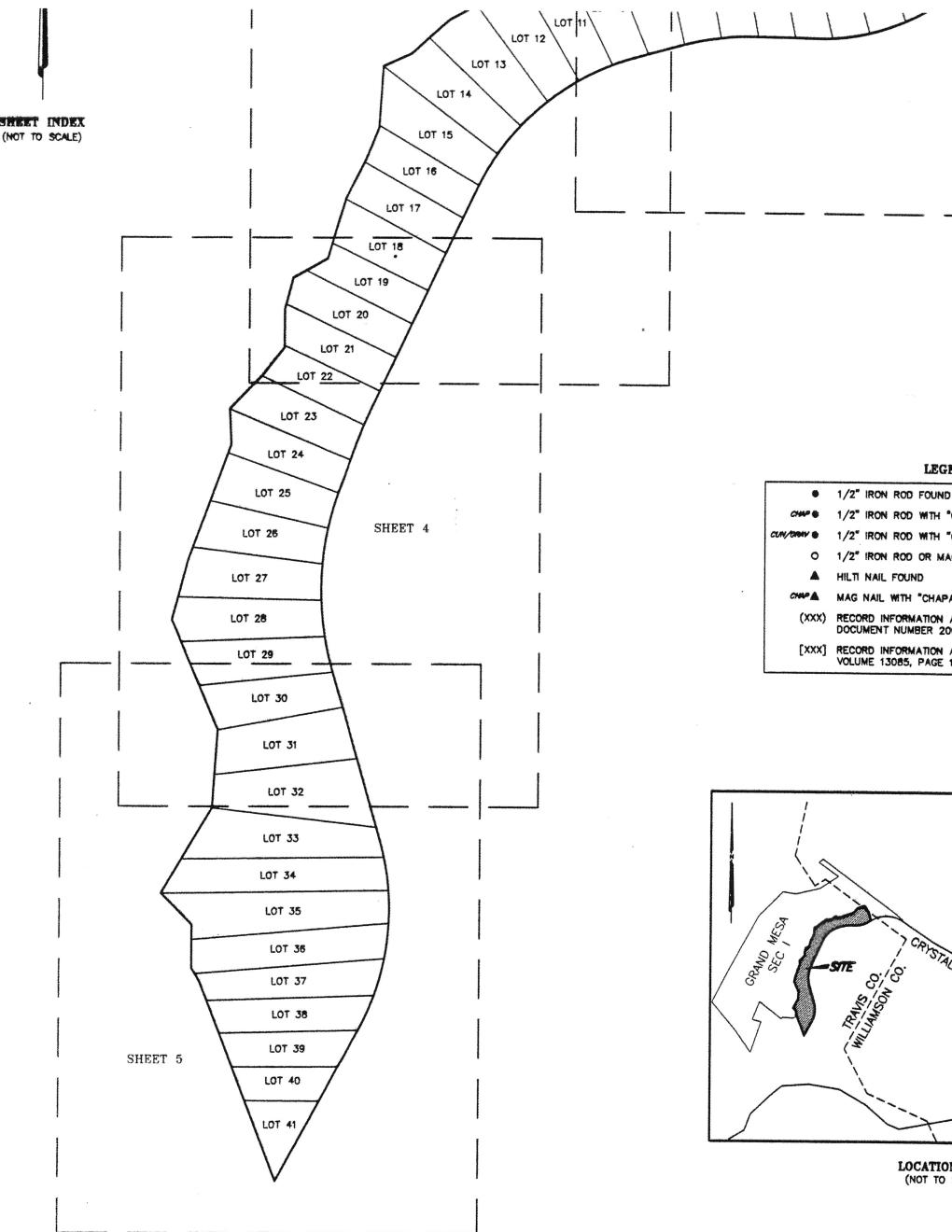


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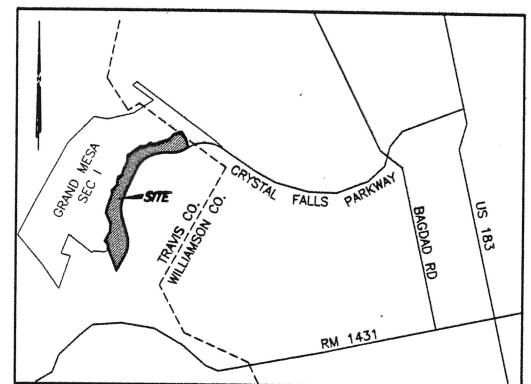


