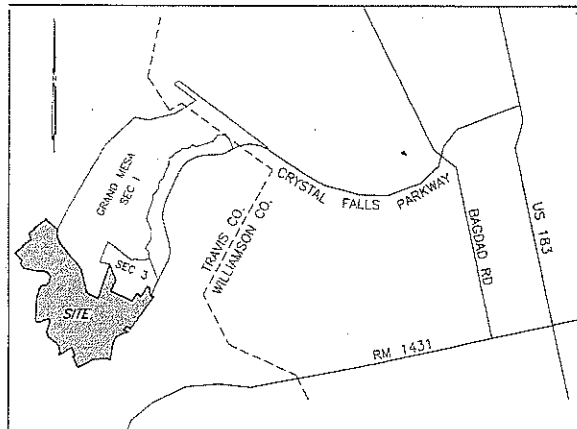


2-16-06

200400041

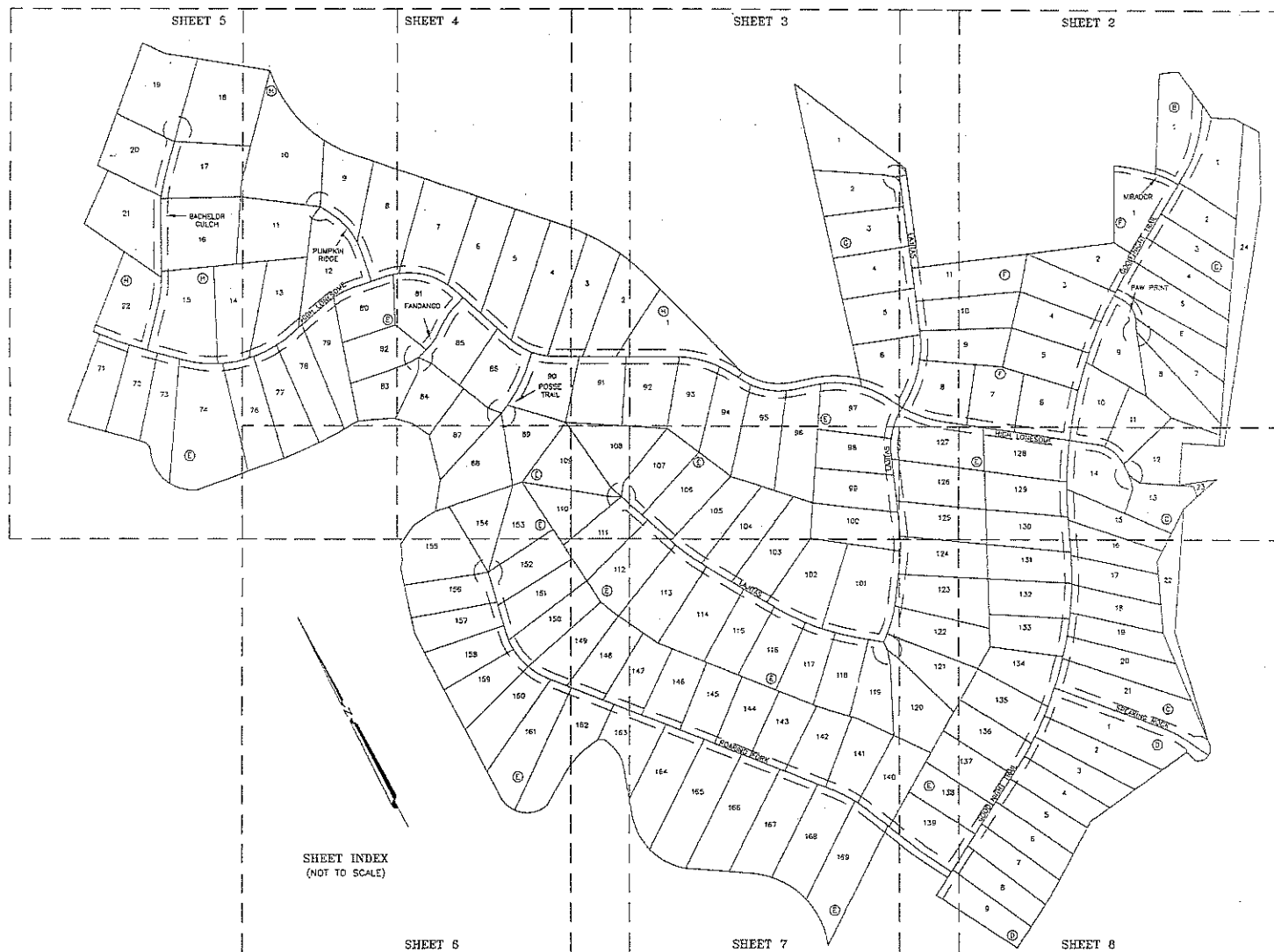
GRAND MESA AT CRYSTAL FALLS II, SECTION 5

LOCATION MAP
(NOT TO SCALE)

LEGEND

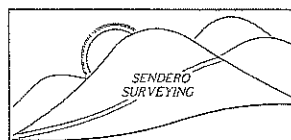
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP FOUND
- ⊙ COTTON SPINDLE FOUND
- 1/2" IRON ROD OR MAG NAIL WITH "SENDERO" CAP SET
- △ CALCULATED POINT
- ⊠ BENCHMARK (BRASS DISC SET IN CONCRETE)
- ⊠ MINIMUM FINISHED FLOOR ELEVATION

SHEET INDEX

SHEET INDEX
(NOT TO SCALE)

Jay Engineering Company, Inc.
P.M.B. 503
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3852 Fax. (512) 259-8018

CRYSTAL FALLS II™
The Natural Alternative To Subdivisions



911 W. FM 1626, No. 105 TEL. (512) 291-8272
AUSTIN, TEXAS 78748 FAX (512) 291-8279

PLOT DATE: 02/03/06	SCALE: 1"=100'
DATE OF SURVEY: February, 2005	
BEARING BASIS: Doc. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	01 OF 12

GRAND MESA AT CRYSTAL FALLS, II, SECTION 5

GRAND MESA III-A AT CRYSTAL FALLS
DOC. 200400050

CRYSTAL FALLS PARKWAY
(R.O.W. VARGES)

