



TRV

201100030

3 PGS

PLAT

PLAT RECORDS INDEX SHEET:

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

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

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE 2011014060

RETURN:

GRAVES DOUGHERTY HEARON
JUDY
512-480-5670

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 27, 2011 02:30 PM

201100030

BENAVIDESV: \$92.00

Dana DeBeauvoir, County Clerk

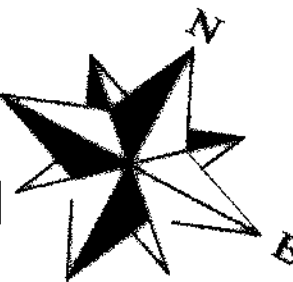
Travis County TEXAS

THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1B

FINAL PLAT OF

0 100' 200' 300' 400'

SCALE: 1" = 100'



TAYLOR MORRISON AT CRYSTAL FALLS, LLC
436.9246 ACRES
DOC. 2010094028 O.P.R.T.C.

BLOCK NOTE:
THE RIGHT OF WAY IS LOT 24,
BLOCK H. ALL LOTS WEST OF
THE RIGHT OF WAY ARE IN
BLOCK G

THE HIGHLANDS AT CRYSTAL FALLS SECTION 1, PHASE 2A
CABINET 66, SLIDE 53 O.P.R.W.C. - DOC. NO. 200900144 O.P.R.T.C.

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BUFFALO THUNDER

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SUBMITTAL DATE: NOVEMBER 2, 2010

2 BLOCKS

TOTAL AREA OF THIS PLAT: 30.6124 ACRES

TOTAL NUMBER OF LOTS: 50

RESIDENTIAL: 46

GREENBELT / DRAINAGE: 3

PRIVATE STREET: 1

SMALLEST LOT: 5913 SQUARE FEET

TOTAL AREA OF RIGHT OF WAY: 2.67 ACRES

LINEAR FEET OF NEW STREETS:

CHAMPIONS CORNER DRIVE: 1727 L.F.

WINNERS COURT: 147 L.F.

CHAMPIONS CORNER COURT: 175 L.F.

TOTAL: 2049 L.F.

OWNER AND DEVELOPER:

TAYLOR MORRISON AT CRYSTAL FALLS, LLC

805 LAS OMAS PARKWAY, SUITE 350

AUSTIN, TEXAS 78746

SURVEYOR:

G&R SURVEYING, LLC

1805 OUIDA DRIVE

AUSTIN, TEXAS 78728

ENGINEER:

JAY ENGINEERING CO., INC.