SHEET 4

SHEET 5

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

jbecc
TM

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-1982 Fax. (512) 259-8016

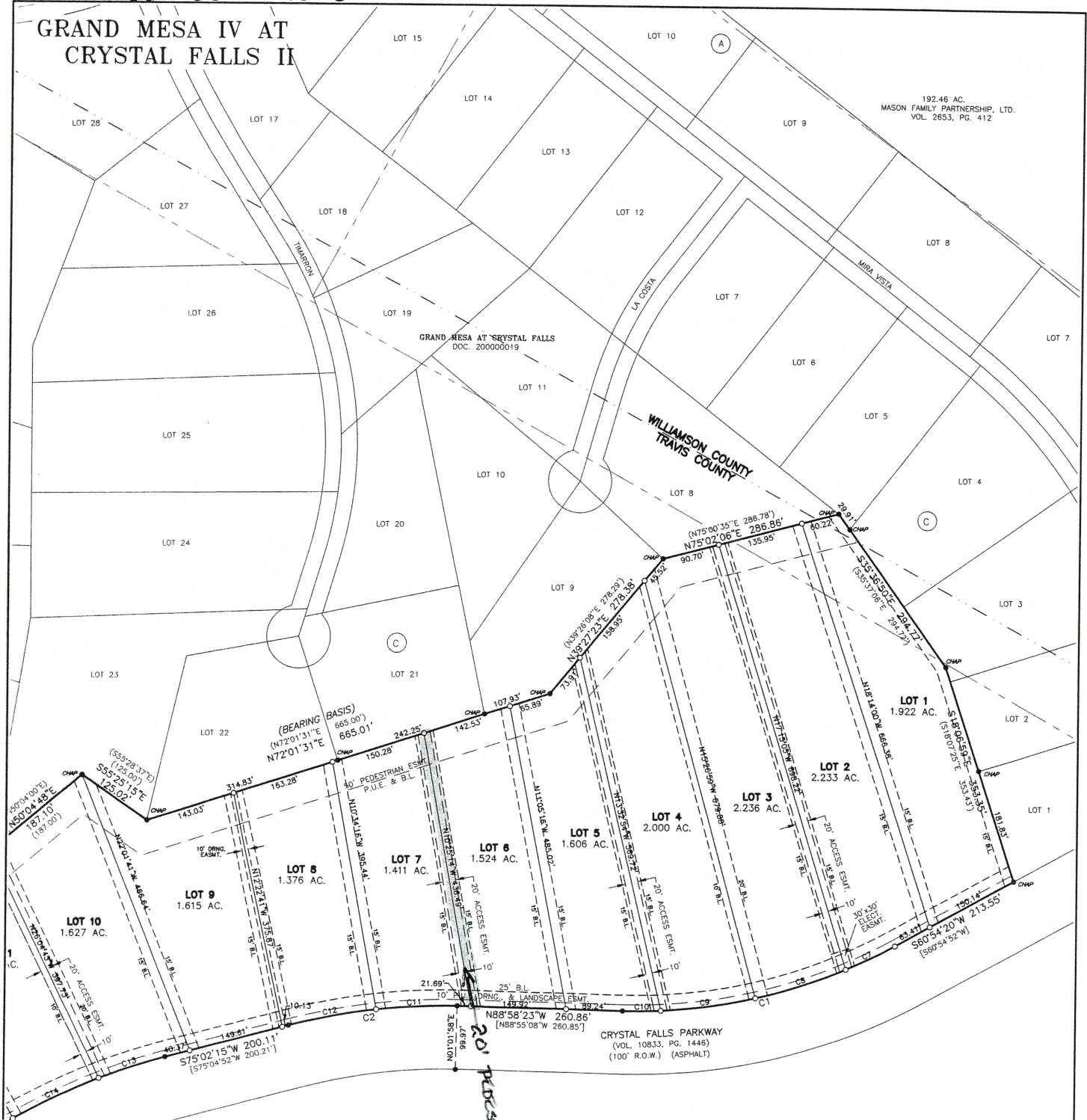
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DATE OF SURVEY: February, 2004	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-04-003PL	
PROJECT NUMBER: 001-04-003	

