

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

SUBMITTAL DATE: MAY 30, 2013.
TOTAL AREA OF THIS PLAT: 1.105 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1
NEW STREETS: NONE

NEW STREETS: NONE

SURVEYOR:

1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

LEGEND:

- = IRON ROD WITH G&R CAP SET
- = MAG NAIL SET
- = BLOCK NAME
- = PUBLIC UTILITY EASEMENT
- = PUBLIC SAFETY EASEMENT
- = LOT AREA IN SQUARE FEET

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT

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. YARBRO SURVEY 422, BEING ALL OF LOT 86, BLOCK 6, GRAND MEZA AT CRYSTAL FALLS II, SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2013000354, OFFICIAL PUBLIC RECORDS AT TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 218.70 ACRE TRACT OF LAND, CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OFFICIAL PUBLIC RECORDS OF THE CITY COUNTY, TEXAS, DO HEREBY PLOT SAID 1,105 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LANDLORD, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS LOT 86, BLOCK 6, GRAND MEZA AT CRYSTAL FALLS II, OTHER OPEN SPACES TO PUBLIC USE, 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.

DATE 7-30-13

WILLIAM R. HINKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINKLEY, 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:

DECEASED ME THE UN

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

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

Balena A. Smith
PRINT NAME

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

MY COMMISSION EXPIRES 12-19-2016

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**

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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.

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

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 _____ DAY _____ 19____.

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OF July 15, 2022 A.D. AT 1:30 O'CLOCK P.M., AND DULY RECORDED ON THIS THE 15 DAY

2013 JAN 15 3:58 PM OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND

STATE OF TEXAS
COUNTY OF DALLAS

IN DOCUMENT NO. 01300140

WITNESS MY HAND AND SEAL OF OFFICE OF
2017 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS C

BY _____

_____

G&S
SURVEYING, LLC

1805 OUIDA DR.

AUSTIN, TEXAS 78728
HOME: (512) 267-7430

AX: (512) 836-8385

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L:\11232-GRAND MESA SECTION 7\dwg\11232_GR-PLAT-66 K-AMENDED.dwg 7/15/2013 8:39:33 AM CDT

SHEET 1 OF 2

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 IS 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 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-PLATING 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 RE-PLATING 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 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 OS&F SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
21. TWENTY-FIVE FOOT OS&F 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 AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAN 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 PLAN 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 PLAN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAN 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 PLAN 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 30' OR ONE (1) SIDE OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR ONE (1) SIDE 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. A. CLAIRSON 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 LORA WATERSHED MANAGEMENT AT 1-800-778-8272, EXTENSION 2324 FOR MORE INFORMATION.
35. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 201220835.
36. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.



1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8365