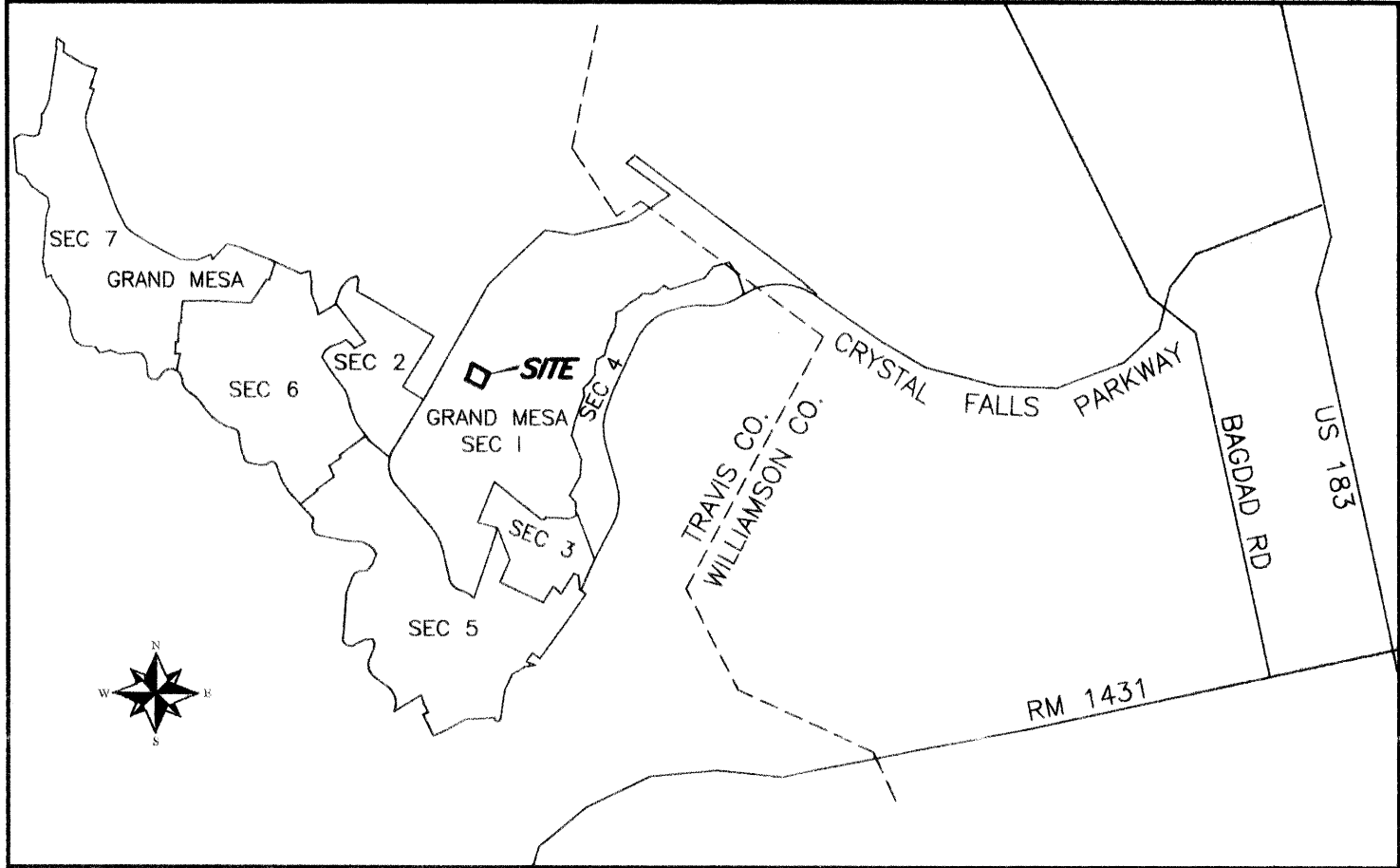


201400193



LOCATION MAP
N.T.S.

