



TRV

201600225

1 PG

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: The Bluffs At Crystal Falls Section 3 Phase 3G,
Lot 29, Block Q Amended Final Plat

OWNERS NAME: Taylor Morrison At Crystal Falls, LLC
Taylor Morrison of Texas Inc

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

Certificate 2016144188

RETURN:

Austin Evetts 11200 Lakeline Blvd Ste 150 A Austin Tx 78717

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 31, 2016 11:13 AM

201600225

GONZALESM: \$48.00

Dana DeBeauvoir, County Clerk

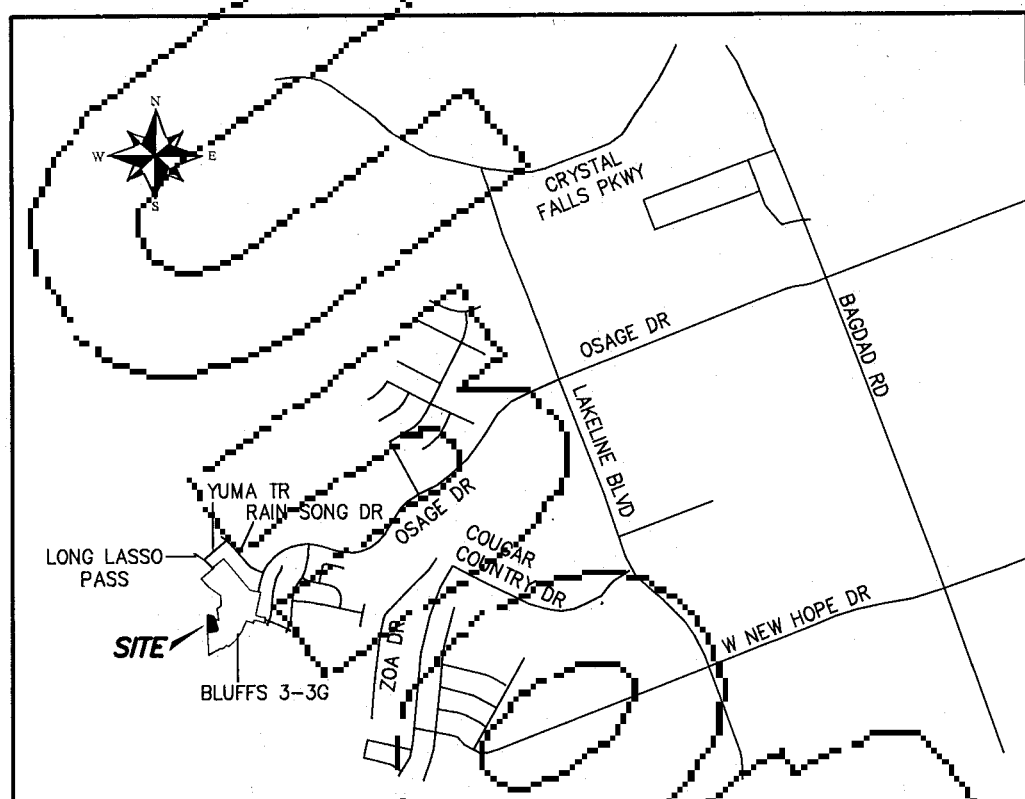
Travis County TEXAS

\$ 48.00

August 31, 2016

201600225

THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G,
LOT 29, BLOCK Q, AMENDED FINAL PLAT



LOCATION MAP
(NOT TO SCALE)

METES AND BOUNDS:

DESCRIPTION OF 0.385 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, BEING ALL OF LOT 29, BLOCK Q, THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.385 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

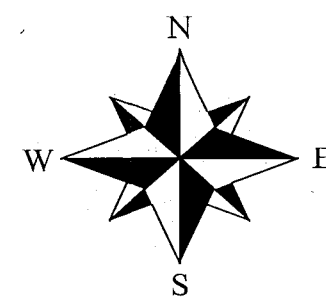
BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE COMMON LINE OF A 2144.875 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TRAVISSO, LTD. IN DOCUMENT NO. 2013056181, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID 436.9248 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF LOT 28, BLOCK Q OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, FOR THE NORTHEASTERLY CORNER OF SAID LOT 29 AND THE HEREIN DESCRIBED TRACT;