59.1236 AC.
CITY OF LEANDER
VOL. 10833, PG. 1355

99.1236 AC.
CITY OF LEANDER
VOL. 10533, PG. 1355

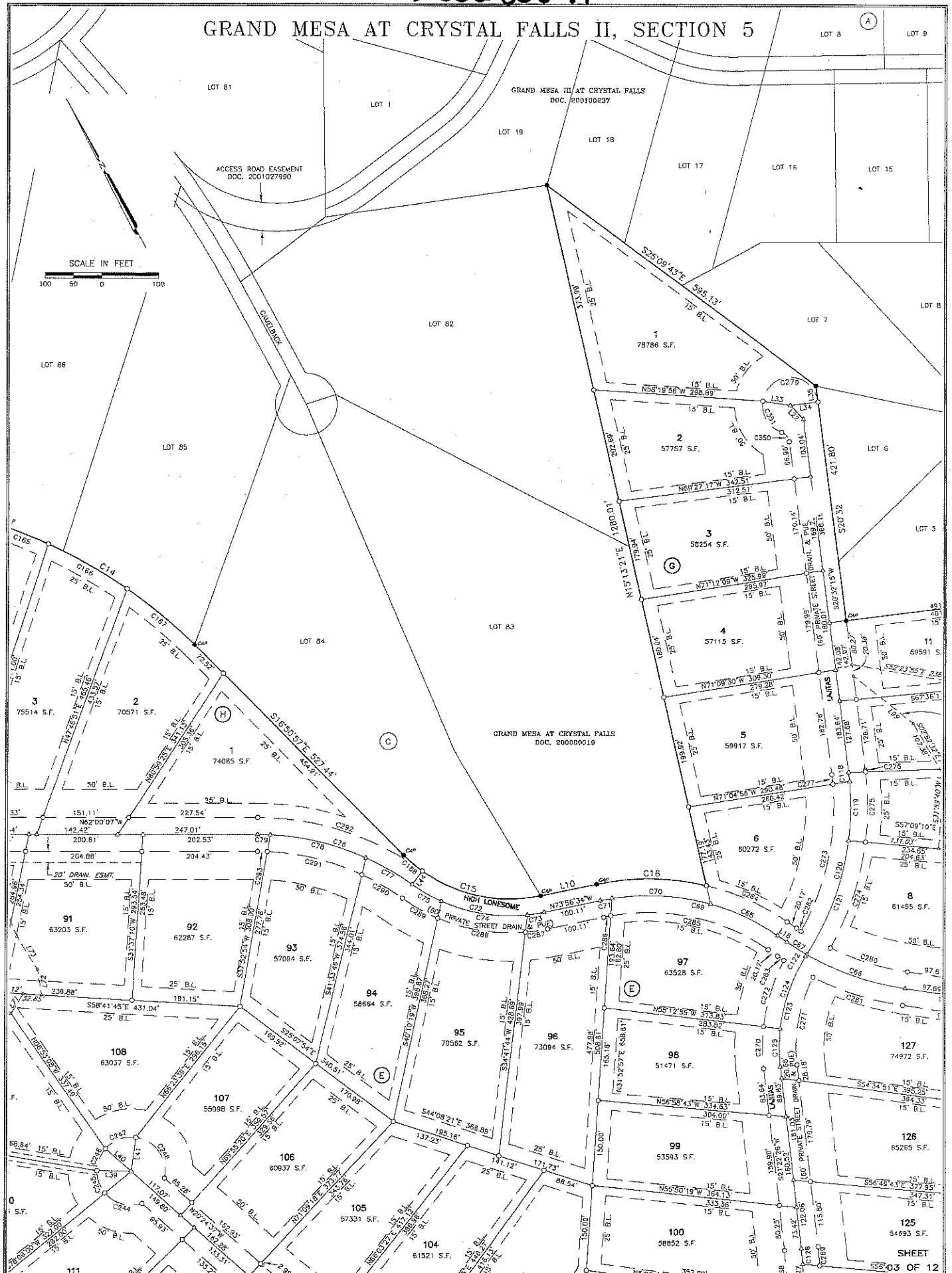
99.1236 AC.
CITY OF LEANDER
VOL. 10533, PG. 1355

FEMA 100-YEAR FLOOD PLAIN
609 S.F.
OF LEANDER
S1, PG. 1105

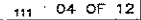
FEMA 100-YEAR FLOOD PLAIN
609 S.F.
OF LEANDER
S1, PG. 1105