LEGEND:

●	= IRON ROD WITH CHAPARRAL CAP FOUND
⊙	= COTTON SPINDLE FOUND
▲	= PK NAIL FOUND
PUE	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING SETBACK LINE
T.C.	= TRAVIS COUNTY
W.C.	= WILLIAMSON COUNTY
104017	= LOT AREA IN SQUARE FEET

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT DEAN AND MICHELLE BUSCHICK, BEING THE OWNER OF 2.384 ACRES OF LAND OUT OF THE C.H. HEART SURVEY 704 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN CABINET S, SLIDES 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 31, HAVING BEEN CONVEYED TO US BY GIFT DEED IN DOCUMENT NO. 2012022991 AND SAID LOT 32, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2003073955, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 2.384 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, AMENDED", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 22ND DAY OF July, 2014 A.D.

DEAN BUSCHICK
2010 SPYGLASS HILL
LEANDER, TEXAS 78641

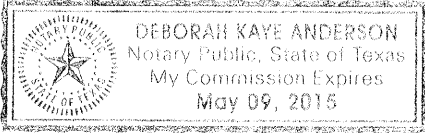
MICHELLE BUSCHICK
2010 SPYGLASS HILL
LEANDER, TEXAS 78641

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN BUSCHICK, 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 22ND DAY OF July, 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHELLE BUSCHICK, 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 22ND DAY OF July, 2014 A.D.

NOTARY PUBLIC, STATE OF TEXAS



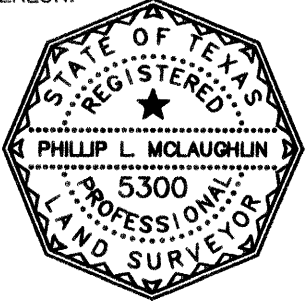
PLAT NOTES:

- THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS, RECORDED IN DOCUMENT NO. 200000019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN CABINET S, SLIDES 83-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
- 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.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS
- 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.
 - PRIVATE STREETS WITH ROADSIDE DRAINAGE.
 - NO SIDEWALKS.
 - NO STREET LIGHTS.
- THIS SUBDIVISION IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2000089453, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2000012247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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 AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1411028-TOH, ISSUED MAY 8, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN
JUNE 6, 2014
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

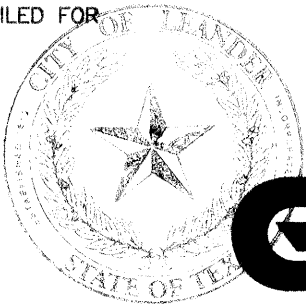


STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 8th DAY OF August, 2014 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

