

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

FIELD NOTES:

DESCRIPTION OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 96.278 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF A 127.030 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO DOUGLAS D. HOOD IN VOLUME 12189, PAGE 1339, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, BEING THE MOST NORTHERLY NORTHEAST CORNER OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 201300054, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID 1,013.55 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 127.030 ACRE TRACT, AND GENERALLY ALONG THE LINE OF A WIRE GAME FENCE, THE FOLLOWING TWO (2) COURSES:

1. S75°33'18"E, A DISTANCE OF 337.99 FEET TO A 3" IRON FENCE POST;
2. S75°45'41"E, A DISTANCE OF 198.88 FEET TO AN IRON ROD WITH G&R CAP SET, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 1,013.55 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S13°58'08"W, A DISTANCE OF 354.86 FEET TO AN IRON ROD WITH G&R CAP SET;
2. S76°01'52"E, A DISTANCE OF 15.37 FEET TO AN IRON ROD WITH G&R CAP SET;
3. S13°21'02"W, A DISTANCE OF 359.80 FEET TO AN IRON ROD WITH G&R CAP SET;
4. S76°01'52"E, A DISTANCE OF 270.40 FEET TO AN IRON ROD WITH G&R CAP SET;
5. S12°44'45"W, A DISTANCE OF 116.39 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S27°47'13"E, A DISTANCE OF 1156.40 FEET TO AN IRON ROD WITH G&R CAP SET;
7. S47°11'05"W, A DISTANCE OF 66.66 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S52°18'35"E, A DISTANCE OF 673.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N37°41'25"E, A DISTANCE OF 1200.00 FEET TO AN IRON ROD WITH G&R CAP SET;
10. S52°18'35"E, A DISTANCE OF 100.00 FEET TO AN IRON ROD WITH G&R CAP SET;
11. S37°41'25"W, A DISTANCE OF 497.46 FEET TO AN IRON ROD WITH G&R CAP SET;
12. S52°18'35"E, A DISTANCE OF 280.00 FEET TO AN IRON ROD WITH G&R CAP SET;
13. S37°41'25"W, A DISTANCE OF 17.19 FEET TO AN IRON ROD WITH G&R CAP SET;
14. S52°18'35"E, A DISTANCE OF 306.74 FEET TO AN IRON ROD WITH G&R CAP SET;
15. N52°07'11"E, A DISTANCE OF 225.17 FEET TO AN IRON ROD WITH G&R CAP SET;
16. S56°27'46"E, A DISTANCE OF 112.56 FEET TO AN IRON ROD WITH G&R CAP SET;
17. N23°57'26"E, A DISTANCE OF 122.88 FEET TO AN IRON ROD WITH G&R CAP SET;
18. S73°28'16"E, A DISTANCE OF 634.10 FEET TO AN IRON ROD WITH G&R CAP SET;
19. S88°08'23"E, A DISTANCE OF 320.33 FEET TO AN IRON ROD WITH G&R CAP SET;
20. S37°20'47"W, A DISTANCE OF 234.63 FEET TO AN IRON ROD WITH G&R CAP SET;
21. S50°53'13"E, A DISTANCE OF 228.08 FEET TO AN IRON ROD WITH G&R CAP SET;
22. S42°07'38"E, A DISTANCE OF 358.38 FEET TO AN IRON ROD WITH G&R CAP SET;
23. S38°21'40"W, A DISTANCE OF 187.07 FEET TO AN IRON ROD WITH G&R CAP SET;
24. S11°36'02"E, A DISTANCE OF 146.06 FEET TO AN IRON ROD WITH CAP FOUND IN THE NORTHERLY LINE OF GRAND MESA AT CRYSTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200800122, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, THE FOLLOWING TWO (2) COURSES:

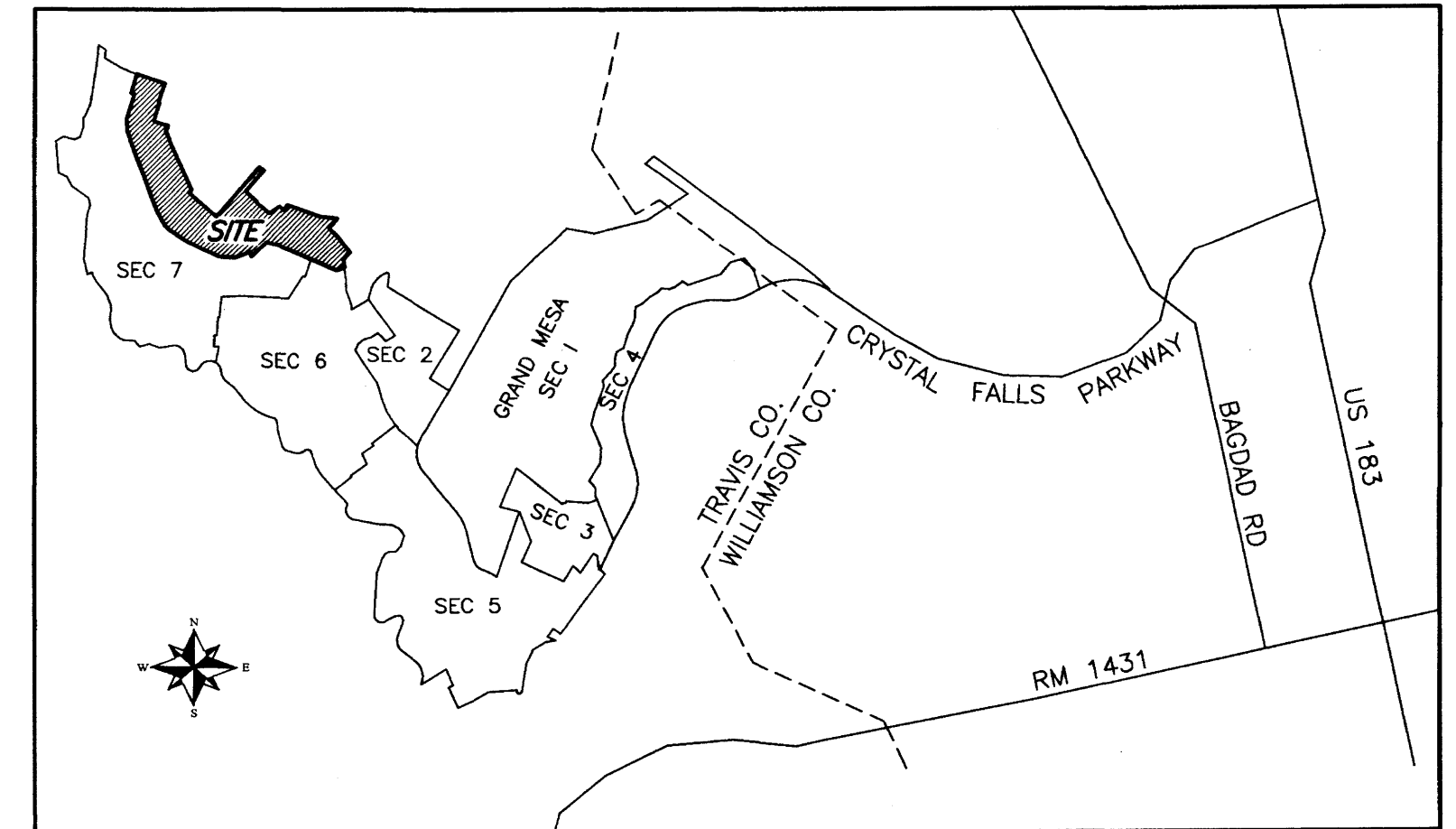
1. S70°13'39"W, A DISTANCE OF 160.07 FEET TO AN IRON ROD WITH CAP FOUND;
2. N70°24'17"W, A DISTANCE OF 500.09 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 6, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7;