2.0957 AC.
CITY OF LEANDER
VOL 11251, PG. 1092

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

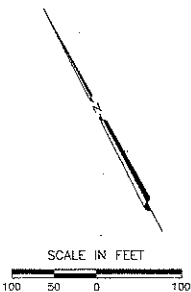


GRAND MESA AT CRYSTAL FALLS II, SECTION 5

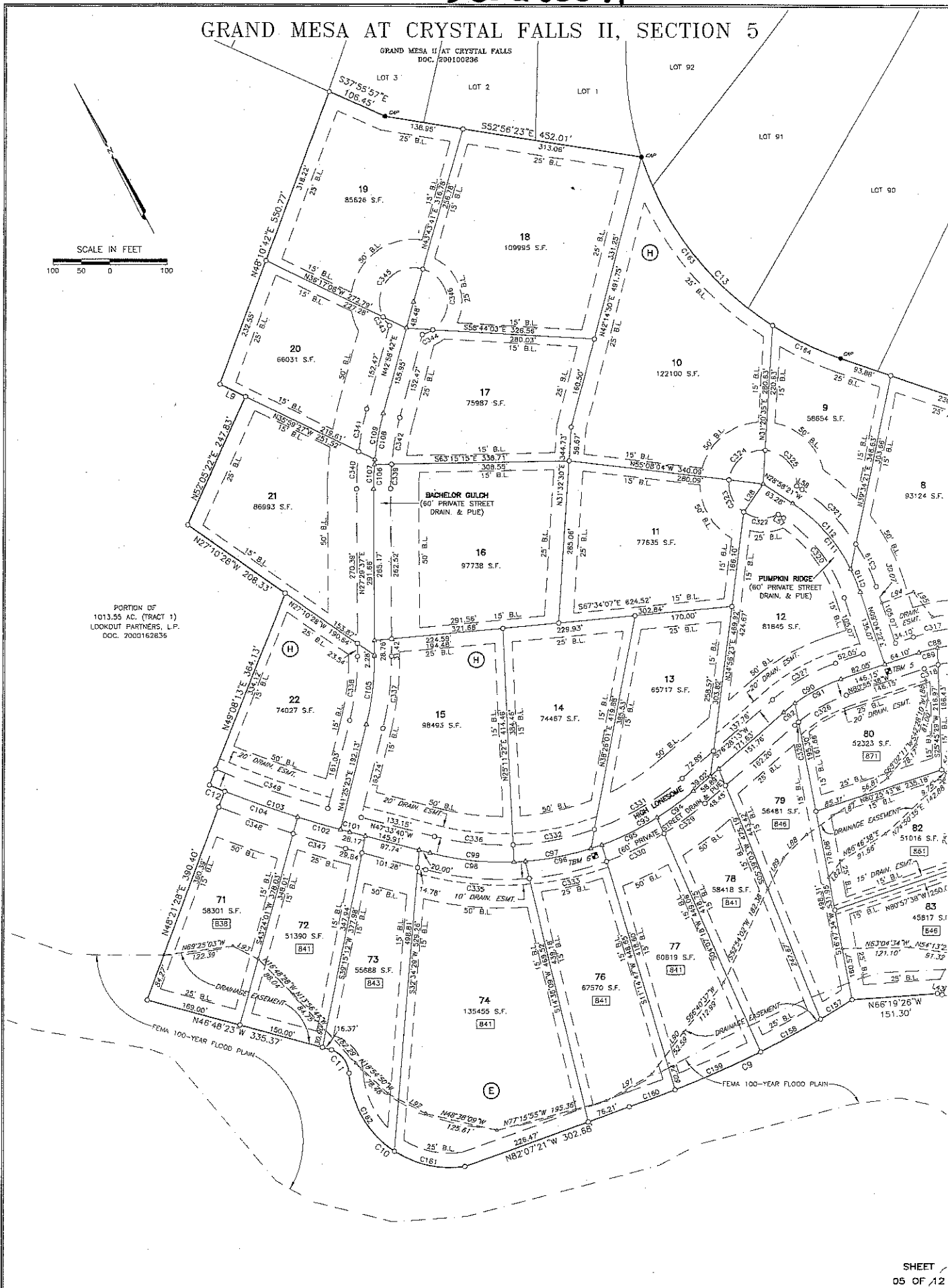


200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5



PORTION OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162835

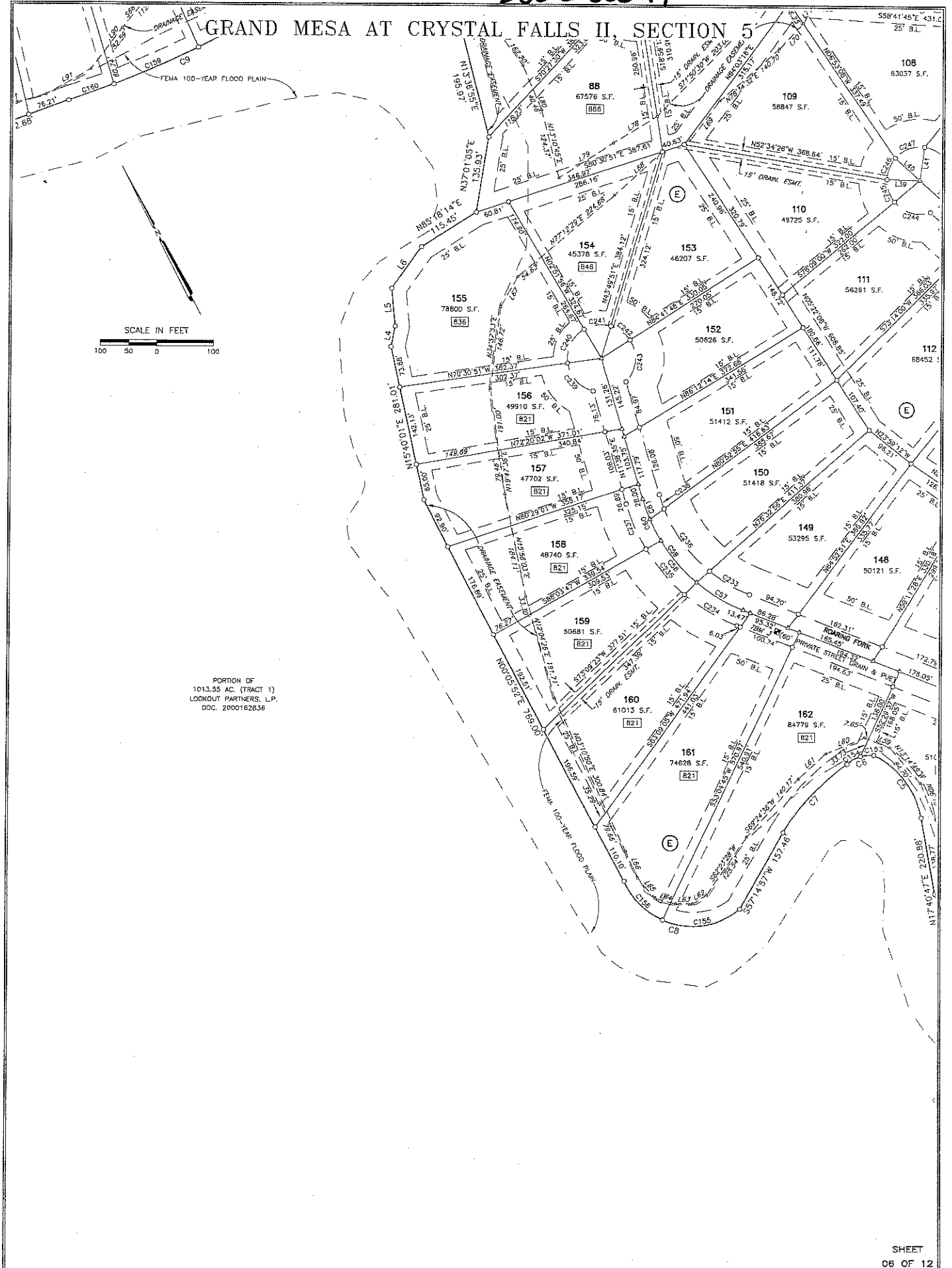


200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

SCALE IN FEET
100 50 0 100

PORTION OF
1013.95 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

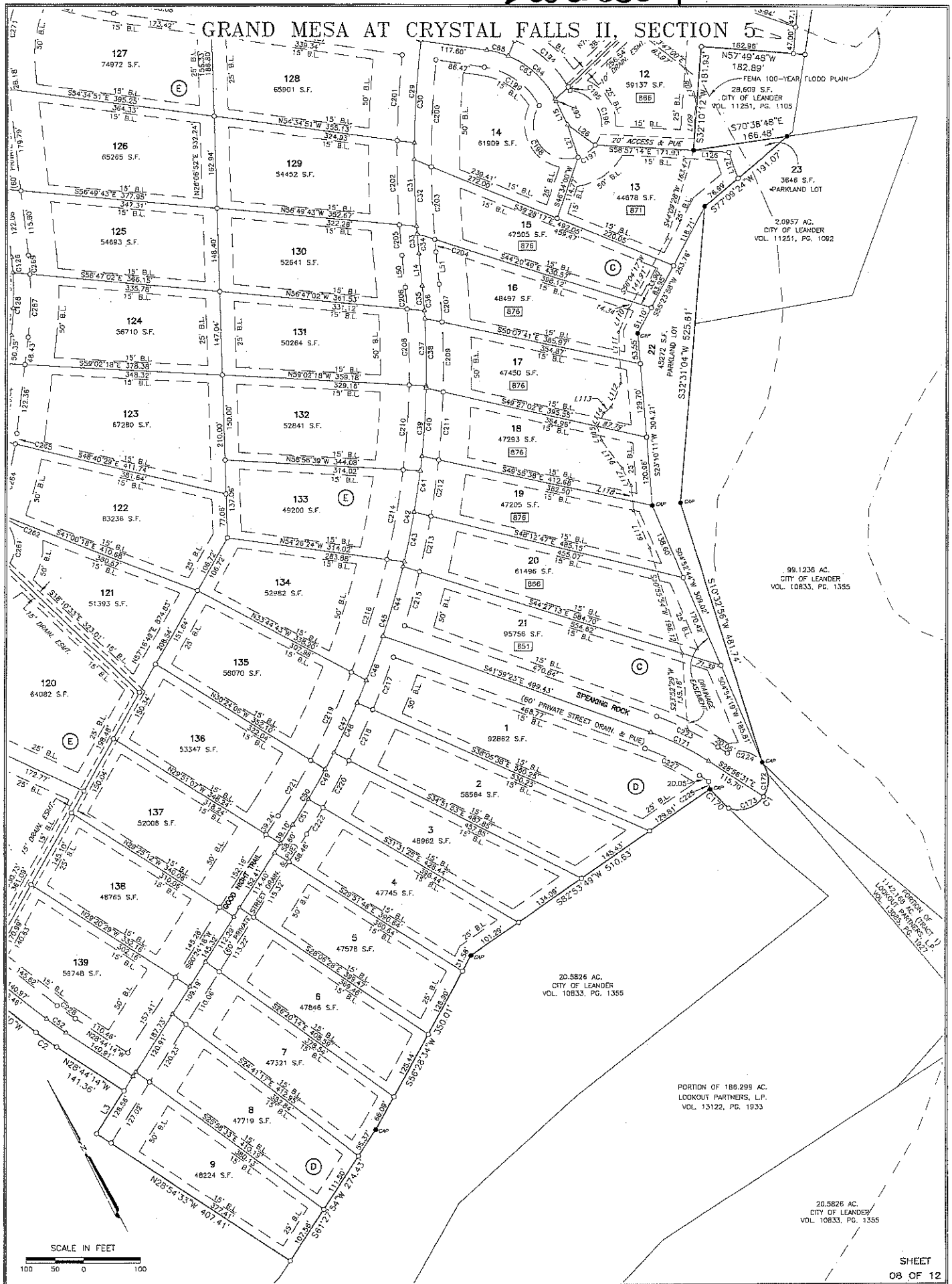


GRAND MESA AT CRYSTAL FALLS II, SECTION 5



200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5



SCALE IN FEET
100 50 0 100

PORTION OF 186.299 AC.
LOOKOUT PARTNERS, L.P.
VOL. 13122, PG. 1933

20.5826 AC.
CITY OF LEANDER
VOL. 10833, PG. 1355

2006 00041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S60°39'10"E	100.02
L2	S35°04'20"E	123.03
L3	N60°24'18"E	89.36
L4	N38°57'59"E	37.30
L5	N22°27'19"E	67.45
L6	N62°56'20"E	81.15
L7	N27°42'22"W	88.92
L8	N45°51'37"W	82.52
L9	N35°59'27"W	90.00
L10	S73°58'24"E	99.97
L11	S88°48'36"E	83.99
L12	S31°44'37"W	92.78
L13	N30°54'13"W	15.77
L14	S22°15'50"W	57.37
L15	N02°20'23"E	45.89
L16	N27°43'45"W	20.17
L17	S89°48'23"W	59.88
L18	S78°00'11"W	32.88
L19	S63°01'52"W	70.35
L20	S83°01'52"W	28.44
L21	S63°01'52"W	41.81
L22	S15°49'02"E	33.74
L23	S53°59'03"W	7.28
L24	S37°03'34"E	35.65
L25	S28°00'01"W	49.41
L26	S25°29'48"E	60.00
L27	S08°55'34"W	60.00
L28	N82°15'44"E	60.00
L29	S88°58'31"W	60.00
L30	S29°40'14"W	60.00
L31	N27°53'46"W	60.00
L32	N41°27'59"W	60.00
L33	N53°15'29"W	60.00
L34	S69°27'45"E	60.00
L35	S20°32'15"W	28.38
L36	N00°45'36"E	37.45
L37	S23°25'23"E	60.00
L38	S18°53'05"W	60.00
L39	N50°31'08"W	60.00
L40	N20°46'30"W	60.00
L41	N35°53'46"E	60.00
L42	N46°51'37"W	73.87
L43	N46°51'37"W	8.88
L44	S83°46'28"W	30.00
L45	N37°03'34"W	31.85
L46	S59°05'47"W	13.82
L47	N48°21'58"W	5.13
L48	S37°03'34"E	1.78
L49	S37°03'34"E	4.92
L50	S22°15'50"W	57.37
L51	S22°15'50"W	57.37
L52	S63°01'52"W	18.40
L53	S63°01'52"W	18.40
L54	S69°45'23"W	29.68
L55	S69°45'23"W	29.68
L56	N201°33'37"W	14.16
L57	N28°58'21"W	11.32
L58	S68°58'21"E	11.32
L126	S68°57'14"E	82.34
L127	S08°52'55"W	48.97