THENCE S18°45'11"E, WITH THE COMMON LINE OF SAID LOTS 28 AND 29, A DISTANCE OF 169.73 FEET TO AN IRON ROD WITH CAP FOUND IN THE CURVING NORTHERLY LINE OF LONG LASSO PASS (50' R.O.W.), OF A CURVE TO THE RIGHT, AT THE SOUTHWESTERLY CORNER OF SAID LOT 28, FOR THE SOUTHEASTERLY CORNER OF SAID LOT 29 AND THE HEREIN DESCRIBED TRACT;

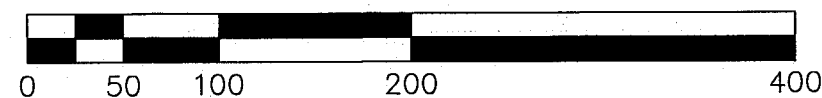
THENCE WITH SAID CURVING NORTHERLY LINE TO THE RIGHT OF LONG LASSO PASS, BEING IN PART THE SOUTHERLY LINE OF SAID LOT 29, HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 119.14 FEET AND A CHORD WHICH BEARS S80°59'56"W, A DISTANCE OF 118.57 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N00°15'17"W, OVER AND ACROSS SAID 436.9248 ACRE TRACT, A DISTANCE OF 203.12 FEET TO AN IRON ROD WITH G&R CAP SET IN THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S69°23'52"E, WITH THE COMMON LINE OF SAID 2144.875 ACRE TRACT AND SAID 436.9248 ACRE TRACT, BEING IN PART THE NORTHERLY LINE OF SAID LOT 29, A DISTANCE OF 67.78 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.385 ACRES OF LAND, MORE OR LESS.



1"=100'

