



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

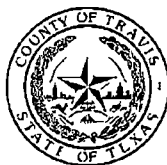
RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS

TAX CERTIFICATE 2021121636

RETURN

JAMES BROWDER - P/UP



202100131

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

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

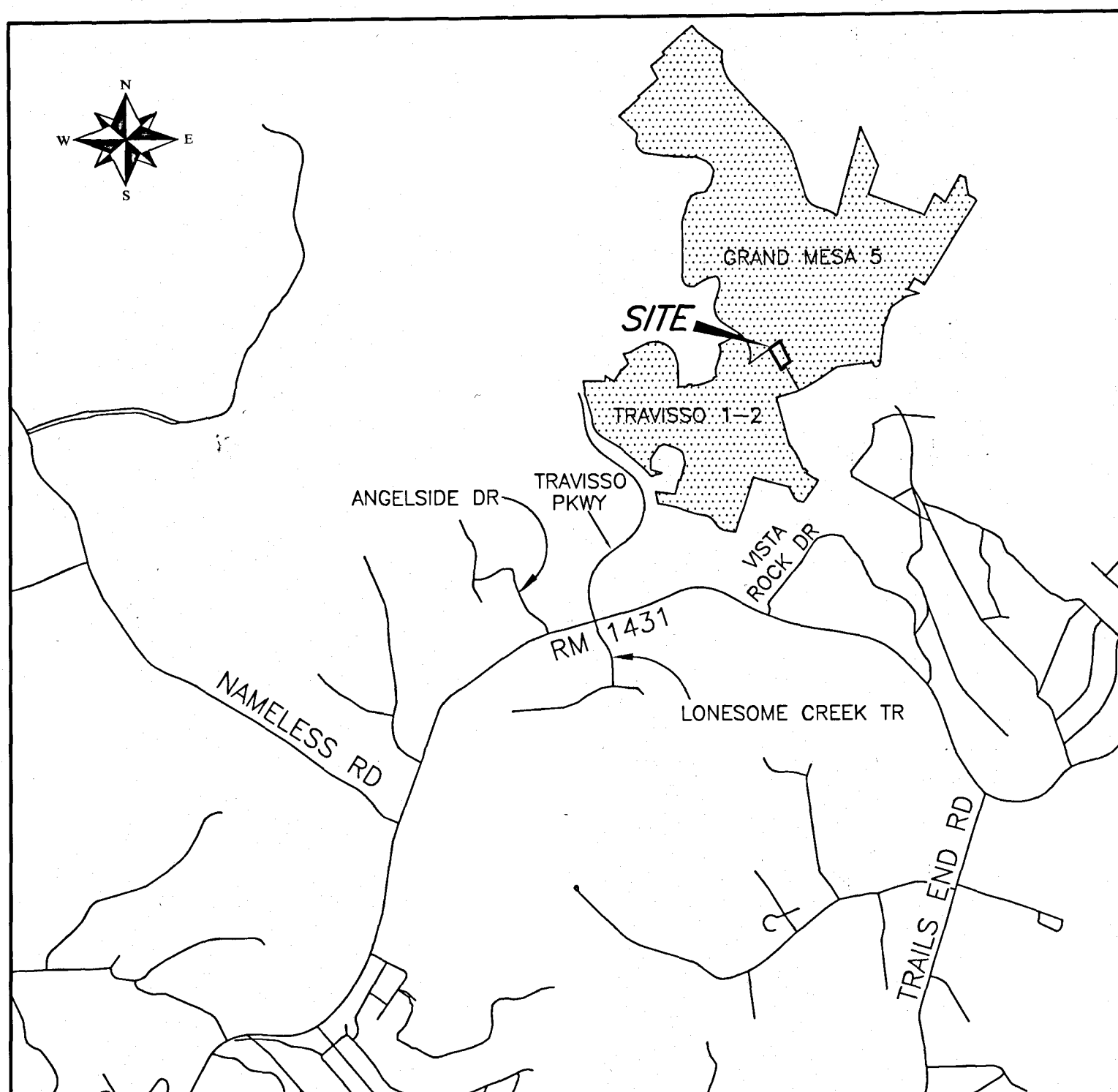
OWNER:
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641
(512) 986-7444