P. O. BOX 1220

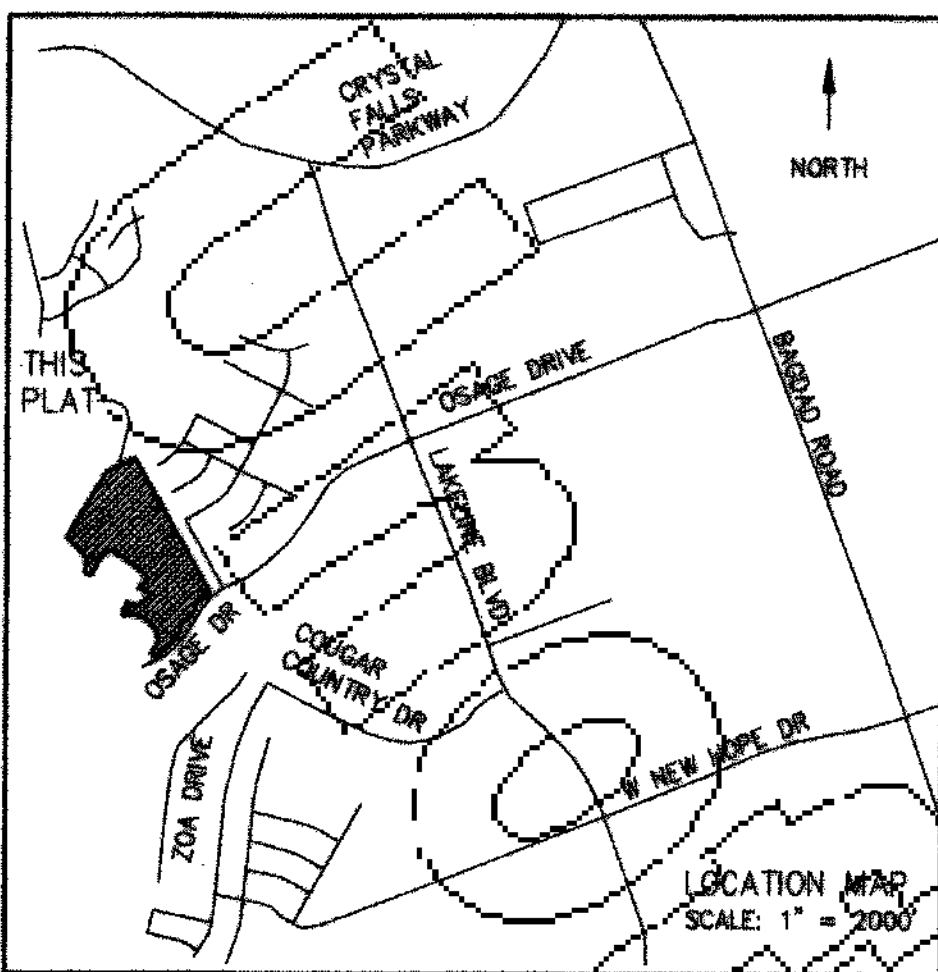
LEANDER, TEXAS 78646

LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH G&R SURVEYING CAP
- DE = DRAINAGE EASEMENT
- WWE = WASTE WATER EASEMENT
- (A) = BLOCK NAME
- O.P.R.W.C. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- O.P.R.T.C. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- [] = LOT AREA IN SQUARE FEET
- GB = GREENBELT
- RWME = RETAINING WALL ACCESS AND MAINTENANCE EASEMENT
- SWE = SIDEWALK EASEMENT
- PUE = PUBLIC UTILITY EASEMENT

BEARING BASIS: Grid azimuth for Texas Central Zone, NAD 83, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

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



FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1B

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	44.13	N89°28'14"W	L27	53.10	N32°56'57"E
L2	48.15	N89°30'46"E	L28	78.11	N32°46'18"E
L3	25.81	N89°34'30"W	L29	48.47	N57°11'42"W
L4	48.15	N89°30'46"E	L30	85.25	N32°46'18"E
L5	9.47	N89°28'14"W	L31	50.00	N48°58'08"W
L6	63.48	N47°18'38"E	L32	131.78	N81°07'40"E
L7	6.98	N47°18'38"E	L33	75.00	N81°07'40"E
L8	50.84	N70°19'38"E	L34	58.76	N81°07'40"E
L9	50.10	N57°34'04"E	L35	131.75	N81°12'38"E
L10	109.58	N28°47'24"W	L36	75.00	N81°12'38"E
L11	120.00	N88°45'58"E	L37	56.75	N81°12'38"E
L12	89.56	N68°46'38"E			
L13	50.44	N68°45'58"E			
L14	109.60	N54°13'00"E			
L15	59.23	N54°13'00"E			
L16	50.37	N54°13'00"E			
L17	89.57	N28°47'24"W			
L18	50.41	N33°36'37"E			
L19	41.31	N59°28'28"W			
L20	88.00	N48°16'48"E			
L21	33.88	N41°27'14"W			
L22	80.00	N41°27'14"W			
L23	82.04	N48°44'24"E			
L24	11.10	N41°27'14"W			
L25	54.27	N48°16'48"E			
L26	28.70	N55°20'28"W			