CURVE TABLE											
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	147°34'37"	52.53'	135.30'	100.88'	N83°40'18"E	C88	10°56'18"	300.00'	52.27'	51.18'	N75°27'30"W
C2	4°49'55"	525.00'	44.27'	44.26'	S26°18'17"E	C89	6°29'44"	300.00'	34.01'	33.99'	N77°40'46"W
C3	75°16'43"	357.70'	469.97'	436.89'	N17°35'45"W	C90	22°36'09"	300.00'	118.35'	117.58'	S87°46'18"W
C4	80°16'15"	272.84'	382.39'	351.88'	S24°12'24"E	C91	17°41'13"	300.00'	92.61'	92.24'	N88°46'14"W
C5	54°54'56"	153.14'	148.78'	141.22'	N69°33'31"W	C92	4°54'56"	300.00'	25.74'	25.73'	S78°55'41"W
C6	49°31'48"	60.09'	51.95'	50.35'	N80°32'31"W	C93	23°48'33"	500.00'	207.77'	208.28'	N88°22'30"E
C7	23°28'24"	414.96'	170.01'	168.82'	S71°06'38"W	C94	9°08'48"	500.00'	79.53'	79.44'	N81°01'37"E
C8	107°17'50"	130.45'	244.30'	210.15'	S48°29'58"E	C95	12°24'09"	500.00'	108.23'	108.02'	S88°12'55"E
C9	13°48'28"	1812.74'	436.86'	435.80'	S87°39'49"E	C96	15°29'37"	500.00'	135.21'	134.80'	S74°16'02"E
C10	84°41'42"	176.18'	291.28'	258.22'	S30°09'43"E	C97	15°27'44"	500.00'	134.93'	134.92'	S71°59'22"E
C11	86°41'09"	44.95'	53.90'	50.73'	N09°40'23"W	C98	18°57'33"	500.00'	165.45'	164.70'	S67°02'26"E
C12	0°57'54"	1750.00'	29.47'	28.47'	S38°32'11"E	C99	18°41'50"	500.00'	145.71'	145.19'	S55°44'33"E
C13	53°31'48"	553.44'	517.07'	498.46'	S16°39'48"E	C100	75°31'18"	500.00'	68.84'	68.78'	S51°30'19"E
C14	26°34'25"	878.95'	406.72'	403.09'	N30°07'58"W	C101	0°32'50"	1750.00'	16.71'	16.71'	S47°17'15"E
C15	57°07'11"	263.55'	262.74'	251.99'	S45°24'52"E	C102	3°05'40"	1750.00'	94.51'	94.50'	S46°00'50"E
C16	25°25'41"	438.33'	194.53'	192.94'	N61°13'48"W	C103	7°57'16"	1750.00'	242.85'	242.76'	S43°02'12"E
C17	14°16'48"	272.00'	88.53'	88.35'	N59°30'18"W	C104	4°28'32"	1750.00'	135.88'	135.65'	S42°14'44"E
C18	27°21'10"	590.00'	238.70'	236.44'	N45°25'12"E	C105	13°52'45"	300.00'	121.58'	121.68'	N34°27'30"E
C19	17°27'45"	300.00'	81.43'	81.08'	N39°38'06"W	C106	4°56'59"	300.00'	43.20'	43.18'	S29°58'07"W
C20	2°13'43"	1750.00'	68.07'	68.07'	S57°58'55"W	C107	5°59'05"	500.00'	52.23'	52.20'	S50°22'10"W
C21	2°43'17"	1750.00'	53.12'	53.12'	S57°44'08"W	C108	10°32'06"	500.00'	91.93'	91.81'	S37°42'39"W
C22	0°59'02"	1750.00'	30.05'	30.05'	S58°22'31"W	C109	9°30'00"	500.00'	82.90'	82.81'	S38°13'42"E
C23	4°39'51"	1750.00'	142.48'	142.42'	S54°02'34"W	C110	8°13'06"	300.00'	43.03'	42.99'	N04°57'49"E
C24	4°37'16"	1750.00'	141.31'	141.27'	S49°29'50"W	C111	38°02'43"	300.00'	199.20'	195.58'	N09°56'59"W
C25	15°07'33"	1750.00'	309.88'	309.88'	S50°48'18"W	C112	29°49'37"	300.00'	158.17'	154.42'	N44°03'32"E
C26	5°21'31"	1750.00'	183.67'	183.61'	S44°24'17"E	C113	18°07'39"	300.00'	109.17'	99.71'	S60°27'27"E
C27	11°08'54"	1750.00'	340.51'	339.97'	S40°11'01"W	C114	24°21'40"	300.00'	127.65'	126.60'	N62°49'21"E
C28	7°06'57"	1750.00'	217.34'	217.20'	S38°10'03"W	C115	21°42'11"	300.00'	113.84'	112.86'	N61°29'37"E
C29	5°52'57"	1750.00'	179.67'	179.59'	S31°40'06"W	C116	2°39'28"	300.00'	13.82'	13.92'	N73°40'26"E
C30	6°50'48"	1750.00'	209.12'	209.00'	S31°11'10"W	C117	15°41'46"	500.00'	136.97'	136.55'	N55°10'59"E
C31	4°52'39"	1250.00'	149.89'	148.85'	S28°12'23"W	C118	15°74'49"	480.00'	18.35'	16.36'	N21°30'50"E
C32	2°20'33"	1750.00'	132.63'	132.60'	S25°35'10"E	C119	14°35'10"	480.00'	122.20'	121.67'	N27°49'50"E
C33	1°35'18"	1750.00'	48.51'	48.51'	S27°01'28"W	C120	38°33'30"	480.00'	325.02'	314.89'	N41°46'09"E
C34	1°08'23"	1750.00'	35.32'	35.32'	S22°50'32"W	C121	25°55'29"	480.00'	217.19'	215.34'	N48°05'10"E
C35	1°41'12"	1500.00'	44.16'	44.16'	N23°08'28"E	C122	0°03'19"	480.00'	0.46'	0.46'	N61°04'34"E
C36	2°12'34"	1500.00'	57.84'	57.84'	N23°22'07"E	C123	38°43'47"	300.00'	208.02'	203.88'	S41°14'19"W
C37	5°04'13"	1500.00'	132.74'	132.70'	N26°29'08"E	C124	28°45'23"	300.00'	149.10'	138.63'	S47°43'31"W
C38	4°41'20"	1500.00'	122.76'	122.72'	N26°46'04"E	C125	12°58'24"	300.00'	67.83'	67.78'	S27°51'38"W
C39	5°44'02"	1500.00'	150.11'	150.05'	N31°53'17"E	C126	7°40'17"	600.00'	27.87'	27.87'	N22°42'34"E
C40	4°35'58"	1500.00'	120.41'	120.38'	N31°27'43"E	C127	8°43'15"	600.00'	91.32'	91.24'	N25°44'03"E
C41	3°47'02"	1500.00'	99.05'	99.04'	N35°39'13"E	C128	10°35'16"	600.00'	110.87'	110.72'	N29°20'20"E
C42	6°12'18"	1500.00'	162.43'	162.35'	N37°51'28"E	C129	4°32'17"	600.00'	47.52'	47.51'	N32°21'49"E
C43	3°44'41"	1500.00'	88.04'	88.02'	N39°29'05"E	C130	1°43'23"	500.00'	15.04'	15.04'	N35°29'38"E
C44	4°54'11"	1500.00'	128.38'	128.32'	N43°44'31"E	C131	18°21'05"	500.00'	158.87'	158.07'	N44°18'30"E
C45	8°28'46"	1500.00'	221.89'	221.78'	N45°11'57"E	C132	14°02'34"	500.00'	122.55'	122.24'	N42°22'27"E
C46	4°51'30"	1500.00'	127.19'	127.15'	N48°37'21"E	C133	3°36'59"	500.00'	31.29'	31.29'	N52°11'28"E
C47	6°35'30"	1500.00'	172.57'	172.48'	N52°44'05"E	C134	5°05'32"	1000.00'	68.88'	68.85'	S49°55'05"E
C48	3°42'49"	1500.00'	97.22'	97.20'	N52°54'30"E	C135	8°40'04"	1000.00'	151.28'	151.13'	S49°07'49"E
C49	3°34'49"	1500.00'	93.73'	93.72'	N56°31'19"E	C136	7°44'06"	1000.00'	135.00'	134.80'	S43°30'16"E
C50	4°22'28"	1500.00'	114.49'	114.49'	N58°13'04"E	C137	12°01'27"	1000.00'	209.88'	209.48'	S37°47'04"E
C51	2°03'36"	1500.00'	53.92'	53.92'	N59°22'11"E	C138	7°31'33"	1000.00'	137.76'	137.18'	S30°42'10"E
C52	4°49'55"	495.00'	41.74'	41.74'	S26°19'17"E	C139	0°50'15"	1000.00'	14.61'	14.61'	S31°21'13"E
C53	4°28'30"	500.00'	38.76'	38.75'	N26°07'38"W	C140	21°17'02"	1000.00'	38.86'	38.86'	S30°37'49"E
C54	5°59'53"	500.00'	52.34'	52.32'	N26°54'18"W	C141	8°15'55"	1000.00'	161.71'	161.53'	S26°18'08"E
C55	12°28'11"	500.00'	108.53'	108.31'	N34°33'55"W	C142	9°04'40"	1000.00'	158.44'	158.27'	S24°56'58"E
C56	10°52'47"	500.00'	84.84'	84.80'	N35°20'36"W	C143	1°15'43"	1000.00'	21.98'	21.98'	S21°02'24"E
C57	18°35'18"	300.00'	97.33'	96.90'	S31°22'12"E	C144	6°21'35"	120.00'	130.28'	133.99'	N05°57'16"W
C58	18°38'59"	300.00'	97.48'	97.05'	S12°53'12"E	C145	5°23'38"	120.00'	109.73'	105.95'	N10°51'45"E
C59	26°38'38"	300.00'	139.51'	138.25'	S08°52'22"E	C146	5°46'57"	120.00'	20.56'	20.53'	N20°14'32"E
C60	15°13'17"	300.00'	79.70'	79.46'	S04°01'57"W	C147	35°19'22"	357.70'	220.52'	217.05'	N02°22'56"E
C61	7°11'38"	300.00'	37.67'	37.64'	S08°02'48"W	C148	28°03'37"	357.70'	175.18'	173.44'	N28°18'34"W
C62	12°28'27"	180.00'	3.88'	3.88'	N01°37'39"E	C149	11°53'44"	357.70'	74.26'	74.13'	N49°17'14"W
C63	5°07'53"	180.00'	158.75'	150.56'	N25°44'35"W	C150	11°23'12"	272.84'	54.24'	54.15'	S58°39'56"E
C64	40°44'54"	180.00'	113.79'	111.41'	N18°27'31"W	C151	38°47'22"	272.84'	175.26'	172.26'	S24°34'39"E
C65	13°57'34"	180.00'	38.95'	38.89'	N46°48'45"W	C152	32°05'41"	272.84'	152.89'	150.90'	S00°08'07"E
C66	21°17'58"	500.00'	185.87'	184.80'	S43°08'33"E	C153	22°56'08"	60.09'	24.06'	23.90'	N67°14'41"W
C67	4°45'49"	500.00'	41.57'	41.56'	S30°06'40"E	C154	26°35'40"	60.09'	27.68'	27.68'	S67°59'25"W
C68	18°41'22"	408.33'	133.19'	132.60'	N37°04'26"W	C155	6°41'21"	136.45'	146.18'	138.65'	S70°02'45"E
C69	43°15'03"	408.33'	308.24'	300.87'	N49°21'17"W	C156	43°03'34"	130.45'	98.11'	95.82'	S21°32'24"E
C70	27°31'28"	408.33'	198.18'	194.26'	N60°10'51"W	C157	2°05'14"	1812.74'	65.03'	65.03'	N65°29'54"E
C71	2°57'47"	408.33'	21.12'	21.11'	N72°21'42"W	C158	3°49'55"	1812.74'	121.24'	121.22'	N89°28'09"E
C72	27°43'02"	244.66'	226.68'	221.37'	S20°08'43"W	C159	15°10'38"	1812.74'	162.63'	153.68'	S08°07'20"E
C73	5°48'33"	283.55'	27.89'	27.89'	S21°03'17"E	C160	18°12'40"	1812.74'	85.88'	85.88'	S82°07'04"E
C74	30°19'04"	293.55'	159.33'	159.33'	S30°00'28"E	C161	41°25'24"	176.18'	127.37'	126.61'	S49°46'54"E
C75	11°32'29"	293.55'	99.55'	99.55'	S32°02'14"E	C162	55°18'18"	176.18'	163.91'	158.06'	S02°27'03"E
C76	35°46'36"	470.00'	293.48'	288.73'	N44°08'48"W	C163	38°31'33"	553.44'	382.55'	374.88'	S06°22'20"E
C77	11°31'00"	470.00'	84.34'	84.18'	N31°58'33"W	C164	13°56'35"	553.44'	134.92'	134.15'	S36°27'55"E
C78	24°57'00"	470.00'	176.80'	175.47'	N48°09'30"W	C165	5°33'43"	878.95'	90.23'	90.10'	N40°28'19"W
C79	24°57'00"	470.00'	176.80'	175.47'	N48°09'30"W	C166	12°21'48"	878.95'	180.87'	180.87'	S25°57'30"E
C80	4°28'05"	300.00'	33.89'	33.67'	S45°47'05"E	C167	10°12'46"	878.95'	156.31'	156.10'	N21°17'09"E
C81	18°29'14"	300.00'	101.25'	100.77'	S52°20'00"E	C168	9°22'15"	263.55'	43.10'	43.05'	S21°32'24"E
C82	32°22'54"	300.00'	169.55'	167.30'	S39°22'35"E	C169	2°58'07"	150.00'	7.77'	7.77'	N35°34'30"E
C83	22°28'15"	300.00'	117.48'	116.74'	N31°26'45"E	C170	15°37'27"	1438.22'	47.40'	47.40'	S15°43'21"E
C84	5°57'31"	300.00'	15.49'	15.49'	S21°42'23"E	C171	13°02'52"	500.00'	113.86'	113.82'	S35°27'57"E
C85	27°37'11"	300.00'	192.93'	192.93'	N42°08'43"W	C172	21°10'29"	50.00'	61.34'	61.34'	N28°26'28"E
C86	50°02'18"	300.00'	263.38'	263.38'	N27°19'45"E	C173	28°24'59"	50.00'	70.87'	70.87'	N43°27'32"E
C87	42°08'14"	300.00'	220.63'	215.89'	N46°55'10"E	C174	28°53'10"	450.00'	225.87'	224.48'	N34°30'12"E