THENCE CONTINUING OVER AND ACROSS THE 1,013.55 ACRE TRACT, WITH THE NORTHEASTERLY LINE OF SAID GRAND MESA AT CRYSTAL FALLS II, SECTION 7, THE FOLLOWING SEVENTEEN (17) COURSES:

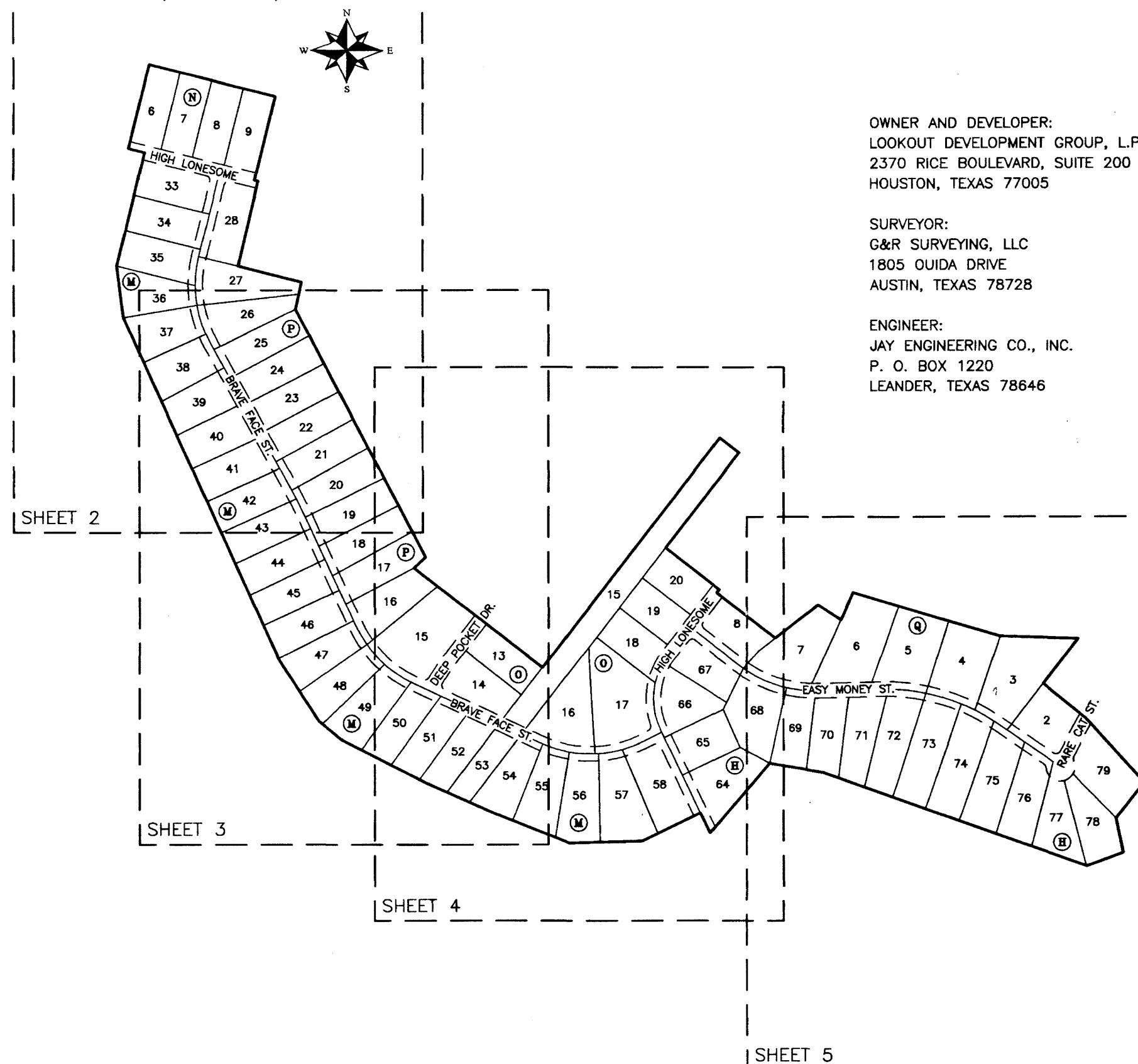
1. N70°21'37"W, A DISTANCE OF 654.85 FEET TO A COTTON SPINDLE FOUND;
2. N80°17'58"W, A DISTANCE OF 224.84 FEET TO A COTTON SPINDLE FOUND;
3. S40°38'26"W, A DISTANCE OF 380.30 FEET TO A MAG NAIL FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 7.60, WITH A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N26°11'50"W, A DISTANCE OF 7.60 FEET TO A MAG NAIL FOUND;
5. N25°41'26"W, A DISTANCE OF 83.98 FEET TO A COTTON SPINDLE FOUND;
6. S64°30'44"W, A DISTANCE OF 266.66 FEET TO AN IRON ROD WITH CAP FOUND;
7. S88°17'57"W, A DISTANCE OF 302.18 FEET TO AN IRON ROD WITH CAP FOUND;
8. N68°26'49"W, A DISTANCE OF 341.63 FEET TO A MAG NAIL FOUND;
9. N66°01'56"W, A DISTANCE OF 308.81 FEET TO A COTTON SPINDLE FOUND;
10. N62°58'48"W, A DISTANCE OF 385.06 FEET TO AN IRON ROD WITH CAP FOUND;
11. N50°43'12"W, A DISTANCE OF 120.19 FEET TO A COTTON SPINDLE FOUND;
12. N32°53'11"W, A DISTANCE OF 309.38 FEET TO AN IRON ROD WITH CAP FOUND;
13. N24°25'52"W, A DISTANCE OF 1546.68 FEET TO AN IRON ROD WITH CAP FOUND;
14. N07°15'55"W, A DISTANCE OF 215.60 FEET TO AN IRON ROD WITH CAP FOUND;
15. N13°58'08"E, A DISTANCE OF 480.00 FEET TO AN IRON ROD WITH CAP FOUND;
16. N76°01'52"W, A DISTANCE OF 69.51 FEET TO AN IRON ROD WITH CAP FOUND;
17. N13°58'08"E, A DISTANCE OF 358.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 96.278 ACRES OF LAND, MORE OR LESS.