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

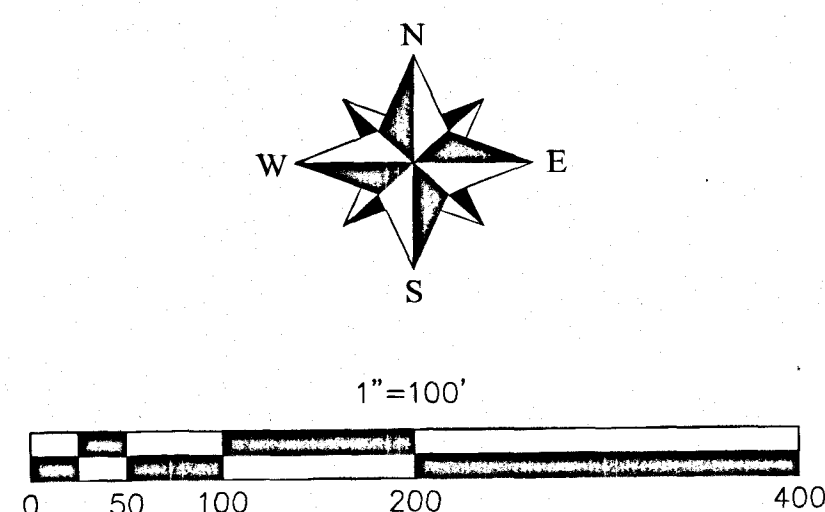
DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, LP
1789 SOUTH BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
(512) 690-4322

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.

