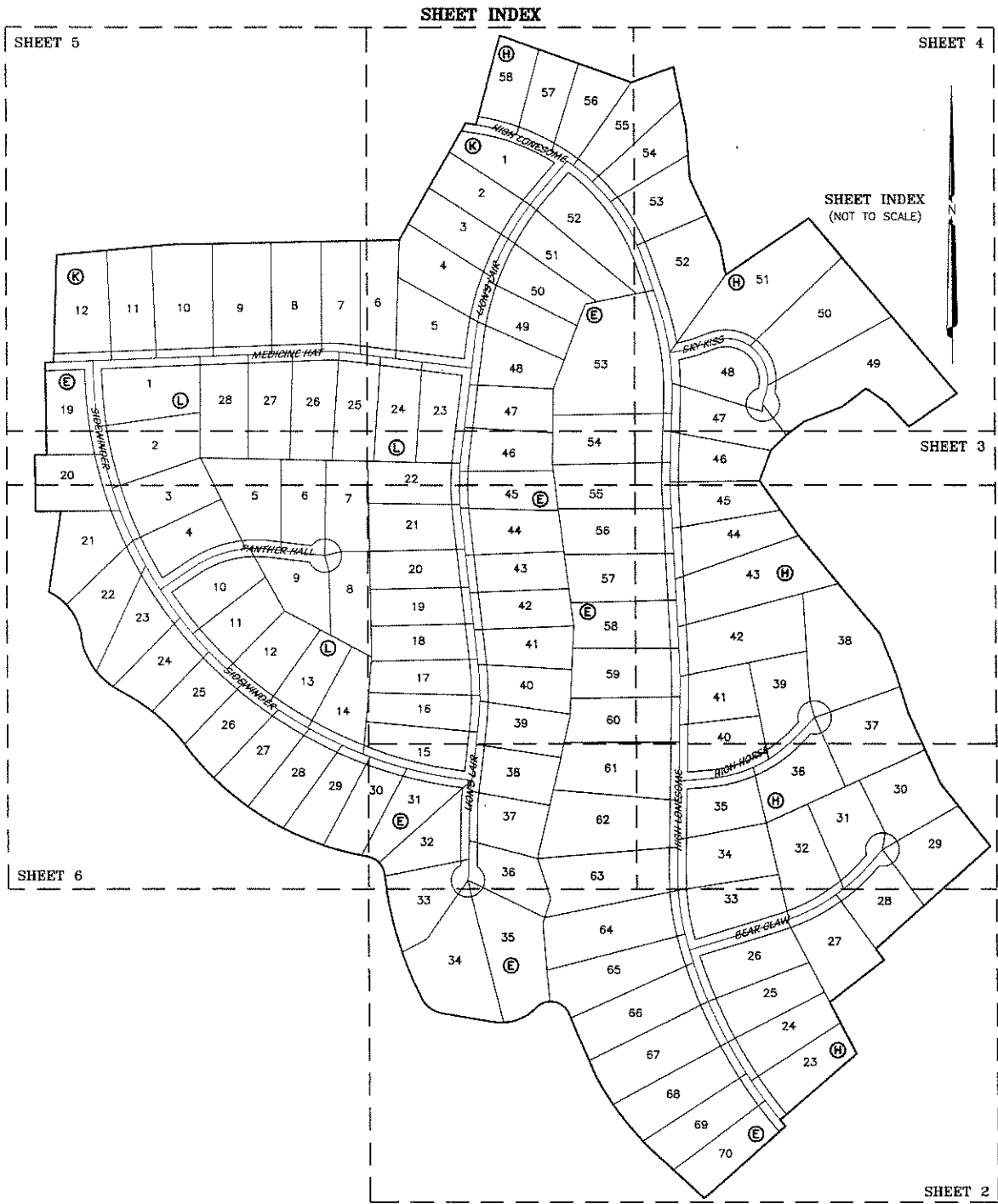
200800/22

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT



LOCATION MAP
(NOT TO SCALE)