LEGEND:

CAP ●	= IRON ROD WITH CAP FOUND
○	= IRON ROD WITH G&R CAP SET
⊙	= STEEL FENCE POST
⊗	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
○	= CALCULATED POINT
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
DE	= DRAINAGE EASEMENT
WBZE	= WATER BUFFER ZONE EASEMENT
RCS	= RIPARIAN CORRIDOR SETBACK
115697	= LOT AREA IN SQUARE FEET
	= LIMITS OF WBZE/RCS



SHEET INDEX (NOT TO SCALE)



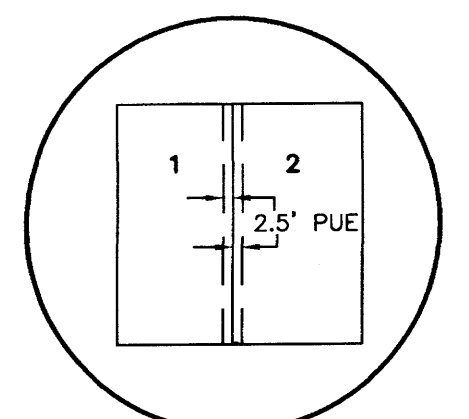
OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

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

ENGINEER:
JAY ENGINEERING CO., INC.
P. O. BOX 1220
LEANDER, TEXAS 78646

SUBMITTAL DATE: JANUARY 21, 2015
TOTAL AREA OF THIS PLAT: 96.278 ACRES
TOTAL NUMBER OF LOTS: 75
RESIDENTIAL: 73
PARK: 2

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 1,534
BRAVE FACE STREET: 3,493
DEEP POCKET DRIVE: 364
EASY MONEY STREET: 1,693
RARE CAT STREET: 227
TOTAL: 7,311



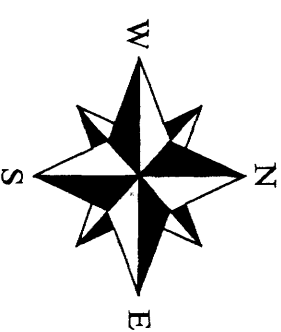
TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.