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

DRAINAGE EASEMENT LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L58	N41°01'29"W	49.28'
L59	N84°28'29"W	75.55'
L60	S79°17'53"W	68.88'
L61	S84°48'31"W	28.58'
L62	N62°21'55"W	30.66'
L63	N46°24'49"W	37.50'
L64	N12°52'50"W	46.42'
L65	N04°11'03"E	53.15'
L66	N56°32'28"E	81.70'
L67	N74°51'44"E	114.66'
L68	N84°03'18"E	89.04'
L69	N71°55'12"E	63.63'
L70	N59°32'49"E	41.26'
L71	N14°30'33"E	45.35'
L72	N04°11'03"E	58.47'
L73	N05°07'49"E	100.89'
L74	N12°48'39"E	39.61'
L75	S15°49'39"W	60.38'
L76	S67°45'42"W	90.07'
L77	S85°54'35"W	90.25'
L78	S84°48'30"W	113.68'
L79	S05°07'12"E	86.66'
L80	N42°24'44"W	43.38'
L81	N65°23'18"E	36.23'
L82	N45°00'51"E	66.60'
L83	N17°08'45"E	52.57'
L84	N05°34'11"E	71.79'
L85	S22°10'39"W	35.63'
L86	S85°54'36"W	75.77'
L87	S72°42'08"W	58.20'
L88	S55°37'58"W	59.71'
L89	S65°08'51"W	91.83'
L90	S89°04'15"W	92.05'
L91	N34°28'07"W	74.45'
L92	N35°04'21"W	49.91'
L93	S80°55'38"E	60.00'
L94	S09°32'03"E	55.60'
L95	N45°52'43"E	70.00'
L96	S37°36'44"E	72.00'
L97	S45°55'43"W	70.00'
L98	S02°38'30"E	136.46'
L99	N64°08'58"E	102.98'
L100	S69°47'40"E	66.58'
L101	S22°42'28"E	91.58'
L102	N06°34'52"E	58.80'
L103	S33°28'28"E	95.77'
L104	S00°00'00"E	74.21'
L105	S06°07'05"E	33.24'
L106	S08°55'11"E	51.87'
L107	S30°03'12"W	93.26'
L108	S51°21'05"W	44.70'
L109	S28°25'08"W	89.82'
L110	S50°22'13"W	46.11'
L111	S78°45'30"W	16.21'
L112	S53°35'10"W	25.34'
L113	S12°05'51"W	25.68'
L114	S08°23'49"E	51.67'
L115	S01°23'47"W	34.62'
L116	S22°34'23"W	43.31'
L117	S04°54'03"W	72.20'
L118	S33°28'28"E	89.00'
L119	S58°33'31"E	7.50'
L120	S41°26'18"E	68.49'
L121	S40°11'41"E	39.31'
L122	S53°08'37"E	30.35'
L123	S81°48'54"E	71.47'