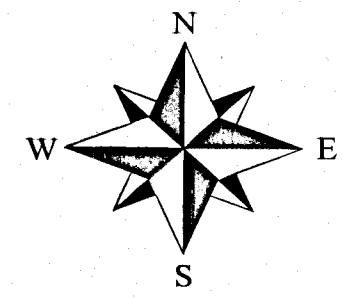


G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

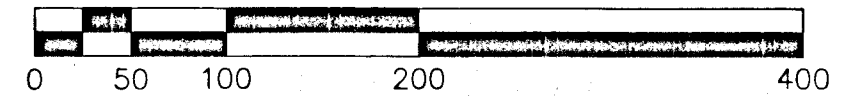
202100131

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

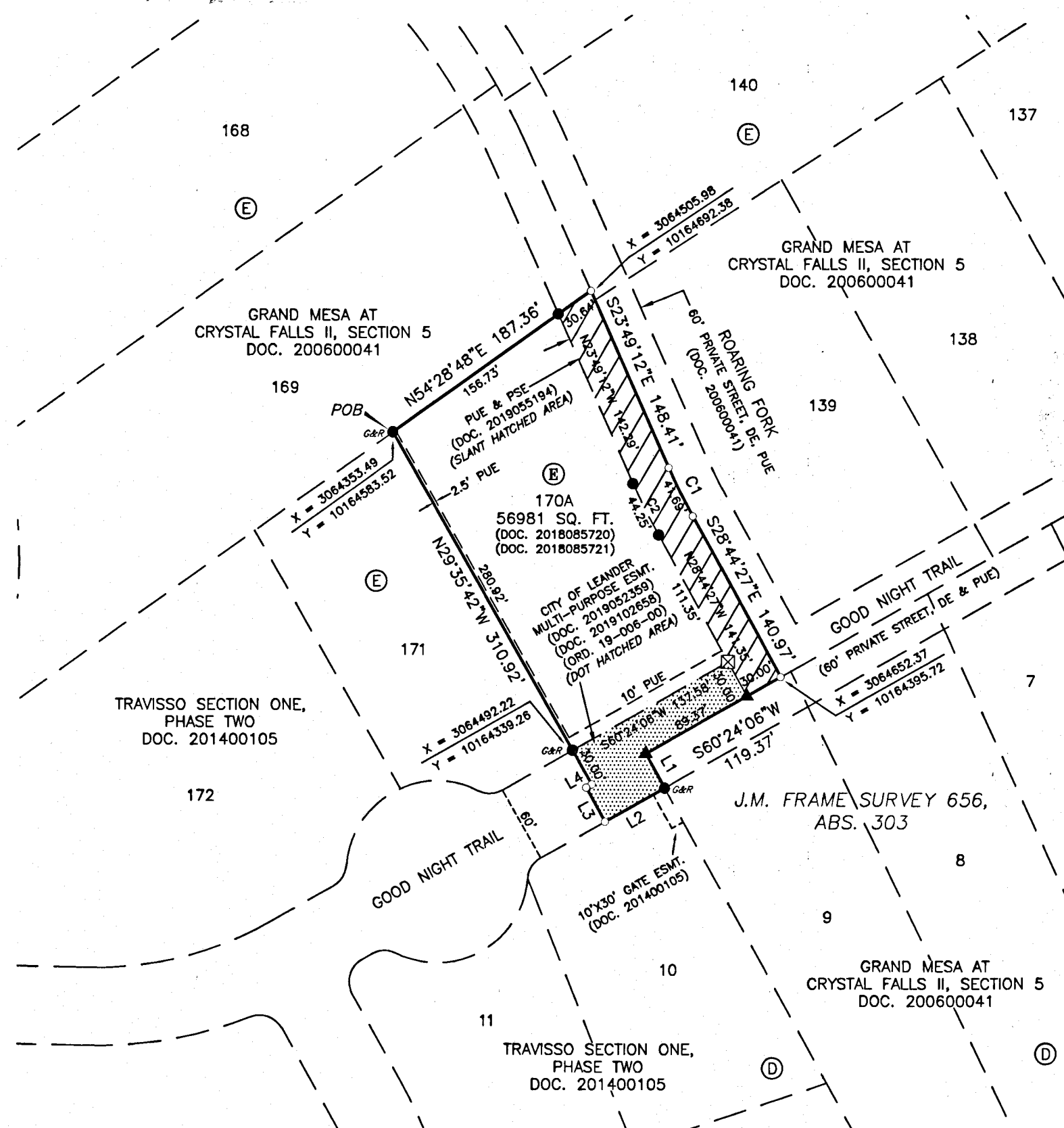
| LEGEND | |
|--------|------------------------------------------|
| ● | 1/2" IRON ROD FOUND |
| ● | IRON ROD WITH CAP FOUND (INSIGNIA NOTED) |
| ▲ | MAG NAIL FOUND |
| ⊗ | CHISELED "X" IN CONCRETE FOUND |
| ○ | CALCULATED POINT |
| Ⓚ | BLOCK NAME |
| PUE | PUBLIC UTILITY EASEMENT |
| PSE | PUBLIC SAFETY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



1"=100'



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' |



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

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.

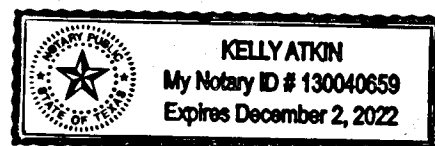
Kevin Autin
KEVIN AUTIN, PRESIDENT
CRYSTAL FALLS HOME OWNER'S ASSOCIATION, INC.
901 CRYSTAL FALLS PARKWAY, SUITE 203
LEANDER, TEXAS 78641

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 2020 A.D.

Kelly Atkin
PRINT NAME
NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson, TEXAS.
MY COMMISSION EXPIRES 12-2-2022



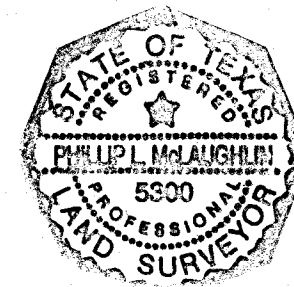
PLAT NOTES

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.

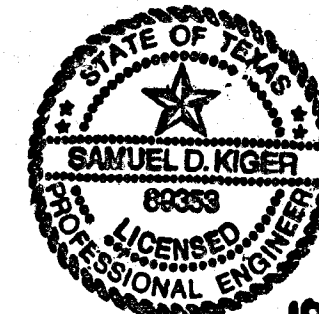
Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN
10-01-2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



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



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
JONATHAN HAYNIE
DATE 3/12/2021
STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

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 2020 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.

Rebecca H. Ross
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

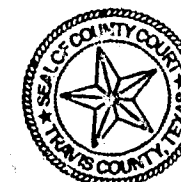
A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 202100131

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



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