PLAT NOTES

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 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 $\frac{1}{8}$ " PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
- A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE ROADWAY LOTS AND ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.
- 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.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
- 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.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
- 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.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
- DRIVEWAY ACCESS TO OSAE IS PROHIBITED. DRIVEWAY ACCESS TO CHAMPIONS CORNER DRIVE IS PROHIBITED FOR LOTS 19 AND 25 BLOCK "G".
- LOT 1 BLOCK "G" AND LOTS 1 AND 23 BLOCK "H" ARE FOR GREENBELT AND DRAINAGE EASEMENT PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 24 BLOCK "H" IS FOR PRIVATE ROADWAY, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES.
- ALL PRIVATE STREETS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE SAME PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
- 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.
- SIDEWALKS ARE NOT REQUIRED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD	TAN
C1	98.72	734.22	7°45'34"	S47°44'11"W	98.84	48.94
C2	36.84	25.00	83°56'34"	S85°50'01"W	33.45	22.50
C3	37.08	25.00	84°59'00"	S89°41'12"E	33.77	22.90
C4	23.81	28.00	48°43'27"	S57°10'01"W	23.10	12.88
C5	114.80	87.50	87°26'53"	S32°48'18"W	101.46	78.90
C6	23.81	28.00	48°43'27"	S85°50'01"W	23.10	12.88
C7	322.42	585.00	32°41'48"	S49°08'11"W	318.08	188.73
C8	149.89	475.00	18°55'23"	N48°17'37"E	149.07	75.47
C9	13.51	50.00	18°28'43"	N82°27'08"E	13.47	6.89
C10	81.59	375.00	8°24'35"	N87°15'54"W	81.52	38.86
C11	128.34	375.00	18°18'10"	N18°08'18"W	125.74	63.77
C12	143.18	425.00	18°18'10"	N18°08'18"W	142.50	72.28
C13	85.35	425.00	7°27'44"	N28°03'32"W	85.31	27.71
C14	71.73	425.00	8°40'12"	N18°28'34"W	71.84	35.95
C15	16.10	425.00	2°18'14"	N82°34'21"W	16.10	8.05
C16	31.42	20.00	90°00'00"	N33°30'40"E	28.28	20.00
C17	17.45	20.00	48°58'41"	N74°28'23"W	16.80	9.33
C18	244.34	50.00	278°58'23"	N88°28'14"W	84.29	41.96
C19	19.88	50.00	22°46'32"	N88°32'40"W	19.74	10.97
C20	53.21	50.00	80°58'18"	N77°14'47"E	50.73	28.44
C21	33.63	50.00	38°32'18"	N27°28'32"E	33.00	17.48