CURVE TABLE											
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C175	14°57'09"	325.00'	84.81'	84.57'	N40°53'24"W	C263	17°30'39"	470.00'	143.64'	143.08'	N43°23'17"E
C176	21°00'12"	728.00'	286.14'	284.65'	N47°55'43"E	C264	13°40'53"	530.00'	126.55'	126.25'	N43°28'42"E
C177	14°20'02"	250.00'	62.55'	62.39'	N55°32'02"W	C265	7°00'18"	530.00'	18.55'	18.54'	N39°36'07"E
C178	14°25'44"	275.00'	69.57'	69.39'	N41°07'06"W	C266	4°50'47"	570.00'	48.21'	48.20'	N32°12'34"E
C179	2°48'58"	1780.00'	87.49'	87.46'	S57°41'18"W	C267	10°08'51"	630.00'	111.58'	111.43'	N29°33'33"E
C180	2°09'36"	1720.00'	64.84'	64.84'	S58°00'58"W	C268	8°24'45"	570.00'	83.65'	83.62'	N25°34'48"E
C181	37°41'32"	150.00'	151.04'	144.74'	N06°12'49"W	C269	3°08'41"	630.00'	34.21'	34.21'	N22°56'46"E
C182	46°58'44"	60.00'	49.20'	47.83'	N11°52'22"W	C270	13°00'47"	330.00'	74.95'	74.79'	S27°52'49"W
C183	62°57'54"	60.00'	85.94'	82.87'	N43°08'58"E	C271	34°01'59"	270.00'	186.38'	186.03'	S36°23'29"W
C184	34°42'31"	60.00'	36.35'	35.79'	S88°03'50"E	C272	21°24'38"	330.00'	123.32'	122.60'	S45°08'33"W
C185	158°05'37"	60.00'	162.41'	117.18'	S06°50'14"W	C273	34°37'08"	450.00'	271.90'	267.78'	N40°02'17"E
C186	55°05'53"	90.00'	86.55'	83.26'	N09°30'37"W	C274	22°21'48"	510.00'	159.06'	157.80'	N45°10'17"E
C187	43°37'43"	1780.00'	143.79'	143.76'	S53°57'57"W	C275	14°08'14"	510.00'	125.86'	125.52'	N27°56'18"E
C188	43°50'42"	1780.00'	142.75'	142.72'	S49°21'15"W	C276	0°18'54"	510.00'	2.80'	2.80'	N20°41'42"E
C189	92°22'04"	1720.00'	291.22'	289.90'	S50°15'03"W	C277	2°11'28"	450.00'	12.21'	12.21'	N21°37'59"E
C190	9°59'10"	1720.00'	299.78'	299.40'	S40°34'27"W	C278	80°49'39"	50.00'	70.64'	64.63'	S03°40'18"E
C191	51°07'08"	1780.00'	164.21'	164.15'	S44°24'49"W	C279	153°42'44"	50.00'	142.94'	99.00'	N61°21'37"W
C192	61°00'07"	1780.00'	191.64'	191.55'	S36°41'12"W	C280	17°31'41"	470.00'	143.78'	143.22'	S45°01'42"E
C193	13°59'20"	190.00'	46.38'	46.27'	N46°47'52"W	C281	18°06'07"	530.00'	167.45'	166.75'	S44°44'28"E
C194	38°01'26"	180.00'	126.09'	123.79'	N20°47'30"W	C282	11°25'57"	470.00'	9.97'	9.97'	S28°20'14"E
C195	21°42'35"	180.00'	7.33'	7.33'	N00°40'30"W	C283	1°28'03"	530.00'	13.58'	13.58'	S26°27'47"E
C196	122°18'47"	60.00'	128.05'	105.10'	N01°21'48"E	C284	22°47'09"	438.33'	159.02'	156.15'	N58°07'29"W
C197	35°25'23"	60.00'	37.09'	36.51'	N82°12'53"E	C285	44°17'28"	328.33'	282.45'	285.23'	N49°25'27"W
C198	142°15'04"	60.00'	148.97'	113.55'	S08°56'54"E	C286	1°55'24"	328.33'	12.70'	12.70'	N72°58'53"W
C199	53°24'17"	130.00'	121.17'	116.83'	N27°05'24"W	C287	6°59'10"	323.55'	39.45'	39.43'	S70°28'59"E
C200	5°14'20"	1720.00'	187.29'	187.19'	S27°58'57"W	C288	27°58'57"	323.55'	158.02'	156.45'	S67°57'55"E
C201	4°49'47"	1780.00'	150.04'	150.00'	S31°15'19"W	C289	17°44'58"	323.55'	71.99'	71.84'	S32°35'58"E
C202	4°49'47"	1780.00'	150.04'	150.00'	S26°25'22"W	C290	19°45'38"	440.00'	82.64'	82.51'	N21°35'21"W
C203	41°53'53"	1720.00'	130.03'	130.00'	S25°10'37"W	C291	22°44'42"	440.00'	174.67'	173.52'	N48°21'31"W
C204	0°44'50"	1720.00'	22.43'	22.43'	S22°38'15"W	C292	35°48'38"	500.00'	312.21'	302.16'	N44°06'48"W
C205	1°44'48"	1780.00'	54.26'	54.26'	S23°08'14"W	C293	2°16'15"	440.00'	17.44'	17.44'	N80°52'09"W
C206	1°28'45"	1470.00'	38.38'	38.36'	N23°00'43"E	C294	5°08'13"	270.00'	24.21'	24.20'	S58°26'01"E
C207	2°31'07"	1530.00'	67.26'	67.25'	N23°31'24"E	C295	14°07'12"	330.00'	81.33'	81.13'	S45°58'29"E
C208	5°13'18"	1470.00'	133.97'	133.92'	N26°22'14"E	C296	15°41'46"	530.00'	145.19'	144.74'	N58°10'59"E
C209	4°35'51"	1530.00'	122.96'	122.86'	N27°05'08"E	C297	15°41'46"	470.00'	128.75'	128.35'	N55°10'59"E
C210	5°50'57"	1470.00'	150.07'	150.00'	N31°54'21"E	C298	10°52'21"	60.00'	110.66'	95.81'	N58°00'33"E
C211	4°26'51"	1530.00'	120.10'	120.07'	N31°38'14"E	C299	51°28'17"	60.00'	53.80'	52.11'	S45°26'38"E
C212	3°44'35"	1530.00'	99.95'	99.83'	N35°45'27"E	C300	68°04'31"	60.00'	71.28'	67.17'	S12°29'46"W
C213	3°44'42"	1530.00'	100.00'	99.99'	N39°30'05"E	C301	74°26'31"	60.00'	78.01'	72.63'	S69°46'57"W
C214	81°42'22"	1470.00'	160.08'	160.00'	N37°57'01"E	C302	17°13'19"	330.00'	68.19'	68.62'	S25°50'17"E
C215	34°33'50"	1530.00'	99.82'	99.60'	N43°14'21"E	C303	36°06'07"	270.00'	170.13'	167.33'	S38°48'51"E
C216	81°13'45"	1470.00'	211.13'	210.95'	N45°11'04"E	C304	0°32'10"	270.00'	2.53'	2.53'	S22°29'22"E
C217	3°42'56"	1530.00'	99.22'	99.20'	N49°12'38"E	C305	19°07'52"	270.00'	90.15'	89.73'	S60°12'22"W