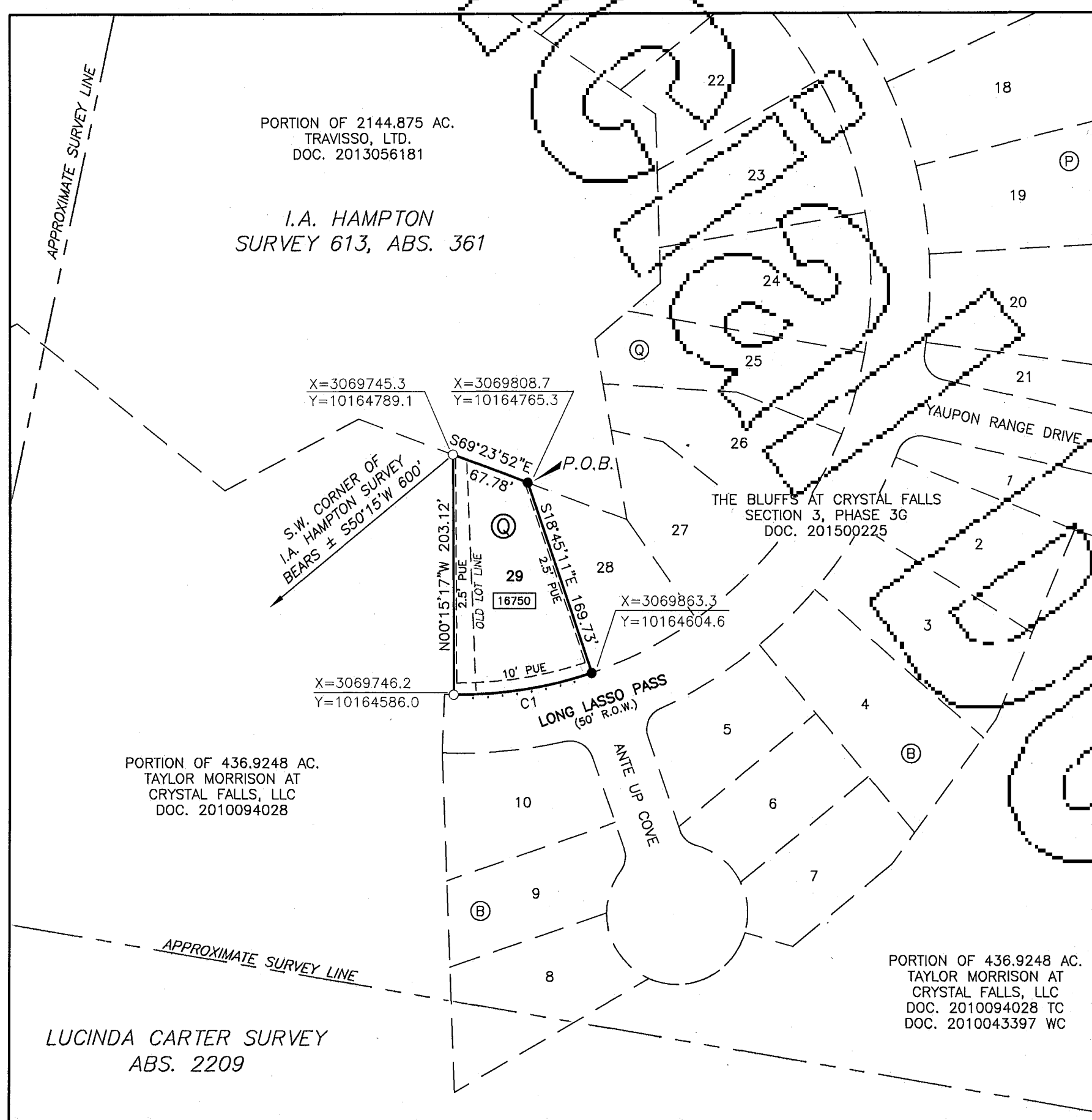


BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

LEGEND:

- = IRON ROD WITH CAP FOUND
- = IRON ROD WITH G&R CAP SET
- ⊙ = BLOCK NAME
- 116045 = LOT AREA IN SQUARE FEET
- PUE = PUBLIC UTILITY EASEMENT

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	19°30'13"	350.00'	119.14'	S80°59'56"W	118.57'	60.15'



STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 0.385 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, BEING ALL OF LOT 29, BLOCK Q, THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 0.385 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 "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3G, LOT 29, BLOCK Q, AMENDED FINAL PLAT", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 22nd DAY OF August, 2016 A.D.

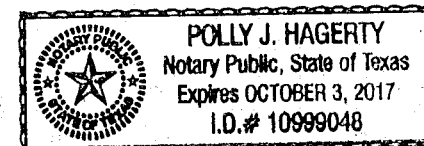
Michael Slack
MICHAEL SLACK, VICE PRESIDENT
TAYLOR MORRISON OF TEXAS, INC.
MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SLACK, 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 August, 2016 A.D.

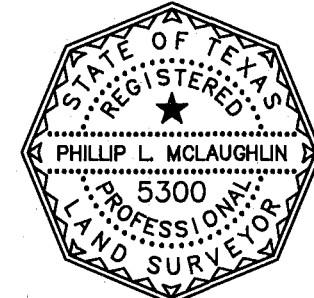
Polly J. Hagerty
NOTARY PUBLIC FOR THE STATE OF TEXAS
Polly J. Hagerty
(TYPE OF PRINT NAME)
MY COMMISSION EXPIRES: 10-3-17



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 GRACY TITLE, A STEWART COMPANY OF NO. 01247-37251, ISSUED JULY 06, 2016, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 08-17-16
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 24th DAY OF August, 2016 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

Wayne Watts
WAYNE WATTS, PE
CITY ENGINEER
CITY OF LEANDER, TEXAS
Debbie Haile
DEBBIE HAILE
CITY SECRETARY
CITY OF LEANDER, TEXAS

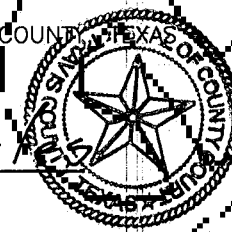
THE STATE OF TEXAS:
COUNTY OF TRAVIS:

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 31 DAY OF August, 2016 A.D. AT 11:13 O'CLOCK A.M., AND DULY RECORDED ON THIS THE 31 DAY OF August, 2016 A.D. AT 11:13 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201600225

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 31 DAY OF August, 2016 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY Michael R. Gonzalez
DEPUTY
Michael R. Gonzalez



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 THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3G RECORDED IN DOCUMENT NO. 201500225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
- A FOUR FOOT SIDEWALK SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF LONG LASSO PASS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SUBMITTAL DATE: JULY 19, 2016
TOTAL AREA OF THIS PLAT: 0.385 ACRES
TOTAL NUMBER OF LOTS: 1
RESIDENTIAL: 1

OWNER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

NEW STREETS: NONE

G&R
SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 1