SHEET 01 0

200500008 1.12.05

GRAND MESA IV AT CRYSTAL FALLS II

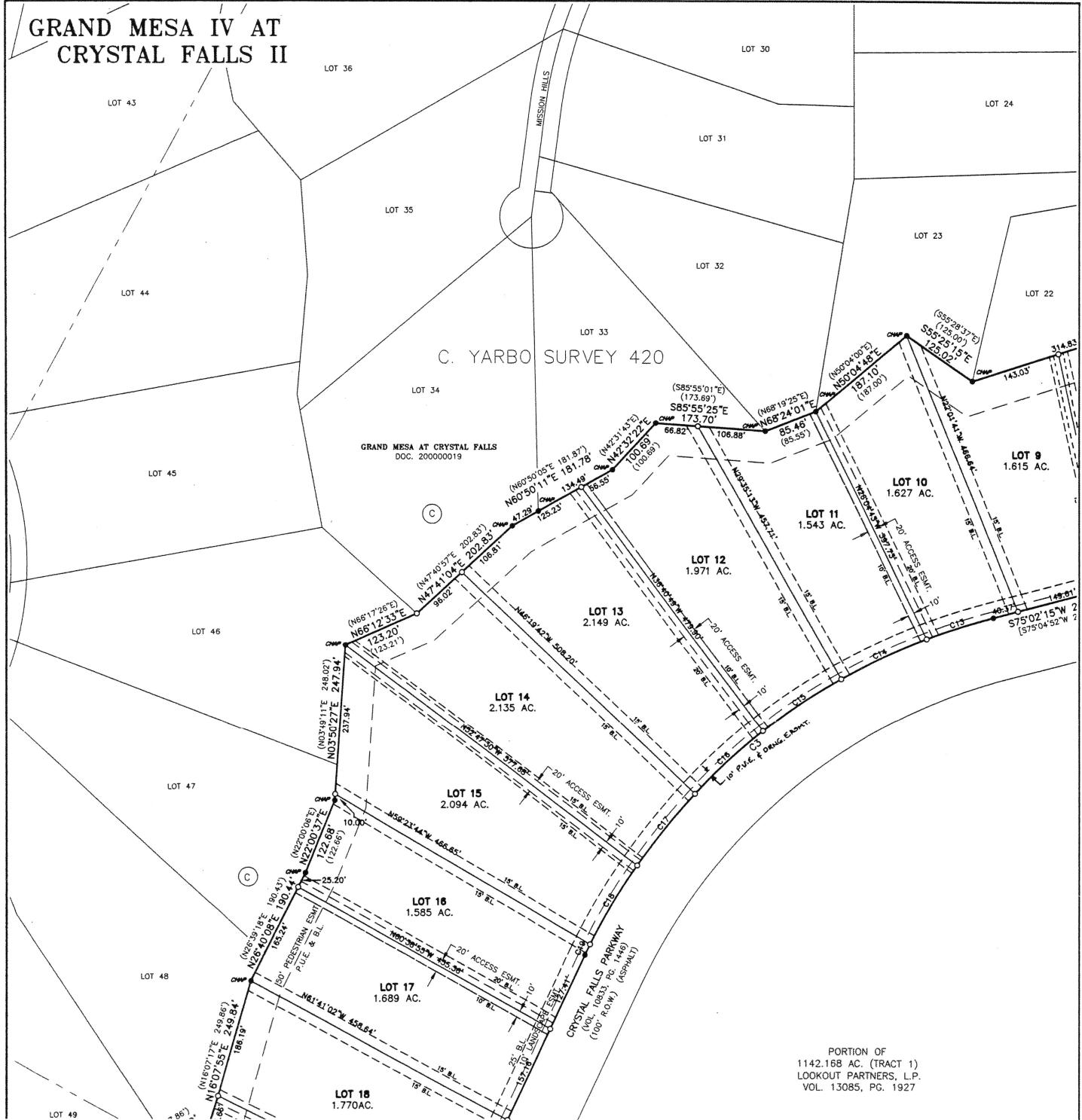
192.46 AC.
MASON FAMILY PARTNERSHIP, LTD.
VOL. 2653, PG. 412