C218	3°42'14"	1530.00'	98.91'	98.89'	N52°55'13"E	C306	19°07'52"	330.00'	110.19'	109.68'	S60°12'27"W
C219	6°39'31"	1470.00'	170.84'	170.74'	N52°37'42"E	C307	20°53'57"	330.00'	129.37'	119.70'	N61°09'30"E
C220	3°34'32"	1530.00'	99.48'	99.47'	N55°33'58"E	C308	20°17'12"	270.00'	85.60'	85.10'	N60°47'07"E
C221	4°26'51"	1470.00'	122.96'	122.86'	N58°16'33"E	C309	37°45'43"	330.00'	39.54'	39.83'	N33°13'19"E
C222	2°03'25"	1530.00'	54.93'	54.93'	N58°22'55"E	C310	67°34'03"	60.00'	70.76'	66.73'	N55°51'22"E
C223	13°02'32"	530.00'	120.89'	120.43'	N35°27'57"W	C311	59°18'17"	60.00'	62.10'	59.37'	S30°40'37"E
C224	37°59'53"	52.53'	67.84'	63.23'	N47°06'57"W	C312	11°53'45"	60.00'	122.41'	102.26'	S57°28'24"W
C225	15°08'10"	52.53'	13.88'	13.84'	S18°39'47"W	C313	18°22'36"	60.00'	19.24'	19.16'	N54°56'28"W
C226	13°02'32"	470.00'	107.03'	106.80'	N35°27'57"W	C314	9°04'58"	330.00'	52.31'	52.25'	N24°46'05"W
C227	4°49'55"	465.00'	39.21'	39.20'	S26°19'17"E	C315	35°25'52"	330.00'	221.35'	217.22'	N46°31'28"W
C228	4°49'55"	465.00'	39.21'	39.20'	N26°18'44"W	C316	55°21'03"	270.00'	260.84'	250.81'	N47°54'09"W
C229	4°44'49"	530.00'	43.91'	43.90'	N26°18'44"W	C317	13°11'14"	330.00'	75.95'	75.79'	N74°20'01"W
C230	5°38'21"	470.00'	92.19'	92.04'	N35°09'50"W	C318	5°20'57"	270.00'	25.21'	25.20'	N78°15'09"W
C231	11°14'20"	470.00'	92.19'	92.04'	N34°43'04"W	C319	14°18'18"	330.00'	82.49'	82.27'	N01°54'43"E
C232	12°07'52"	530.00'	112.22'	112.01'	S31°58'45"E	C320	36°02'43"	270.00'	179.28'	176.01'	N09°56'59"W
C233	17°36'29"	270.00'	82.98'	82.65'	S31°14'43"E	C321	29°43'24"	330.00'	136.64'	135.66'	N17°05'39"W
C234	19°04'35"	330.00'	109.87'	109.36'	S12°34'03"E	C322	61°14'05"	60.00'	84.12'	81.12'	S58°21'18"E
C235	18°16'41"	330.00'	105.27'	104.83'	S08°35'32"E	C323	62°36'19"	60.00'	65.96'	62.36'	S03°30'59"W
C236	28°08'57"	270.00'	137.44'	135.96'	S04°05'25"W	C324	88°28'39"	60.00'	90.56'	82.20'	S28°08'16"W
C237	15°04'20"	330.00'	86.81'	86.56'	S04°05'25"W	C325	89°41'04"	60.00'	93.92'	84.62'	N13°48'53"W
C238	5°39'08"	270.00'	26.64'	26.63'	S08°49'01"W	C326	20°45'04"	270.00'	97.79'	97.75'	S88°41'50"W
C239	67°50'34"	60.00'	71.04'	66.97'	S14°26'08"E	C327	22°36'09"	330.00'	130.18'	129.34'	S67°46'18"W
C240	67°38'55"	60.00'	70.84'	66.80'	S53°18'36"W	C328	1°51'05"	270.00'	8.72'	8.72'	S77°23'45"W
C241	48°41'47"	60.00'	48.99'	47.56'	N68°21'03"W	C329	9°36'00"	530.00'	86.80'	88.20'	N57°16'13"E
C242	40°51'57"	60.00'	42.28'	41.89'	N25°44'11"W	C330	12°08'02"	530.00'	111.93'	111.73'	S87°52'48"E
C243	75°58'47"	60.00'	80.58'	74.68'	N33°10'11"E	C331	21°50'00"	470.00'	179.10'	178.02'	N87°23'13"E
C244	68°33'38"	60.00'	71.80'	67.59'	S46°07'48"E	C332	17°28'24"	470.00'	163.33'	142.78'	S79°25'35"E
C245	49°59'34"	60.00'	42.93'	42.02'	S08°38'57"W	C333	14°48'10"	530.00'	135.83'	135.58'	S74°25'40"E
C246	40°43'36"	60.00'	41.87'	41.23'	N81°11'23"E	C334	1°48'12"	530.00'	138.22'	135.13'	S72°12'47"E
C247	48°40'40"	60.00'	36.35'	36.36'	N82°12'53"E	C335	18°22'36"	60.00'	19.24'	19.16'	S54°56'28"W
C248	93°41'37"	60.00'	98.12'	87.54'	N07°16'28"W	C336	16°55'43"	470.00'	138.68'	138.20'	S55°33'33"E
C249	1°18'50"	1030.00'	23.62'	23.62'	S21°04'02"E	C337	33°55'46"	530.00'	128.85'	128.53'	N34°27'30"E
C250	9°15'00"	970.00'	156.60'	156.43'	S28°02'07"E	C338	13°55'46"	530.00'	114.26'	113.98'	N34°27'30"E
C251	0°10'18"	1030.00'	164.88'	164.70'	S26°18'36"E	C339	5°18'31"	470.00'	43.60'	43.51'	S30°09'04"W
C252	2°08'43"	970.00'	35.75'	35.75'	S34°09'58"E	C340	8°19'43"	530.00'	85.85'	85.58'	S31°05'27"E
C253	0°57'45"	1030.00'	164.79'	164.61'	S33°20'15"E	C341	8°19'43"	530.00'	85.85'	85.58'	S31°05'27"E
C254	7°49'18"	1030.00'	240.61'	140.80'	S35°40'58"E	C342	10°10'12"	470.00'	83.45'	83.25'	S28°50'04"E
C255	11°39'51"	970.00'	120.23'	120.75'	S37°46'16"E	C343	18°10'56"	470.00'	19.04'	18.95'	S07°55'50"E
C256	7°41'49"	1030.00'	134.37'	138.26'	S48°26'32"E	C344	18°24'38"	60.00'	20.33'	20.23'	S86°43'23"E
C257	8°41'39"	970.00'	147.19'	147.05'	S48°07'01"E	C345	132°34'20"	60.00'	138.82'	109.87'	S67°26'39"W
C258	5°10'24"	1030.00'	93.02'	92.87'	S49°52'39"E	C346	12°50'24"	60.00'	135.97'	106.69'	N18°36'31"E
C259	1°10'37"	970.00'	115.84'	98.87'	S17°46'23"E	C347	2°03'20"	786.00'	85.02'	80.99'	S49°15'01"E
C260	60°11'00"	41.77'	41.77'	41.77'	N60°11'00"E	C348	18°18'51"E	470.00'	138.22'	138.22'	S42°10'25"E
C261	102°55'18"	60.00'	107.78'	93.88'	N14°38'58"E	C349	5°57°31"	1720.00'	208.07'	208.07'	S42°30'26"E
C262	0°31'10"	530.00'	3.57'	3.57'	S50°30'33"E	C350	64°37'33"	20.00'	22.56'	21.11'	N41°26'26"E