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

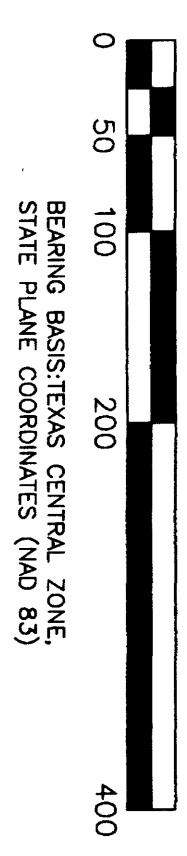
SHEET 1 OF 7

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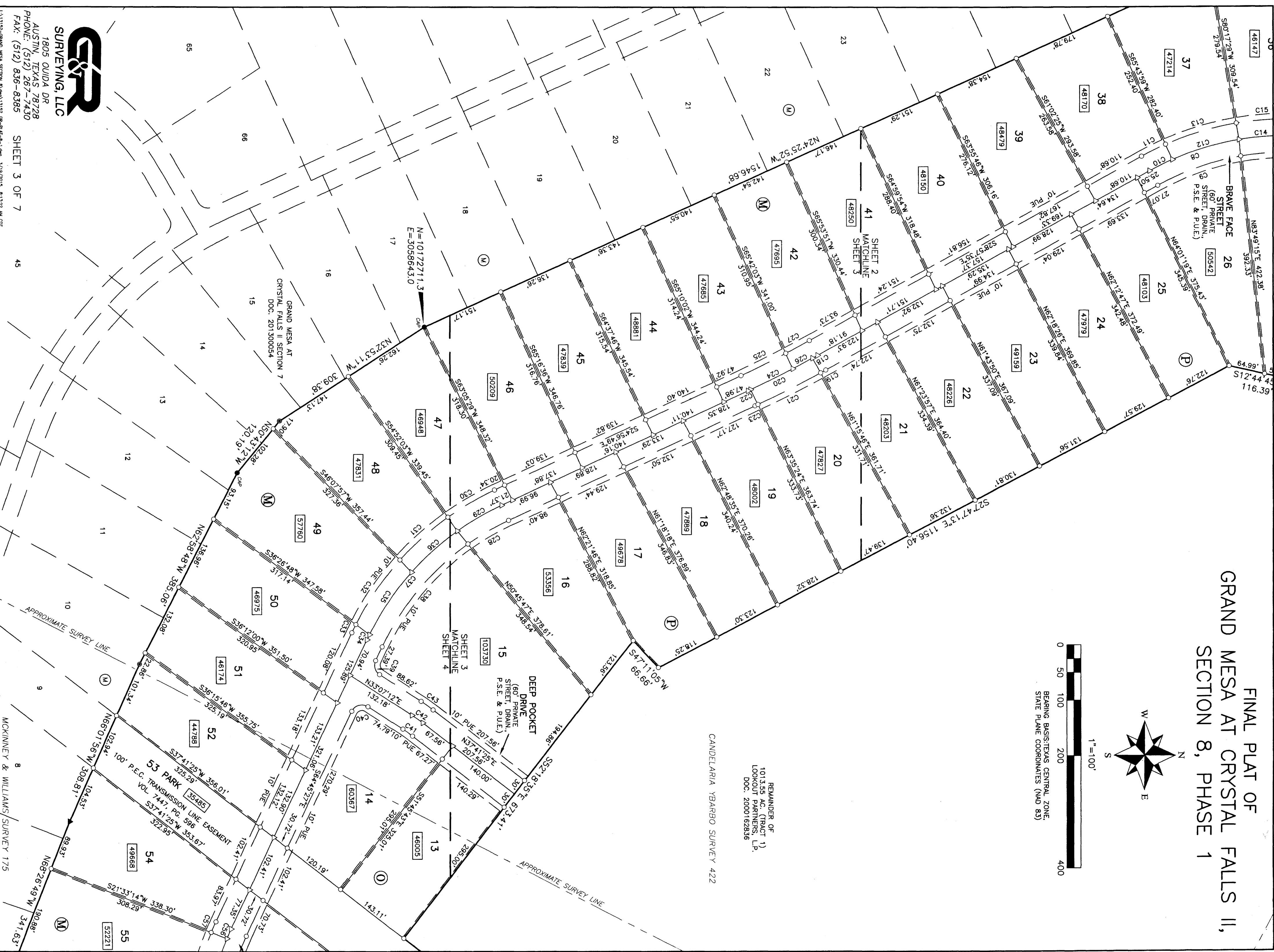
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1



1"=100'



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



REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

N=10172711.3
E=3058643.0

SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 287-7430
FAX: (512) 836-8365

201500082

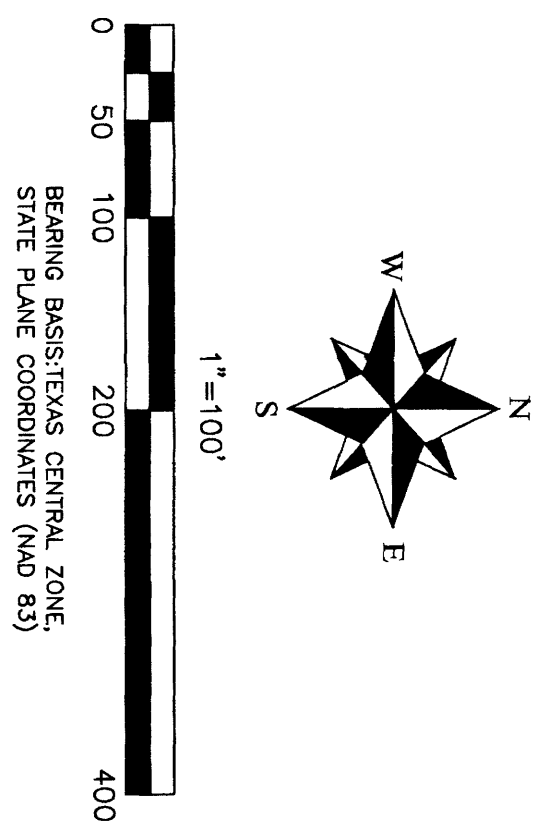
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1

