



TRV  
1 PG

201400231

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** LOT 45 AND LOT 46, BLOCK H, GRAND  
MESA AT CRYSTAL FALLS II SECTION 6, AMENDED

**OWNERS NAME:** LOOKOUT DEVELOPMENT GROUP LP.,  
LOOKOUT GROUP INC

**RESUBDIVISION?** YES ☐ NO ☒

## ADDITIONAL RESTRICTIONS / COMMENTS:

2014153565- Tax Certificate

## RETURN:

MIKE SIEFERT  
1001 CRYSTALS FALLS PKWY  
LEANDER TX 78641

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Oct 13, 2014 02:25 PM

201400231

CLINTONB: \$48.00

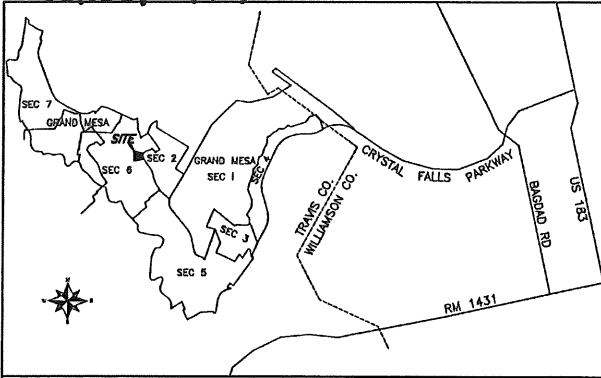
Dana DeBeauvoir, County Clerk

Travis County TEXAS

October 13 2014

\$4800

201400231



LOCATION MAP  
N.T.S.

LEGEND:

●	= IRON ROD WITH CAP FOUND
▲	= PK NAIL FOUND
△	= PK NAIL SET
⊙	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
99999	= LOT AREA IN SQUARE FEET

STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 2.289 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE P.A. GLOSSIN SURVEY, ABSTRACT NO. 2609, THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 175, AND THE C.S. MASON SURVEY, ABSTRACT NO. 2551, BEING ALL OF LOTS 45 AND 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT 200800122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 2.289 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 "LOT 45 AND LOT 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 6, 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, 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.

WILLIAM R. HINKLEY, PRESIDENT  
LOOKOUT GROUP, INC.  
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.  
WILLIAM R. HINKLEY, OPERATING MANAGER  
2370 RICE BOULEVARD, SUITE 200  
HOUSTON, TEXAS 77005

DATE 10/01/14



STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. HINKLEY, 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 01 DAY OF October, 2014, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PLAT NOTES:

1. 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 II SECTION 6, RECORDED IN DOCUMENT NO. 200800122, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
3. 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.
4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
5. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.
6. 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.

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 RECEIVED FROM INDEPENDENCE TITLE COMPANY ON DECEMBER 06, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS 9th DAY OF October, 2014, A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

WAYNE WATTS, PE  
CITY ENGINEER  
CITY OF LEANDER, TEXAS

ATTEST: DEBBIE HALE  
CITY SECRETARY  
CITY OF LEANDER, TEXAS



SUBMITTAL DATE: AUGUST 16, 2013  
TOTAL AREA OF THIS PLAT: 2.289 ACRES  
TOTAL NUMBER OF LOTS: 1  
RESIDENTIAL: 1

OWNER:  
LOOKOUT DEVELOPMENT GROUP, LP  
2370 RICE BOULEVARD, STE 200  
HOUSTON, TEXAS 77005

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

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

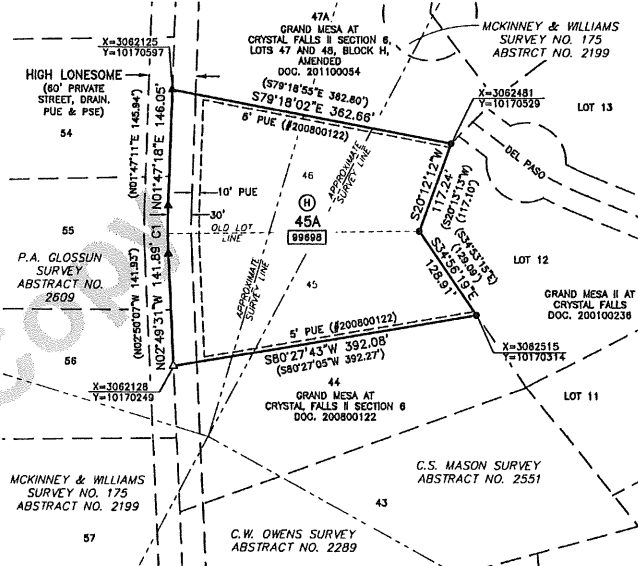
LOT 45 AND LOT 46, BLOCK H, GRAND MESA AT CRYSTAL FALLS II  
SECTION 6, AMENDED



1"=100'

0 50 100 200 400

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



CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD TANGENT
C1	04°38'33"	750.00'	60.34'	N00°33'58"W	60.32' 20.26'

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 283 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 STACEY SCHEFFEL, D. R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY THR

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF October, 2014, A.D. AT 2:25 O'CLOCK P.M., AND DULY RECORDED ON THIS THE 13th DAY OF October, 2014, A.D. AT 2:25 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201400231. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: DANA DEBEAUVOUR  
CLERK, COUNTY COURT  
TRAVIS COUNTY, TEXAS