2006000411

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

PLAT NOTES

1. Total Acres: 244.112
2. Number of Lots: 166 Residential Lots; 4 Portland Lot; 1 Mailbox Lot
3. Number of Blocks: 7
4. Proposed Use: Residential
5. Owner: Lookout Development Group, L.P.
6. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.
7. 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.
8. No lot in this subdivision shall be occupied until connected to the water 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 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. 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.
16. A 5 foot P.U.E. from all side lot lines is hereby dedicated.
17. Building setbacks are as shown on plat. In any event, building setbacks 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. No development shall begin on Lots 7-8, 11-13, 15-21, Block "C" and Lots 71-80, 82-84, 87-88, 154-169, Block "E", prior to issuance of a Flood Plain Development Permit by the Williamson County Flood Plain Administrator for each lot specified.
20. 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 in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when applications are made for Flood Plain Development Permits.
21. 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 plain located within this blue line (survey), an application for Flood Plain 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 Williamson County Flood Plain Administrator. All specifications and details necessary for complete review must be provided.
22. 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.
23. 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.
24. Front building lines are measured from the edge of the street easement.
25. Garages facing a side street on a corner lot are required to be set back 20'.
26. There is no floodway contained within this subdivision according to the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453C0275 E, Travis County, Texas dated June 16, 1993.
27. No structure or land on this blue line (survey) shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.

BENCHMARKS

BM 1: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB OPPOSITE FRONT LOT CORNER OF LOT 4 AND 5, BLOCK "F".
ELEVATION = 878.94

BM 2: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 80'± SOUTHEAST OF THE COMMON FRONT LOT CORNER OF LOT 167 AND 168, BLOCK "E".
ELEVATION = 897.04

BM 3: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 35'± NORTHWEST OF THE COMMON FRONT LOT CORNER OF LOT 161 AND 162, BLOCK "E".
ELEVATION = 836.27

BM 4: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB OPPOSITE FRONT LOT CORNER OF LOT 85 AND 86, BLOCK "E".
ELEVATION = 922.23

BM 5: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB IN LOT 80, BLOCK "E", OPPOSITE THE CENTERLINE OF PUMPKIN RIDGE.
ELEVATION = 891.43

BM 6: BRASS DISC SET IN CONCRETE AT THE BACK OF CURB 15'± WEST OF THE COMMON FRONT LOT CORNER OF LOT 76 AND 77, BLOCK "E".
ELEVATION = 852.35

VERTICAL DATUM: NAVD-88, BASED ON CITY OF LEANDER GPS CONTROL.



CRYSTAL FALLS II™

The Natural Alternative To Subdivisions



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: 02/03/06 SCALE: 1"=100'	
DATE OF SURVEY: February, 2005	
BEARING BASIS: Dec. No. 200000019	
DRAWN BY: PMC	APPROVED BY: PMC
FIELDNOTE FILE: NA	
DRAWING FILE: 001-05-007PL	SHEET
PROJECT NUMBER: 001-05-007	11 OF 12

911 W. FM 1826, No. 105 TEL. (512) 291-8272
AUSTIN, TEXAS 78748 FAX (512) 291-8279

200600041

GRAND MESA AT CRYSTAL FALLS II, SECTION 5

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 244.112 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C.W. OWENS SURVEY NO. 71, THE C.S. MASON SURVEY NO. 204, THE TOM CATER SURVEY NO. 206, THE C.C. CHAFIN SURVEY NO. 78, THE J.H. HARRIS SURVEY NO. 98 AND THE J.M. FRAME SURVEY NO. 656, BEING ALL OF A 240.989 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2005072609 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF THOSE PROPERTIES CONVEYED TO LOOKOUT PARTNERS, L.P. BY DEEDS OF RECORD IN VOLUME 13085, PAGE 1927, VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NUMBER 2000162836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 244.112 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS II, SECTION 5 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AND PARKLAND AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

W.K.
WILLIAM R. HINCKLEY
BY LOOKOUT GROUP, INC., GENERAL PARTNER
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

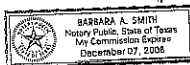
02-08-06
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF February 2006 A.D.

BARBARA A. SMITH
PRINT NAME



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

MY COMMISSION EXPIRES 12-7-08

STATE OF TEXAS
COUNTY OF TRAVIS

APPROVED THIS THE 9th DAY OF February, 2006 A.D. AT A 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.

Terry Davis
CHAIRPERSON
CITY OF LEANDER, TEXAS

John D. Cowman
MAYOR
CITY OF LEANDER, TEXAS

ATTEST:

Debbie Chelf
CITY SECRETARY
CITY OF LEANDER, TEXAS

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES

2/8/06
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF February, 2006 A.D. AT 10:51 O'CLOCK A.M. AND DULY RECORDED ON THE 11th DAY OF February, 2006 A.D. AT 10:51 O'CLOCK A.M. IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, UNDER DOCUMENT NUMBER 200600041

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 11th DAY OF February, 2006 A.D.

DANA DEBEAUVOR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: J. HANEY DEPUTY



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 OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. MCLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300
SENDERO SURVEYING
911 W. FM 1626, NO. 105
AUSTIN, TEXAS 78748
512-291-8272



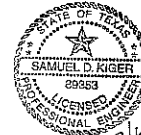
STATE OF TEXAS
COUNTY OF TRAVIS

02-06-06

I HEREBY CERTIFY THAT THE PROPERTY HEREIN IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0275 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO CERTIFY THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF LEANDER, TEXAS.

Samuel D. Kiger, P.E.
SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
JAY ENGINEERING COMPANY, INC.
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882



2/6/06

ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION ON A SINGLE-FAMILY RESIDENTIAL LOT MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.

THE WATER QUALITY PROTECTION AREA IN THE FORM OF BUILDING SETBACKS IS USED TO IMPROVE THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED WITHIN THE BUILDING SETBACKS OTHER THAN THOSE ALLOWED BY THE CITY OF LEANDER. THE WATER QUALITY PROTECTION AREA MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY.



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

CRYSTAL FALLS II™
The Natural Alternative To Subdivisions

	PLOT DATE: 02/03/06 SCALE: 1"=100'
	DATE OF SURVEY: February, 2005
	BEARING BASIS: Doc. No. 200000019
	DRAWN BY: PMC APPROVED BY: PMC
	FIELDNOTE FILE: NA
	DRAWING FILE: 001-05-007PL
	PROJECT NUMBER: 001-05-007
911 W. FM 1626, No. 105 AUSTIN, TEXAS 78748	TEL. (512) 291-8272 FAX (512) 291-8279
SHEET 12 OF 12	