S.S. EVANS SURVEY 501

12.346 AC.
PHILIP R. HAMILTON
DOC. 2001060263

2.80 AC.
RIDGE CONSTRUCTION
& DEVELOPMENT, LLC
DOC. 2004204049

NORTHEAST CORNER OF
CANDELARIA YBARBO SURVEY 422
BEARS ± 580'00"± 280'
N=10175164.0
E=3058111.1

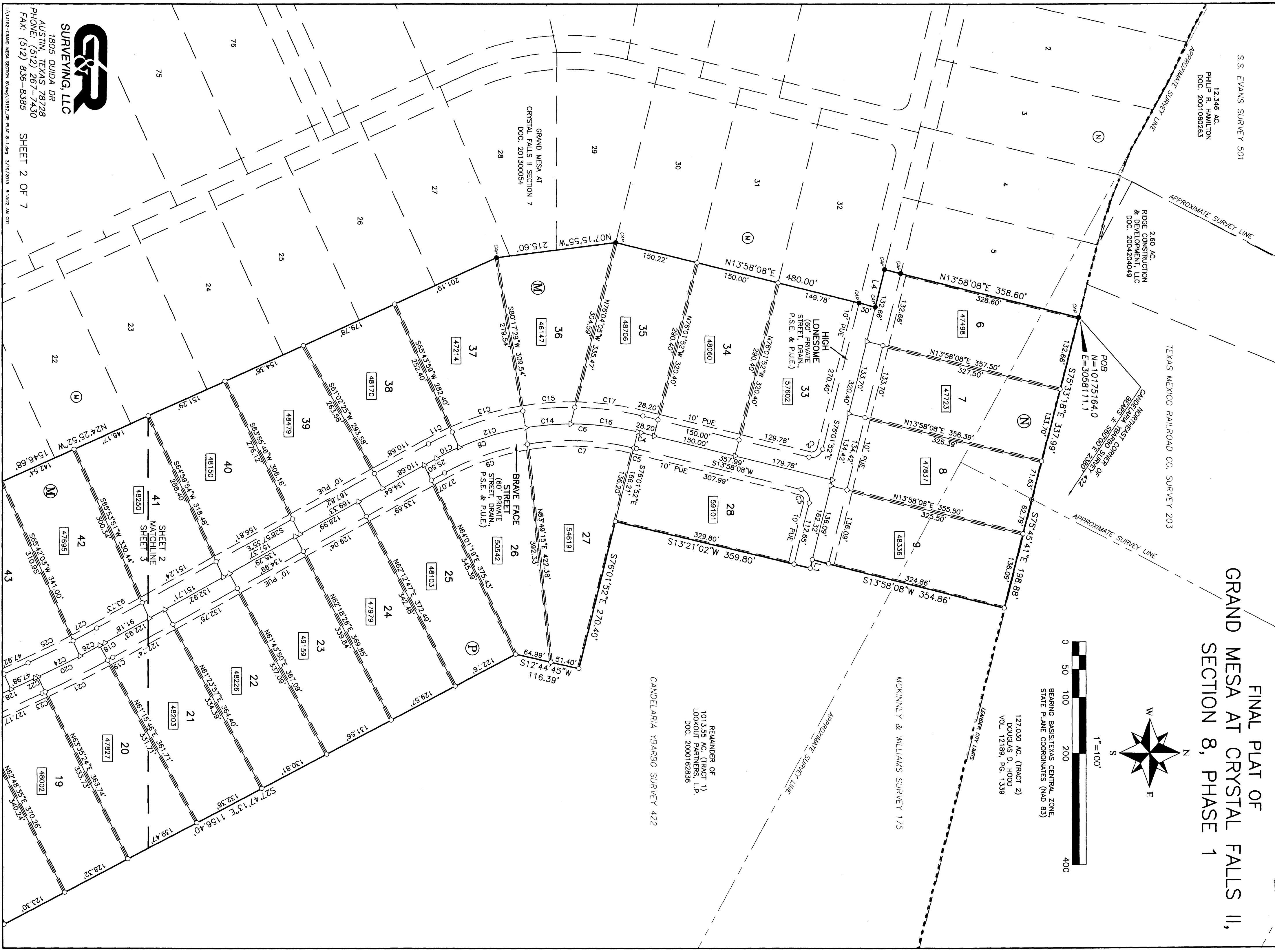


127.030 AC. (TRACT 2)
DOUGLAS D. HOOB
VOL. 12189, PG. 1339

MCKINNEY & WILLIAMS SURVEY 175

REMAINDER OF
1013.35 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422



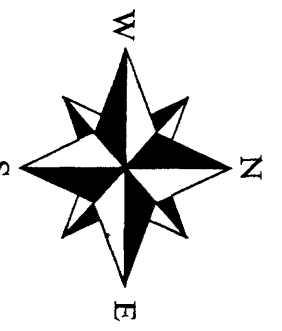
SURVEYING, LLC
1805 OULIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 2 OF 7

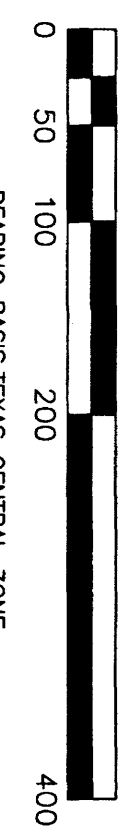
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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1



1"=100'



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

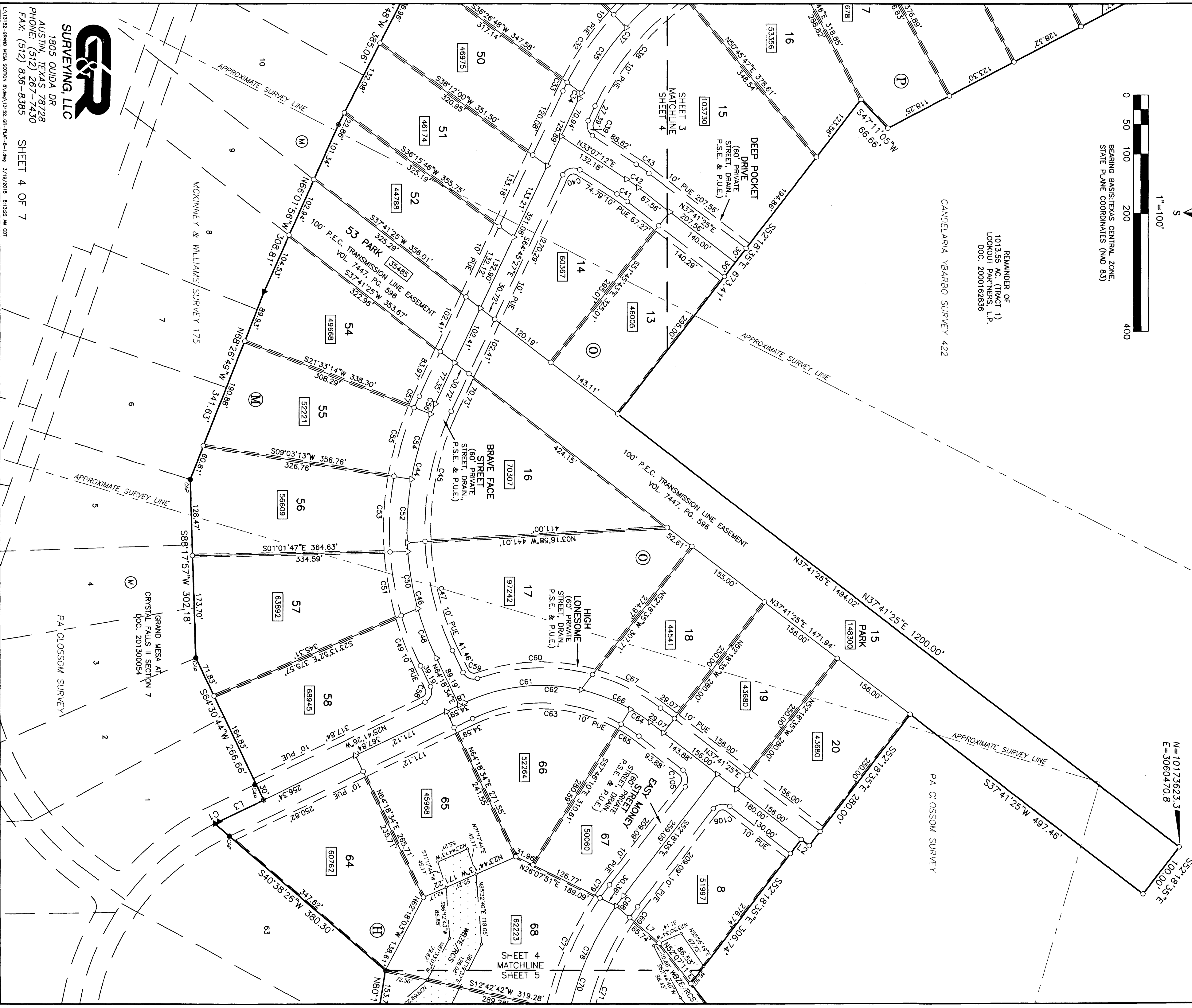
REMAINDER OF
101.355 AC. (TRACT 1),
LOOKOUT PARTNERS, L.P.,
DOC. 2000162836