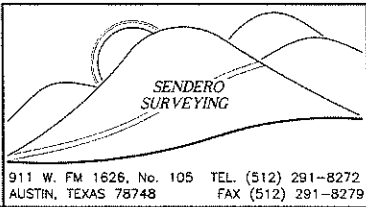
LEGEND	
	1/2" IRON ROD WITH CAP FOUND
	1/2" IRON ROD WITH "SENDERO" CAP SET
	MAG NAIL WITH "SENDERO" SHINER TO BE SET
	CALCULATED POINT
	MINIMUM FINISHED FLOOR ELEVATION
	D.E. DRAINAGE EASEMENT
	W.B.Z.E. WATERWAY BUFFER ZONE EASEMENT



CRYSTAL FALLS II™
The Natural Alternative To Subdivisions



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

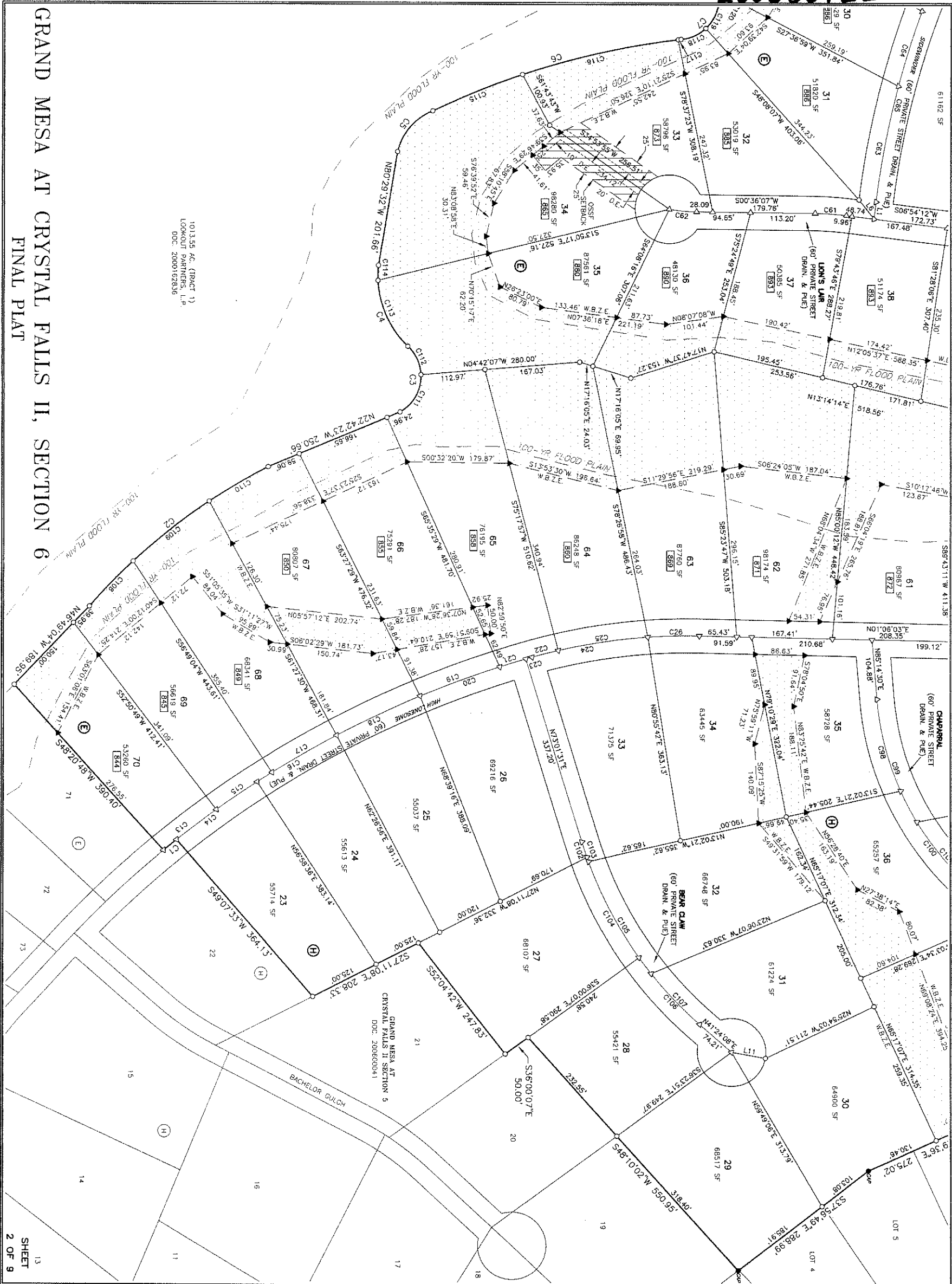


PLOT DATE: 03/24/08	SCALE: 1"=100'
DATE OF SURVEY: 08/2007-02/2008	
BEARING BASIS: TEXAS CENTRAL ZONE	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-07-013PL	
PROJECT NUMBER: 001-07-013	
SHEET	1 OF 9

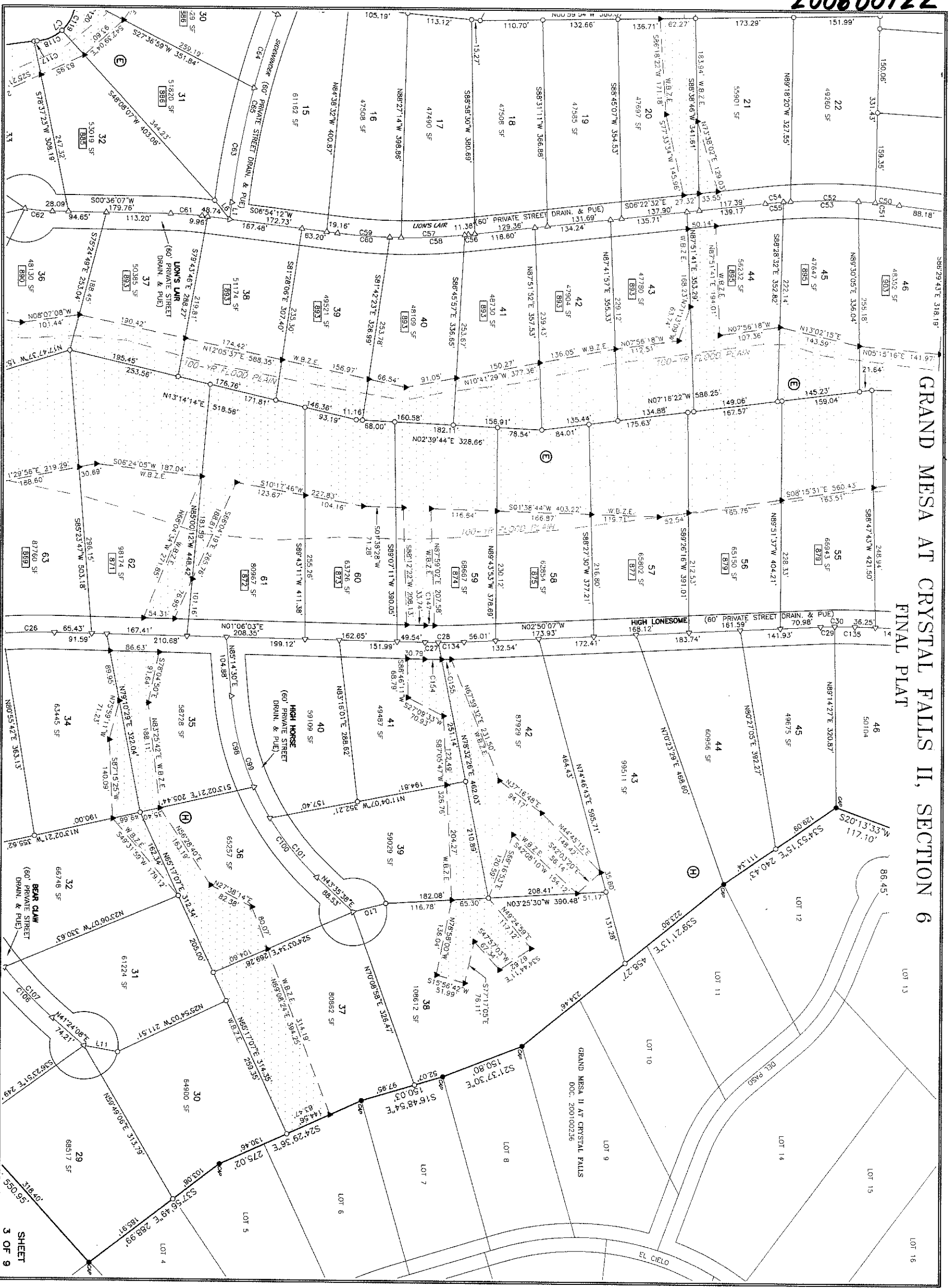
200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT

1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000152336



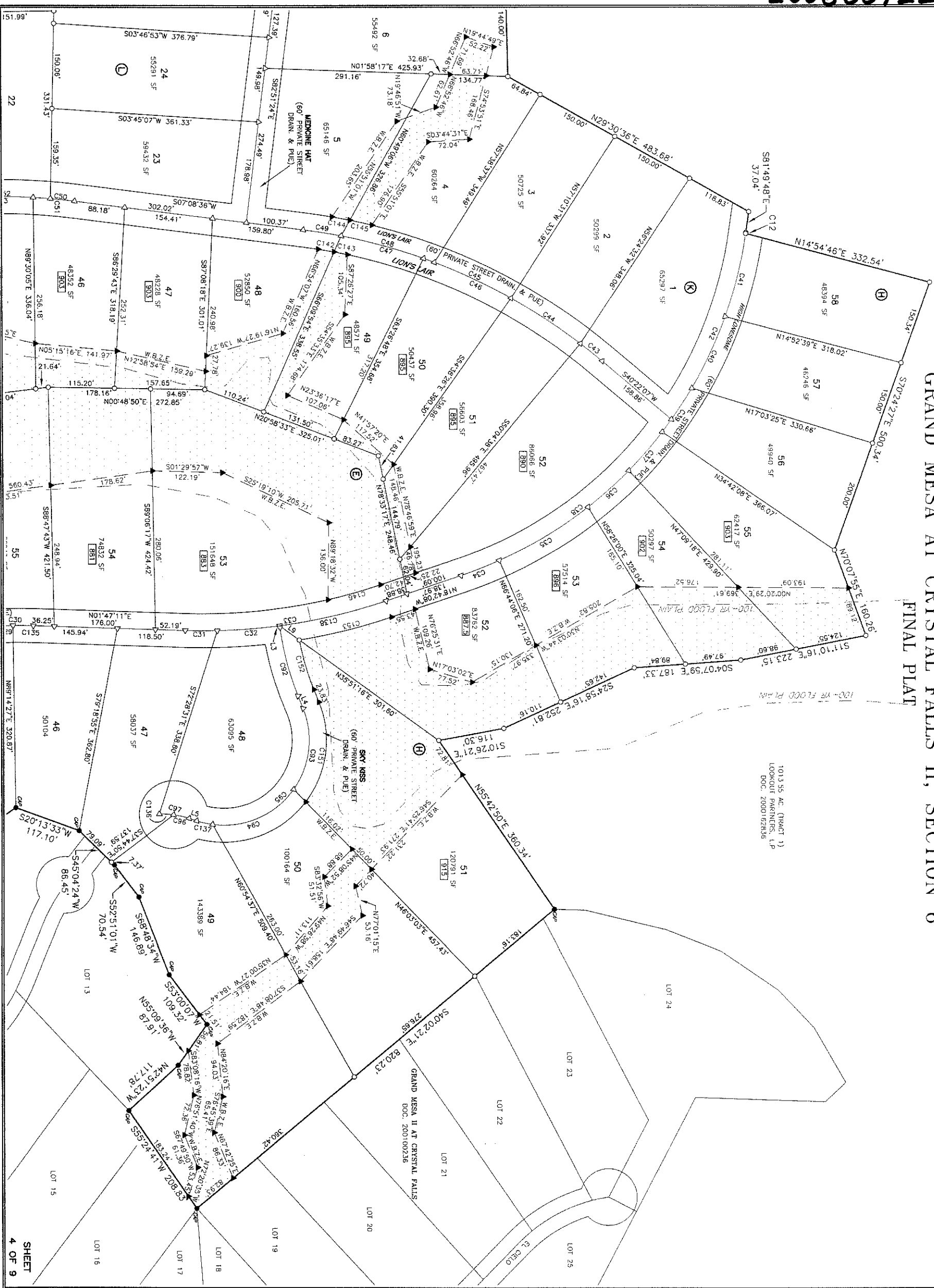
200800122



GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT

200800122

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT



101.35 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

GRAND MESA II AT CRYSTAL FALLS
DOC. 200100236

200800/22

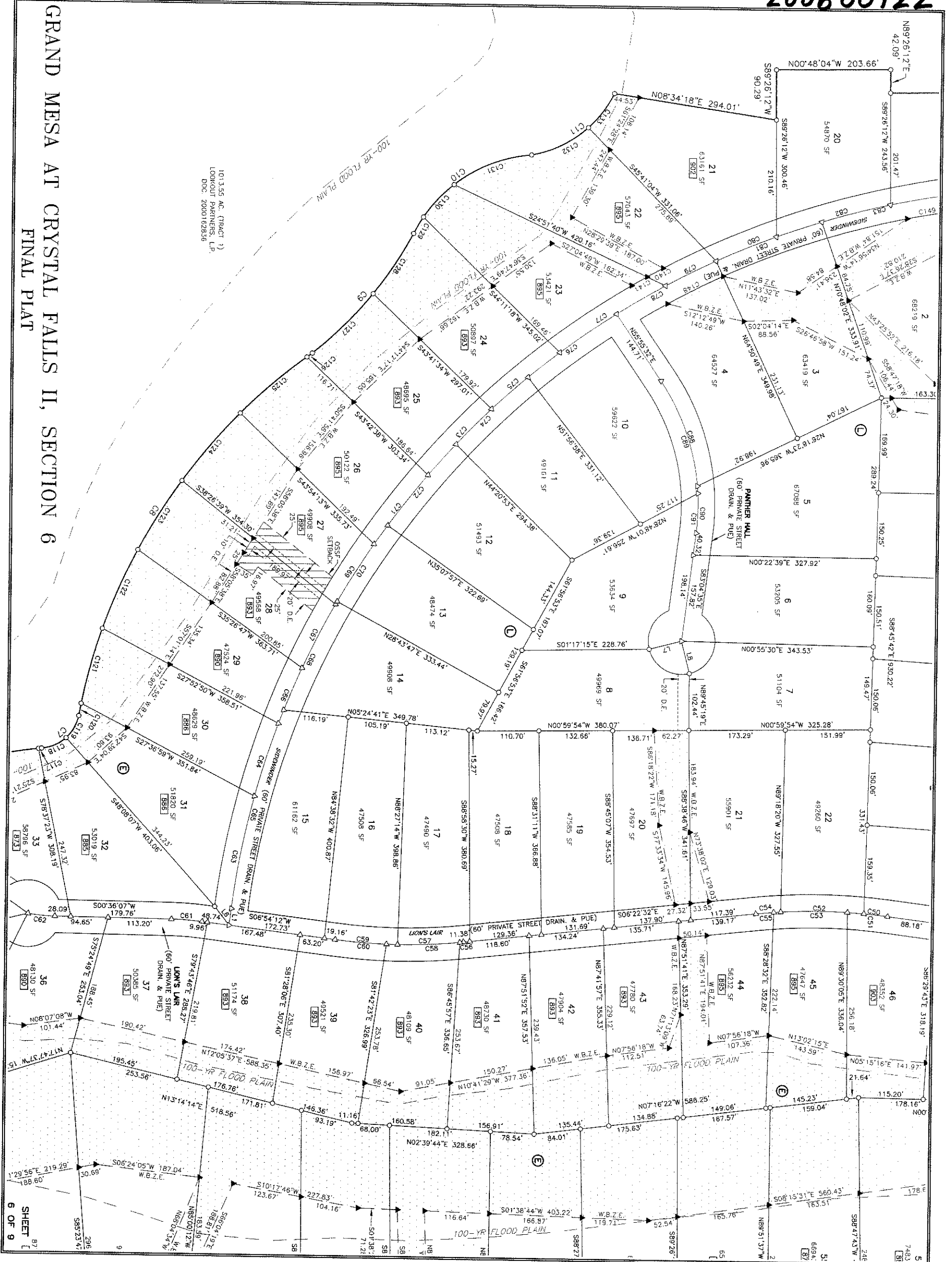
GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT



101.55 AC. (TRACT 1)
100.00 AC. (TRACT 2)
0.00 AC. (TRACT 3)
0.00 AC. (TRACT 4)

SHEET
5 OF 9

GRAND MESA AT CRYSTAL FALLS II, SECTION 6
FINAL PLAT



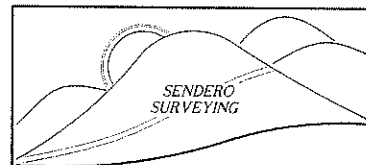
200800122

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'	S89°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	18°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'	184.39'	184.31'	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'	S20°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°50'42"	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°39'20"W
C18	5°18'28"	1750.00'	162.12'	162.06'	S25°14'25"E	C95	130°15'33"	150.00'	341.02'	272.18'	N48°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'	27.81'	27.77'	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	28°15'22"	500.00'	229.13'	227.13'	N72°06'48"E
C23	0°21'53"	1750.00'	11.14'	11.14'	S18°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°20'28"	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'	130.66'	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°58'58"W	C118	37°56'13"	73.07'	49.39'	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°23'36"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'	S08°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"	887.75'	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"	887.75'	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'	131.78'	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'	54.89'	54.86'	S04°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'	26.06'	26.06'	S08°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°47'54"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'	S80°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°08'25"	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).



911 W. FM 1626, No. 105 TEL (512) 291-8272
AUSTIN, TEXAS 78748 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	7 OF 9



Jay Engineering Company, Inc.
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Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016



CRYSTAL FALLS II™

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 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 SIDERWINDER.
ELEVATION = 914.45
- BM 5: ALUMINUM DISC SET IN CONCRETE AT THE BACK OF CURB, WEST SIDE OF SIDERWINDER AT THE PROJECTED CENTERLINE OF PANTHER HILL.
ELEVATION = 909.02

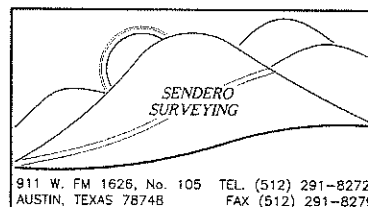
VERTICAL DATUM: NAVD-88, BASED ON CITY OF LEANDER GPS CONTROL.



CRYSTAL FALLS II™
The Natural Alternative To Subdivisions



Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8018



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

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 ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

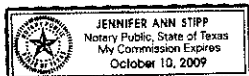
3-25-08
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. HINKLEY, 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 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, 2008 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
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

4/22/08
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUBVOIR, 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 DEBEAUBVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: Michael P. Gonzales

Michael P. Gonzales
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
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

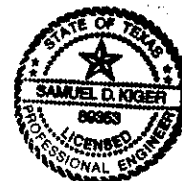


STATE OF TEXAS
COUNTY OF TRAVIS

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
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



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 REQUIRED 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.

Erik J. Ham
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) 259-3862 Fax. (512) 259-8016



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