C22	28.18	50.00	30°50'00"	N88°48'35"W	28.06	13.40
C23	48.55	50.00	58°38'11"	N48°58'41"W	48.67	28.38
C24	62.89	50.00	72°04'08"	N88°33'08"E	58.63	38.37
C25	17.45	20.00	48°58'41"	N55°30'50"E	16.80	9.33
C26	4.82	20.00	13°48'16"	N32°28'43"E	4.81	2.42
C27	12.63	20.00	38°18'28"	N82°28'34"E	12.42	6.53
C28	31.42	20.00	90°00'00"	N53°38'14"W	28.28	20.00
C29	178.98	225.00	43°32'24"	N31°15'28"W	168.00	88.86
C30	108.12	225.00	27°31'58"	N27°15'13"W	107.09	58.13
C31	89.88	225.00	18°27'08"	N44°14'46"W	88.48	38.52
C32	2.18	225.00	0°38'18"	N82°44'38"W	2.18	1.09
C33	132.99	175.00	43°32'24"	N31°15'28"W	125.81	68.89
C34	80.29	175.00	19°44'22"	N19°21'28"W	80.00	30.46
C35	72.14	175.00	23°37'08"	N41°08'10"W	71.63	36.56
C36	0.55	175.00	0°10'54"	N82°38'11"W	0.55	0.28
C37	137.48	325.00	24°14'14"	N48°04'31"W	136.48	68.78
C38	188.83	375.00	24°14'14"	N48°04'31"W	157.48	88.52
C39	70.80	375.00	10°48'01"	N30°48'34"W	70.80	35.50
C40	17.13	375.00	2°37'00"	N30°08'55"W	17.12	8.58
C41	51.89	325.00	9°05'45"	N33°29'16"W	51.54	25.85
C42	85.89	225.00	18°08'28"	N48°27'23"W	85.84	43.20
C43	58.53	175.00	18°08'45"	N18°12'21"W	58.26	29.54
C44	75.25	225.00	18°08'45"	N18°12'21"W	74.90	37.08
C45	21.09	225.00	5°20'53"	N28°38'37"W	20.89	10.51
C46	54.25	225.00	13°48'52"	N16°32'04"W	54.12	27.26
C47	51.89	225.00	13°08'34"	N18°12'25"W	51.56	25.95
C48	24.47	20.00	70°58'52"	N12°15'43"E	22.97	14.03
C49	128.95	175.00	42°33'03"	N39°04'19"W	127.00	68.14
C50	119.84	175.00	38°04'18"	N28°12'45"W	117.32	62.29
C51	105.33	175.00	3°22'54"	N80°28'15"W	103.33	5.17
C52	17.45	20.00	48°58'41"	N32°18'30"E	16.80	9.33
C53	244.34	50.00	278°58'23"	N88°28'14"W	84.29	41.96
C54	8.15	50.00	2°02'51"	N88°13'08"W	8.15	3.08
C55	88.43	50.00	78°57'40"	N82°11'40"E	81.60	38.15
C56	48.18	50.00	48°04'40"	N88°53'28"W	38.11	21.25
C57	33.62	50.00	38°31'59"	N51°10'30"E	32.69	17.47
C58	33.14	50.00	32°08'32"	N88°28'28"W	32.54	17.20
C59	58.18	50.00	67°48'16"	N32°07'36"E	55.78	33.61
C60	5.84	50.00	9°27'38"	N89°32'45"E	5.83	2.82
C61	17.45	20.00	48°58'41"	N22°18'48"E	16.80	9.33
C62	30.88	20.00	88°27'28"	N88°27'38"W	27.80	18.47
C63	31.20	225.00	7°58'46"	N48°12'18"W	31.18	15.83
C64	70.71	375.00	10°48'13"	N42°37'31"W	70.61	35.48
C65	92.14	364.78	8°28'32"	N48°48'04"E	82.04	48.17
C66	71.11	565.00	7°12'38"	N36°24'37"E	71.00	36.00
C67	5.80	28.00	11°31'54"	N18°42'21"E	5.78	2.91
C68	64.82	514.98	7°12'48"	N38°24'31"E	64.77	32.45