MCKINNEY & WILLIAMS SURVEY 175

REMAINDER OF
101.355 AC. (TRACT 1),
LOOKOUT PARTNERS, L.P.,
DOC. 2000162836

CANDELARIA YBARBO SURVEY 422

PA GLOSSOM SURVEY



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

SHEET 4 OF 7

L:\1312-GRAND MESA SECTION 8\DWG\1312-GR-PLA-4-1.dwg 5/19/2015 8:13:22 AM COT

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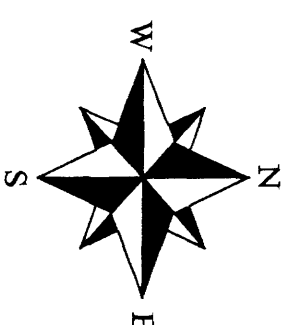
FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1

MCKINNEY & WILLIAMS SURVEY 175

APPROXIMATE SURVEY LINE

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162836

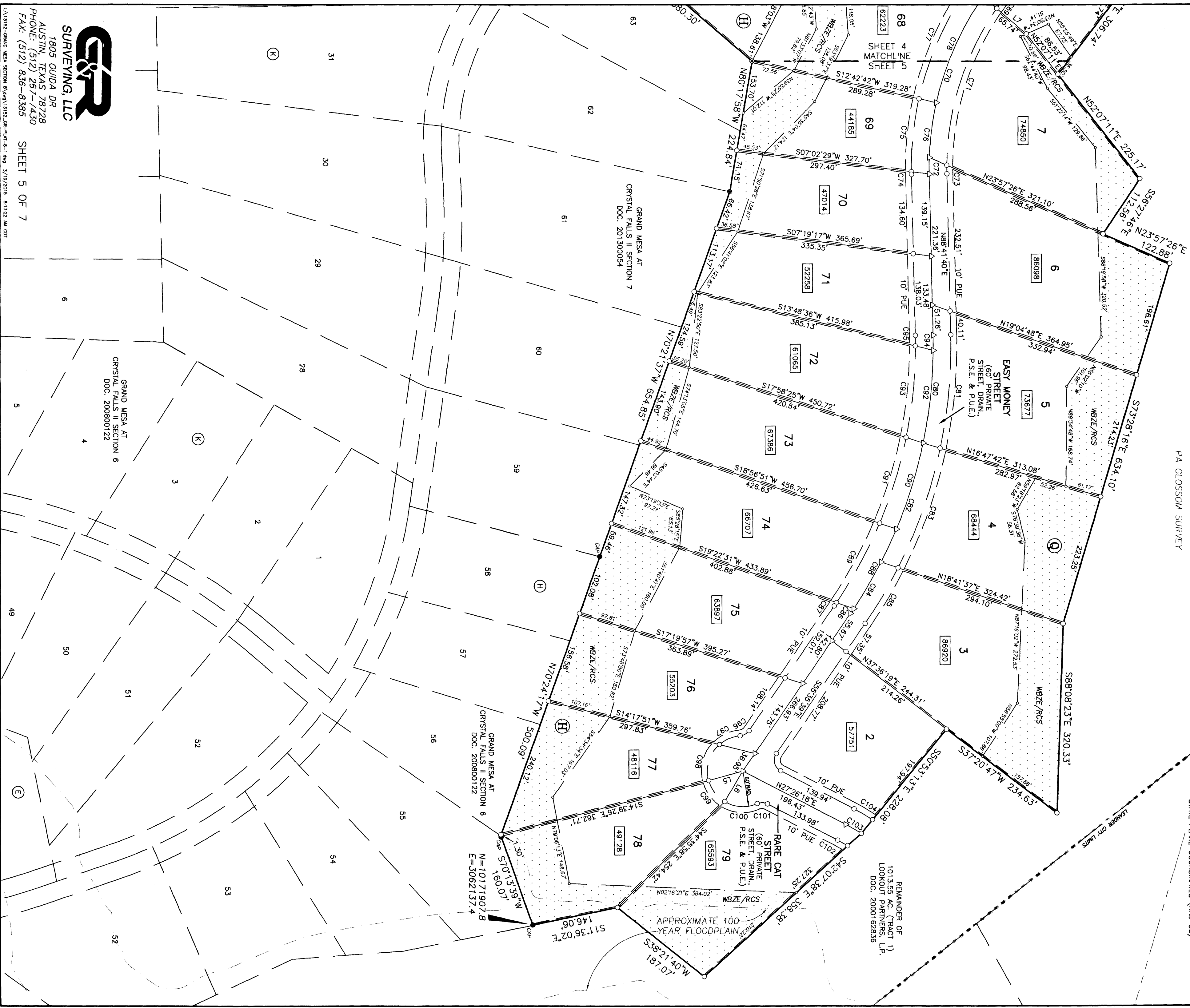
PA GLOSSOM SURVEY



1"=100'



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



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

SHEET 5 OF 7

13192-GRAND MESA SECTION 8, PLAT 13192, CR. PLAT-B-1, DWG 3/19/2015 8:13:22 AM CRT

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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 1

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S76°15'2"E	15.37'
L2	S37°41'25"W	17.19'
L3	N25°41'26"W	83.98'
L4	N76°01'52"W	69.51'
L5	S15°18'49"E	60.00'
L6	S59°05'04"E	60.00'
L7	N40°37'04"E	95.88'
L8	N25°41'26"W	10.23'