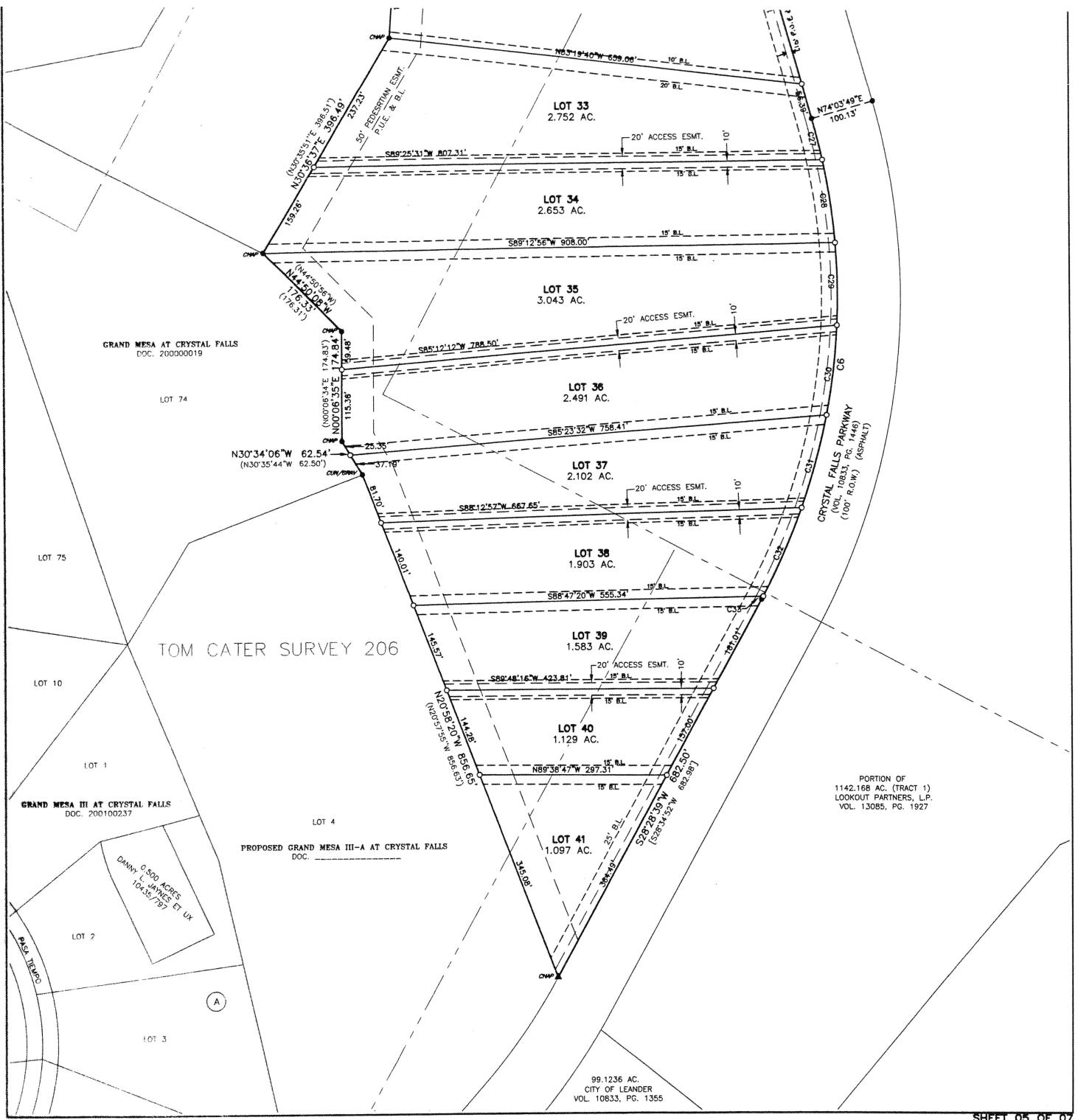


200500028 1.12.25

GRAND MESA IV AT CRYSTAL FALLS II

LOT 33





O. IN ORDER THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE
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 Williamson County.

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	30'10"06"	850.00'	447.56'	442.41'	S75°55'26"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 535.81']
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°19'45"W
C10	4'05"11"	850.00'	60.62'	60.61'	S06°27'54"W
C11	7'38"02"	960.00'	127.90'	127.81'	S97°13'05"W
C12	8'21"41"	960.00'	140.00'	139.97'	S79°13'14"W
C13	6'34"27"	998.63'	14.20'	14.14'	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	11'04"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°34'34"E
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

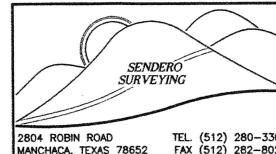
GRAND MESA SUBDIVISION



CRYSTAL FALLS

Jbeco
TM

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



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

SHEET 06 OF 07

WR 16

12/8/04

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

Partners, LP

DATE

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