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

FINAL PLAT OF

THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1B

FIELD NOTES
30.6124 ACRES

BEING 30.6124 ACRES OF LAND LOCATED PARTIALLY IN THE J. W. MORRIS SURVEY, ABSTRACT NO. 572, TRAVIS COUNTY, TEXAS AND PARTIALLY IN THE I.A. HAMPTON SURVEY, ABSTRACT NO. 886, TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 436.9248 ACRES CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC BY DEED RECORDED IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.C.T.) AND DOCUMENT NO. 2010043397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.), SAID 30.6124 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS RECITED HEREIN ARE BASED ON GRID AZIMUTH FOR TEXAS CENTRAL ZONE, NAD 83);

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

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

1. SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 734.22 FEET, AN ARC LENGTH OF 99.72 FEET, A CENTRAL ANGLE OF 7°49'54" AND A CHORD BEARING AND DISTANCE OF S 47°44'11" W, 99.64 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF REVERSE CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.64 FEET, A CENTRAL ANGLE OF 83°58'34" AND A CHORD BEARING AND DISTANCE OF S 85°50'01" W, 33.45 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
3. S 39°35'02" W, A DISTANCE OF 80.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.08 FEET, A CENTRAL ANGLE OF 84°58'00" AND A CHORD BEARING AND DISTANCE OF S 09°41'12" E, 33.74 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
5. S 32°48'18" W, A DISTANCE OF 142.72 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
6. SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 23.81 FEET, A CENTRAL ANGLE OF 48°43'27" AND A CHORD BEARING AND DISTANCE OF S 57°10'01" W, 23.10 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF REVERSE CURVE TO THE LEFT;
7. SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, AN ARC LENGTH OF 114.80 FEET, A CENTRAL ANGLE OF 97°28'53" AND A CHORD BEARING AND DISTANCE OF S 32°48'18" W, 101.48 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE POINT OF REVERSE CURVE TO THE RIGHT;
8. SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 23.81 FEET, A CENTRAL ANGLE OF 48°43'27" AND A CHORD BEARING AND DISTANCE OF S 08°26'35" W, 23.10 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
9. S 32°48'18" W, A DISTANCE OF 76.11 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
10. SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 322.42 FEET, A CENTRAL ANGLE OF 32°41'48" AND A CHORD BEARING AND DISTANCE OF S 49°08'11" W, 318.06 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR THE MOST SOUTHERLY CORNER HEREIN;
11. N 23°56'14" W, A DISTANCE OF 38.92 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
12. N 33°55'57" E, A DISTANCE OF 118.51 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
13. N 02°26'19" W, A DISTANCE OF 88.28 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
14. N 18°46'50" W, A DISTANCE OF 81.34 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
15. N 38°50'24" W, A DISTANCE OF 88.86 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
16. N 53°13'41" W, A DISTANCE OF 153.88 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
17. S 89°02'49" W, A DISTANCE OF 180.01 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
18. NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 149.69 FEET, A CENTRAL ANGLE OF 18°03'23" AND A CHORD BEARING AND DISTANCE OF N 18°17'37" E, 149.07 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
19. S 57°50'52" E, A DISTANCE OF 104.93 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
20. N 56°49'57" E, A DISTANCE OF 115.56 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
21. N 37°42'38" E, A DISTANCE OF 104.54 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
22. N 64°55'17" W, A DISTANCE OF 133.90 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
23. NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 13.51 FEET, A CENTRAL ANGLE OF 15°28'43" AND A CHORD BEARING AND DISTANCE OF N 02°27'05" E, 13.47 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
24. N 82°58'48" E, A DISTANCE OF 17.26 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
25. N 37°15'50" E, A DISTANCE OF 124.08 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
26. N 42°09'42" W, A DISTANCE OF 61.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
27. N 52°44'10" W, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
28. N 52°47'09" W, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
29. N 64°37'13" W, A DISTANCE OF 61.31 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
30. N 62°24'32" W, A DISTANCE OF 83.90 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
31. S 48°33'40" W, A DISTANCE OF 162.84 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
32. S 20°06'56" W, A DISTANCE OF 95.33 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
33. S 33°10'17" W, A DISTANCE OF 79.58 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
34. NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 61.59 FEET, A CENTRAL ANGLE OF 9°24'38" AND A CHORD BEARING AND DISTANCE OF N 87°15'54" W, 61.52 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET AT THE END OF SAID CURVE;
35. N 04°05'36" E, A DISTANCE OF 138.04 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
36. N 27°24'24" W, A DISTANCE OF 99.07 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
37. N 43°02'38" W, A DISTANCE OF 66.47 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
38. N 46°04'48" W, A DISTANCE OF 168.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
39. N 30°33'24" E, A DISTANCE OF 805.93 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
40. N 69°20'25" E, A DISTANCE OF 18.99 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
41. N 61°12'36" E, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
42. S 28°47'24" E, A DISTANCE OF 12.39 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR AN ANGLE POINT;
43. N 61°07'49" E, A DISTANCE OF 131.76 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER HEREIN, BEING AN INTERIOR CORNER OF THE SAID 436.9248 ACRES, BEING IN A EASTERLY LINE OF THE SAID 436.9248 ACRES AND BEING THE WEST CORNER OF LOT 51, BLOCK C, OF THE AFOREMENTIONED HIGHLANDS AT CRYSTAL FALLS, SECTION 1, PHASE 2A, A SUBDIVISION RECORDED IN CABINET GG, SLIDE 53, P.R.W.C.T.;