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°00'46"	430.00'	7.60'	S26°11'50"E	7.60'	3.80'
C2	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'
C3	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'
C4	0°12'22"	500.00'	1.80'	S13°51'57"W	1.80'	0.90'
C5	0°13'09"	470.00'	1.80'	S13°51'34"W	1.80'	0.90'
C6	23°12'23"	500.00'	202.31'	S02°09'35"W	201.13'	102.66'
C7	23°42'07"	470.00'	191.97'	S02°02'55"W	190.64'	97.34'
C8	19°30'58"	500.00'	170.31'	S19°12'06"E	169.49'	85.99'
C9	19°18'27"	470.00'	158.38'	S19°18'21"E	157.63'	79.95'
C10	5°12'48"	500.00'	45.49'	S26°21'11"E	45.48'	22.76'
C11	5°11'02"	530.00'	47.95'	S26°22'04"E	47.93'	23.99'
C12	14°18'10"	500.00'	124.82'	S16°35'42"E	124.49'	62.73'
C13	14°19'02"	530.00'	132.44'	S16°37'02"E	132.09'	66.57'
C14	9°18'49"	500.00'	81.28'	S04°47'12"E	81.19'	40.73'
C15	10°08'22"	530.00'	93.79'	S04°23'20"E	93.67'	47.02'
C16	14°05'56"	500.00'	123.04'	S06°55'10"W	122.73'	61.83'
C17	13°17'17"	530.00'	122.92'	S07°19'30"W	122.64'	61.74'
C18	0°17'41"	2000.00'	10.28'	N28°48'45"W	10.28'	5.14'
C19	0°17'37"	2030.00'	10.40'	N28°48'47"W	10.40'	5.20'
C20	3°34'28"	2000.00'	124.77'	N26°52'40"W	124.75'	62.40'
C21	3°33'21"	2030.00'	125.99'	N26°53'18"W	125.97'	63.01'
C22	0°08'38"	2000.00'	5.02'	N25°01'08"W	5.02'	2.51'
C23	0°09'48"	2030.00'	5.79'	N25°01'43"W	5.79'	2.89'
C24	2°33'43"	2000.00'	89.42'	N26°13'40"W	89.42'	44.72'
C25	2°36'39"	1970.00'	89.77'	N26°15'08"W	89.76'	44.89'
C26	1°27'03"	2000.00'	50.65'	N28°14'03"W	50.65'	25.33'
C27	1°24'07"	1970.00'	48.21'	N28°15'31"W	48.20'	24.10'
C28	10°16'18"	470.00'	84.26'	S30°04'58"E	84.15'	42.24'
C29	10°30'47"	500.00'	91.74'	S30°12'13"E	91.62'	46.00'
C30	10°29'40"	530.00'	97.08'	S30°11'39"E	96.94'	48.67'
C31	12°29'19"	530.00'	115.52'	S41°41'09"E	115.29'	57.99'
C32	15°04'32"	530.00'	139.45'	S55°28'05"E	139.05'	70.13'
C33	1°45'06"	530.00'	16.20'	S63°52'54"E	16.20'	8.10'
C34	1°10'44"	500.00'	10.29'	S64°10'05"E	10.29'	5.14'
C35	15°24'15"	500.00'	134.43'	S55°52'36"E	134.02'	67.62'
C36	12°42'52"	500.00'	110.95'	S41°49'02"E	110.73'	55.71'
C37	29°17'51"	500.00'	255.67'	S50°06'32"E	252.89'	130.69'
C38	29°32'20"	470.00'	242.31'	S49°59'17"E	239.63'	123.91'
C39	82°07'21"	20.00'	28.67'	N74°10'53"E	26.27'	17.42'
C40	97°52'39"	20.00'	34.17'	S15°49'07"E	30.16'	22.96'
C41	4°34'13"	270.00'	21.54'	S35°24'18"W	21.53'	10.77'
C42	4°34'13"	300.00'	23.93'	S35°24'18"W	23.92'	11.97'
C43	4°34'13"	330.00'	26.32'	S35°24'18"W	26.32'	13.17'
C44	27°55'01"	500.00'	240.71'	S78°32'57"E	238.39'	122.74'
C45	27°51'17"	470.00'	225.76'	S78°31'05"E	223.59'	115.10'
C46	23°20'59"	500.00'	203.76'	N75°59'03"E	202.36'	103.32'
C47	23°24'43"	470.00'	192.05'	N76°00'55"E	190.72'	97.38'
C48	10°18'50"	500.00'	90.01'	N69°27'59"E	89.88'	45.13'
C49	9°52'00"	530.00'	91.27'	N69°14'34"E	91.16'	45.75'
C50	11°16'54"	500.00'	98.45'	N80°15'51"E	98.29'	49.39'
C51	11°54'09"	530.00'	110.10'	N80°07'39"E	109.90'	55.25'
C52	14°04'00"	500.00'	122.75'	S67°03'42"E	122.45'	61.69'
C53	13°50'27"	530.00'	128.03'	S67°00'03"E	127.72'	64.33'
C54	13°06'15"	500.00'	114.36'	S73°28'35"E	114.11'	57.43'
C55	13°04'12"	530.00'	120.90'	S73°32'44"E	120.64'	60.71'
C56	2°10'01"	500.00'	18.91'	S65°50'27"E	18.91'	9.46'
C57	2°15'11"	530.00'	20.84'	S65°53'02"E	20.84'	10.42'
C58	90°00'00"	20.00'	31.42'	N70°41'26"W	28.28'	20.00'
C59	83°28'29"	20.00'	29.14'	N22°34'19"E	26.63'	17.84'
C60	34°25'21"	330.00'	198.26'	S01°57'15"E	195.29'	104.92'
C61	38°33'40"	300.00'	201.91'	S06°24'36"E	198.12'	104.94'
C62	55°52'43"	300.00'	292.58'	S02°14'35"W	281.12'	159.11'
C63	55°39'06"	270.00'	262.25'	S02°08'07"W	252.06'	142.51'
C64	7°30'08"	300.00'	39.28'	S33°56'21"W	39.25'	19.67'
C65	7°43'45"	270.00'	36.42'	S33°49'32"W	36.40'	18.24'
C66	24°49'11"	300.00'	129.96'	S25°16'49"W	128.94'	66.01'
C67	22°25'59"	330.00'	129.20'	S26°28'25"W	128.36'	65.44'
C68	2°25'45"	500.00'	21.20'	S53°31'28"E	21.20'	10.60'
C69	2°46'20"	470.00'	22.74'	S53°41'45"E	22.74'	11.37'
C70	33°20'21"	500.00'	290.94'	S71°24'31"E	286.85'	149.72'
C71	34°29'04"	470.00'	282.88'	S72°19'27"E	278.63'	145.87'
C72	3°13'58"	500.00'	28.16'	S89°41'31"E	28.16'	14.09'
C73	1°44'21"	470.00'	14.27'	N89°33'50"E	14.27'	7.13'
C74	0°28'32"	530.00'	4.40'	N89°55'56"E	4.40'	2.20'
C75	13°32'30"	530.00'	125.26'	S84°03'33"E	124.97'	62.92'
C76	14°01'03"	500.00'	122.32'	S84°17'49"E	122.02'	61.47'
C77	22°01'43"	530.00'	203.77'	S66°16'27"E	202.52'	103.16'
C78	22°32'58"	500.00'	196.78'	S66°00'50"E	195.51'	99.68'
C79	2°57'00"	530.00'	27.29'	S53°47'06"E	27.29'	13.65'
C80	13°11'21"	830.00'	184.16'	N84°42'39"W	183.75'	92.49'
C81	13°22'02"	830.00'	193.64'	N84°37'19"W	193.20'	97.26'
C82	15°16'54"	800.00'	213.37'	N70°28'32"W	212.74'	107.32'
C83	14°47'44"	830.00'	214.33'	N70°32'26"W	213.74'	107.76'
C84	7°14'26"	800.00'	101.10'	N59°12'52"W	101.03'	50.62'
C85	7°32'56"	830.00'	109.35'	N59°22'07"W	109.27'	54.76'
C86	0°42'22"	800.00'	9.86'	N55°56'50"W	9.86'	4.93'
C87	0°08'07"	770.00'	1.82'	N55°39'43"W	1.82'	0.91'
C88	10°56'30"	800.00'	152.77'	N61°46'16"W	152.54'	76.62'
C89	11°21'49"	770.00'	152.72'	N61°24'41"W	152.47'	76.61'
C90	10°52'28"	800.00'	151.84'	N72°40'45"W	151.61'	76.15'
C91	11°15'41"	770.00'	151.34'	N72°43'26"W	151.10'	75.92'
C92	11°20'19"	800.00'	158.32'	N83°47'08"W	158.06'	79.42'
C93	11°37'38"	770.00'	156.26'	N84°10'05"W	155.99'	78.40'
C94	1°51'03"	800.00'	25.84'	S89°37'11"W	25.84'	12.92'
C95	1°19'26"	770.00'	17.79'	S89°21'23"W	17.79'	8.99'
C96	5°11'9'04"	20.00'	17.91'	N29°56'07"W	17.32'	9.61'
C97	37°04'32"	60.00'	38.83'	S72°48'51"E	38.15'	20.12'
C98	63°57'42"	60.00'	66.98'	S73°19'58"E	63.56'	37.46'
C99	43°46'15"	60.00'	45.84'	N52°48'03"E	44.73'	24.10'
C100	5°47'42"	60.00'	57.38'	N03°31'05"E	55.22'	31.10'
C101	5°11'9'04"	20.00'	17.91'	S01°46'46"W	17.32'	9.61'
C102	4°07'18"	270.00'	19.42'	S29°29'57"W	19.42'	9.72'
C103	5°47'30"	300.00'	30.32'	S30°20'03"W	30.31'	13.18'
C104	6°19'41"	330.00'	36.45'	S30°36'08"W	36.43'	18.24'
C105	90°00'00"	20.00'	31.42'	S82°41'25"W	28.28'	20.00'
C106	90°00'00"	20.00'	31.42'	S07°18'35"E	28.28'	20.00'