WAYNE WAITS, PE
CITY ENGINEER
CITY OF LEANDER, TEXAS

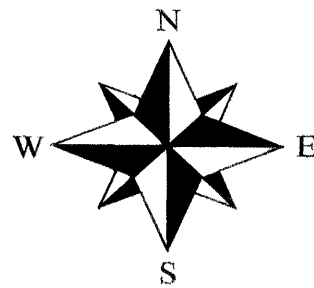
DEBBIE HAILE
CITY SECRETARY
CITY OF LEANDER, TEXAS



G&R
SURVEYING, LLC

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

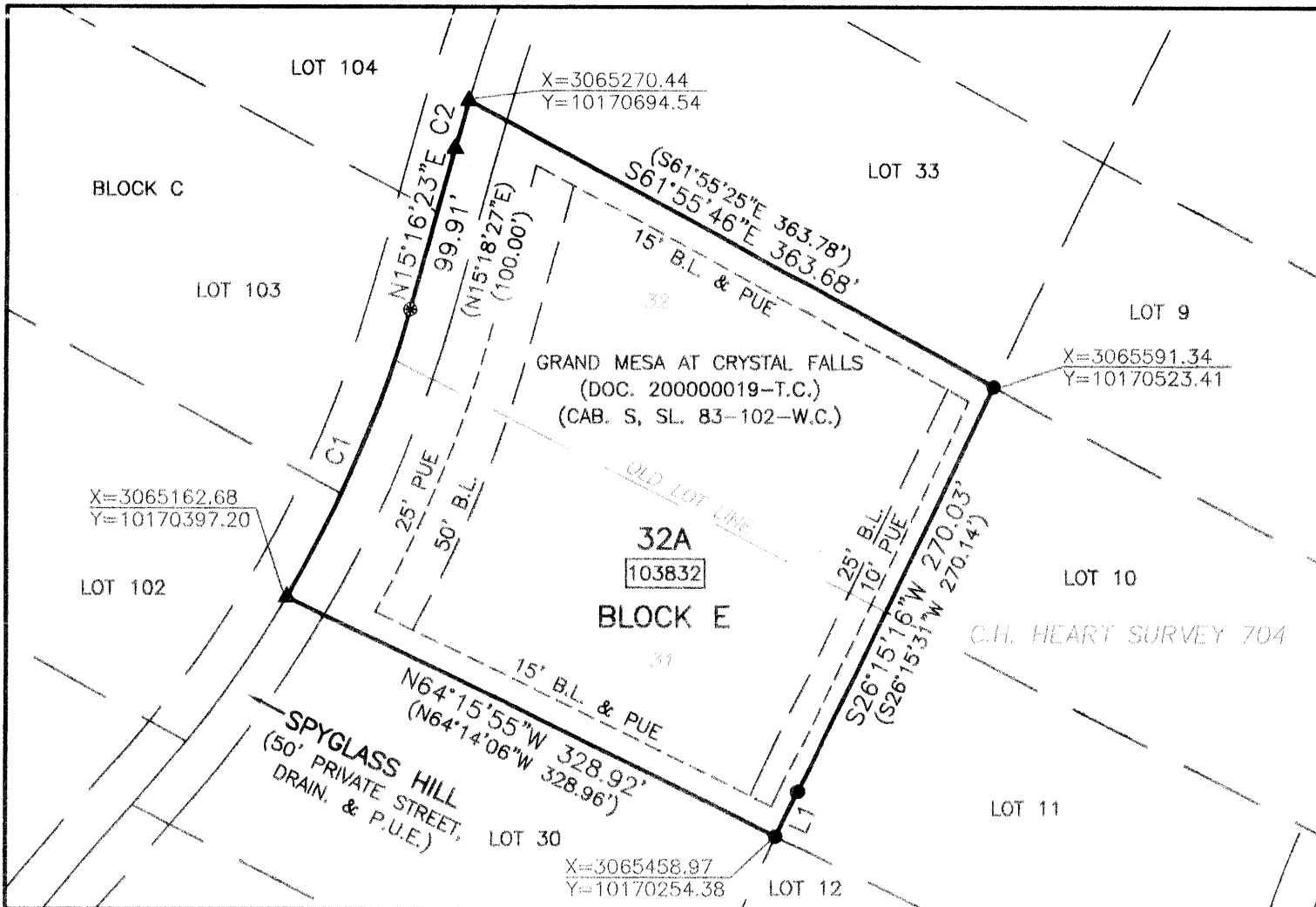
LOTS 31 AND 32, BLOCK E, GRAND MESA AT CRYSTAL FALLS, AMENDED



1"=100'



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



CURVE TABLE							
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	RECORD CHORD
C1	15°27'31"	695.56'	187.66'	N2°01'07"E	187.10'	94.41'	
C2	1°18'09"	1317.08'	29.94'	N16°03'44"E	29.94'	14.97'	N15°57'44"E 30.09'

LINE TABLE			
NUMBER	DIRECTION	DISTANCE	RECORD INFO.
L1	S25°40'24"W	29.80'	S25°45'18"W 29.86'

STATE OF TEXAS:
COUNTY OF TRAVIS:

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.

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.

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.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

~~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).~~

For N. Rooney Sherrin, PE, D.R.#0504417 7/17/14
STACEY SCHEFFEL D. R., PROGRAM MANAGER, DATE
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

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 29 DAY OF August, 2014 A.D. AT 11:00 O'CLOCK A, AND DULY RECORDED ON THIS THE 29 DAY OF August, 2014 A.D. AT 11:00 O'CLOCK A, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE

IN DOCUMENT NO. 201400193

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 29 DAY OF August, 2014 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY MM VBernaides
DEPUTY