THENCE, S 28°47'12" E, ALONG AN EASTERLY LINE OF THE SAID 436.9248 ACRES, A DISTANCE OF 681.73 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 68, BLOCK C OF SAID HIGHLANDS AT CRYSTAL FALLS, SECTION 1, PHASE 2A AND BEING THE WEST CORNER OF LOT 88, BLOCK C, OF THE AFOREMENTIONED HIGHLANDS AT CRYSTAL FALLS, SECTION 1, PHASE III;

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

STATE OF TEXAS
COUNTY OF TRAVIS

I, ROBERT E. HYSMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS AND WILLIAMSON COUNTIES, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

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



12/02/10

STATE OF TEXAS
COUNTIES OF TRAVIS AND WILLIAMSON

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 30.6124 ACRES OF LAND SITUATED IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, OUT OF THE J. W. MORRIS SURVEY, ABSTRACT NO. 572, TRAVIS COUNTY AND ABSTRACT NO. 886, WILLIAMSON COUNTY, TEXAS AND PARTIALLY IN THE I.A. HAMPTON SURVEY, ABSTRACT NO. 886, TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010094028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2010043397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY PLAT SAID 30.6124 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS COUNTY, TEXAS AND WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 1 PHASE 1B", 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 7th DAY OF December, 2010 A.D.

JAMES D. PLASEK, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
805 LAS CHAS PARKWAY, SUITE 350
AUSTIN, TEXAS 78746

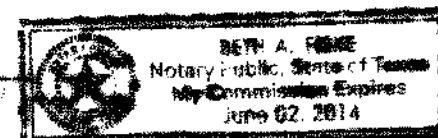
STATE OF TEXAS
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF December, 2010 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: 6-2-14

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 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 MAPS (FIRM) PANEL NOS. 481079 0468E, 48453C 0115H AND 48453C 0095H DATED SEPT. 26, 2006, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-258-3882

STATE OF TEXAS
COUNTIES OF TRAVIS AND WILLIAMSON

APPROVED THIS THE 9th DAY OF December, 2010 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.

SHLOTH ROSE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 27th DAY OF JANUARY, 2011 A.D. AT 2:30 O'CLOCK P.M., ANDDULY RECORDED ON THE 27th DAY OF JANUARY, 2011 A.D. AT 2:30 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100030WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAYOF JANUARY, 2011 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY D. Bartholomew

D. BARTHOLOMEW

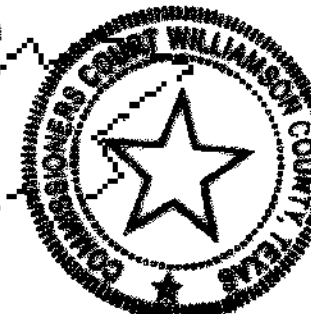
STATE OF TEXAS
COUNTY OF WILLIAMSON:

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

IN MY OFFICE ON THE 26th DAY OF JANUARY, 2011 A.D., AT11:22 O'CLOCK A.M., AND DULY RECORDED THIS THE 26th DAY OFJANUARY, 2011 A.D. AT 11:46 O'CLOCK A.M. IN THE PLATRECORDS OF SAID COUNTY IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 201100030

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

NANCY RISTER, CLERK, COUNTY COURT, OF WILLIAMSON COUNTY, TEXAS

BY William Weirling

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