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION SYSTEM.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES (SEE TYPICAL EASEMENT DETAIL).
8. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NO. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT SHOWN HEREON.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
11. 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.
12. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 53, BLOCK M AND LOT 15, BLOCK O.
13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
15. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER _____, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT.
17. 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.
18. 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-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
20. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
21. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
22. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%
23. 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.
24. 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.
25. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
26. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
27. 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 LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
28. THE WATER BUFFER ZONE SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
29. A PERPETUAL PUBLIC SAFETY EASEMENT FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, ENFORCING THE PENAL CODE AND CITY ORDINANCES, AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE HOA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 96.278 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE PA GLOSSOM SURVEY, THE TEXAS MEXICO RAILROAD CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE CANDELARIA YBARBO SURVEY 422, BEING A PORTION OF A 1,013.55 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT PARTNERS, L.P. IN DOCUMENT NUMBER 2000162836, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 96.278 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 8, PHASE 1", 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 AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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 4th DAY OF April, 2015 A.D.

Kelly A. Atkin
PRINT NAME

NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson TEXAS.

MY COMMISSION EXPIRES 12-2-18

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. 1431182-TOH, ISSUED DECEMBER 29, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN 04-02-15
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN THE WATER BUFFER ZONE EASEMENT SHOWN HEREON.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 1

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 9th DAY OF April, 2015 A.D. AT 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.

Michael Stephenson ATTEST: Ellen Pizalate
~~SEALER, CHAIR~~ ~~Michael Stephenson~~ ~~Ellen Pizalate~~
PLANNING AND ZONING COMMISSION ~~vice chairman~~ PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS CITY OF LEANDER, TEXAS

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.

THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

THESE RESTRICTIONS ARE ENFORCEABLE 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.

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).

Stacey Scheffel DR #0529417
for STACEY SCHEFFEL D. R. #050011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

Halie
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

Adam Bartlett
LOWER COLORADO RIVER AUTHORITY

04/08/2015
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUBVOIR, 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 10 DAY OF April, 2015 A.D., AT 1220 O'CLOCK PM, AND DULY RECORDED ON THE 10 DAY OF April, 2015 A.D., AT 1220 O'CLOCK, PM, IN THE OFFICIAL RECORDS OF SAID COUNTY AND

STATE, UNDER DOCUMENT NUMBER 201500082

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 10 DAY OF April, 2015 A.D.

DANA DEBEAUBVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

BY: D. Debeaubvoir DEPUTY



1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

SHEET 7 OF 7