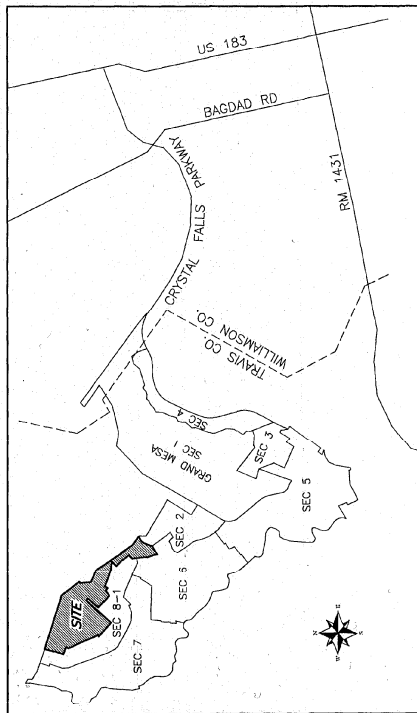


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3/6/2018

201800051

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



LOCATION MAP
(NOT TO SCALE)

LEGEND:

- CAP
- IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND
- IRON ROD WITH G&R CAP SET
- STEEL FENCE POST
- COTTON SPINDLE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- CALCULATED POINT
- BLOCK NAME
- PUE
- PSE
- DE
- WBZE
- RCS
- HOA
- 115897
- 115897

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2000 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

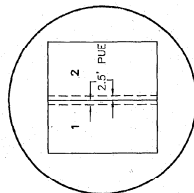
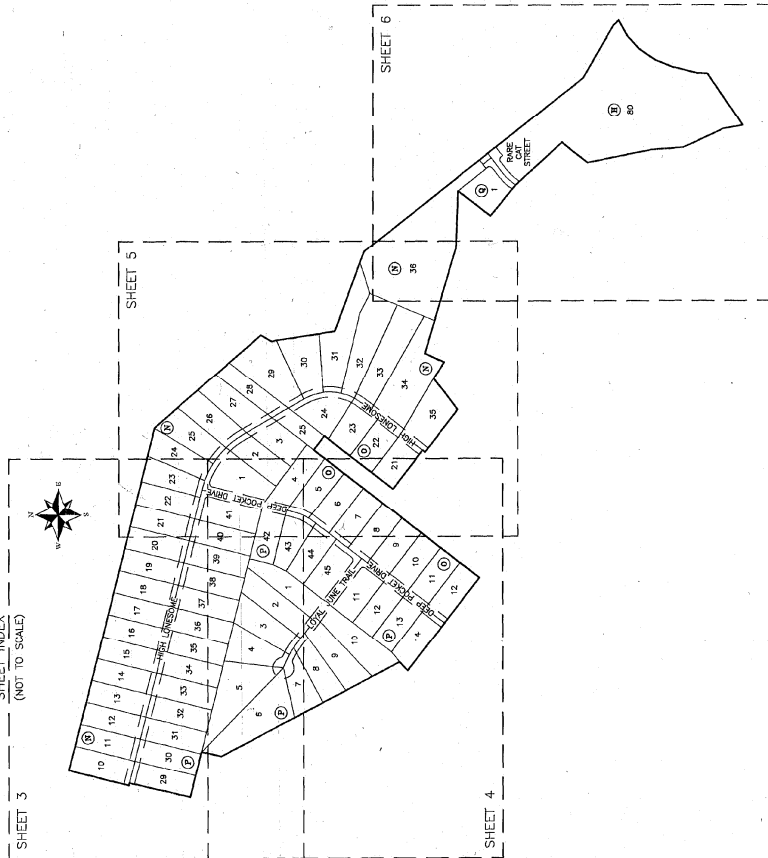
SUBMITTAL DATE: SEPTEMBER 13, 2017
TOTAL AREA OF THIS PLAT: 111.080 ACRES
TOTAL NUMBER OF LOTS: 77
RESIDENTIAL LOTS: 77
NON-RESIDENTIAL: 2

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

LINEAR FEET OF NEW STREETS (PRIVATE):
HIGH LONESOME: 3,369
DEEP POCKET DRIVE: 1,618
LOYAL JUNE TRAIL: 773
RAKE CAT STREET: 210
TOTAL: 5,970

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

SHEET INDEX
(NOT TO SCALE)



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) 836-6385
SHEET 1 OF 7

201800051

BEGINNING AT 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 D. HOOB IN VOLUME 121-189, PAGE 139, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID BEING THE NORTHERLY LINE OF SAID TRACT, AT THE NORTHEASTLY CORNER OF GRAND MESA AT CRYSTAL FALLS II, SECTION II, PHASE I, A SUBDIVISION OF RECORD IN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED DOCUMENT NUMBER 201500082, TRACT:

1. S75°45'41"E, A DISTANCE OF 425.49 FEET TO A STEEL FENCE POST;

3. S75°53'33"E, A DISTANCE OF 999.22 FEET TO A STEEL FENCE POST;

THENCE WITH THE COMMON LINE OF SAID 1.013.55 ACRE TRACT, AND SAID APPLE SPRINGS, THE FOLLOWING NINE (9) COURSES:

- [illegible]

9. S43°57'28"E A DISTANCE OF 43.04 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF GRAND MESA II AT CRYSTAL FALLS, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT.

6. S0123'41"W, A DISTANCE OF 54.15 FEET TO AN IRON ROD WITH CAP FOUND AT THE MOST NORTHERLY CORNER OF LOT 51, BLOCK H, GRAND MESA AT CRISTAL FALLS II, SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2008001122, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

THE FOLLOWING FIVE (5) COURSES:

4. N04°08'±1°W, A DISTANCE OF 187.24 FEET TO AN IRON ROD WITH CAP FOUND;
5. N11°16'02"W, A DISTANCE OF 222.86 FEET TO AN IRON ROD WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID GRANIC MESA AT CRYSTAL FALLS, IL. SECTION 8, PHASE 1.

4. DISTANCE OF 145 AC FEET TO AN IRON BOX WITH CAR BOUND.

4. N50°53'13" W., A DISTANCE OF 228.08 FEET TO AN IRON ROD WITH CAP FOUND;

8. S23°57'26"W, A DISTANCE OF 122.88 FEET TO AN IRON ROD WITH CAP FOUND;

12. N37°41'25"E, A DISTANCE OF 17.19 FEET TO AN IRON ROD WITH CAP FOUND;

16. S37°41'25"W, A DISTANCE OF 1200.00 FEET TO AN IRON ROD WITH CAP FOUND

- 20 N12°44'45"E A DISTANCE OF 116.39 FEET TO AN IRON ROD WITH CAP FOUND

- [illegible]

ES0	N013140E	01:30
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0.32	50.00.00	20.00	31.42	N08 49 39 E	26.28	20.00
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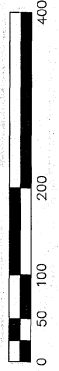
201800051

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 2

TEXAS MEXICO RAILROAD CO. SURVEY 203



1"=100'

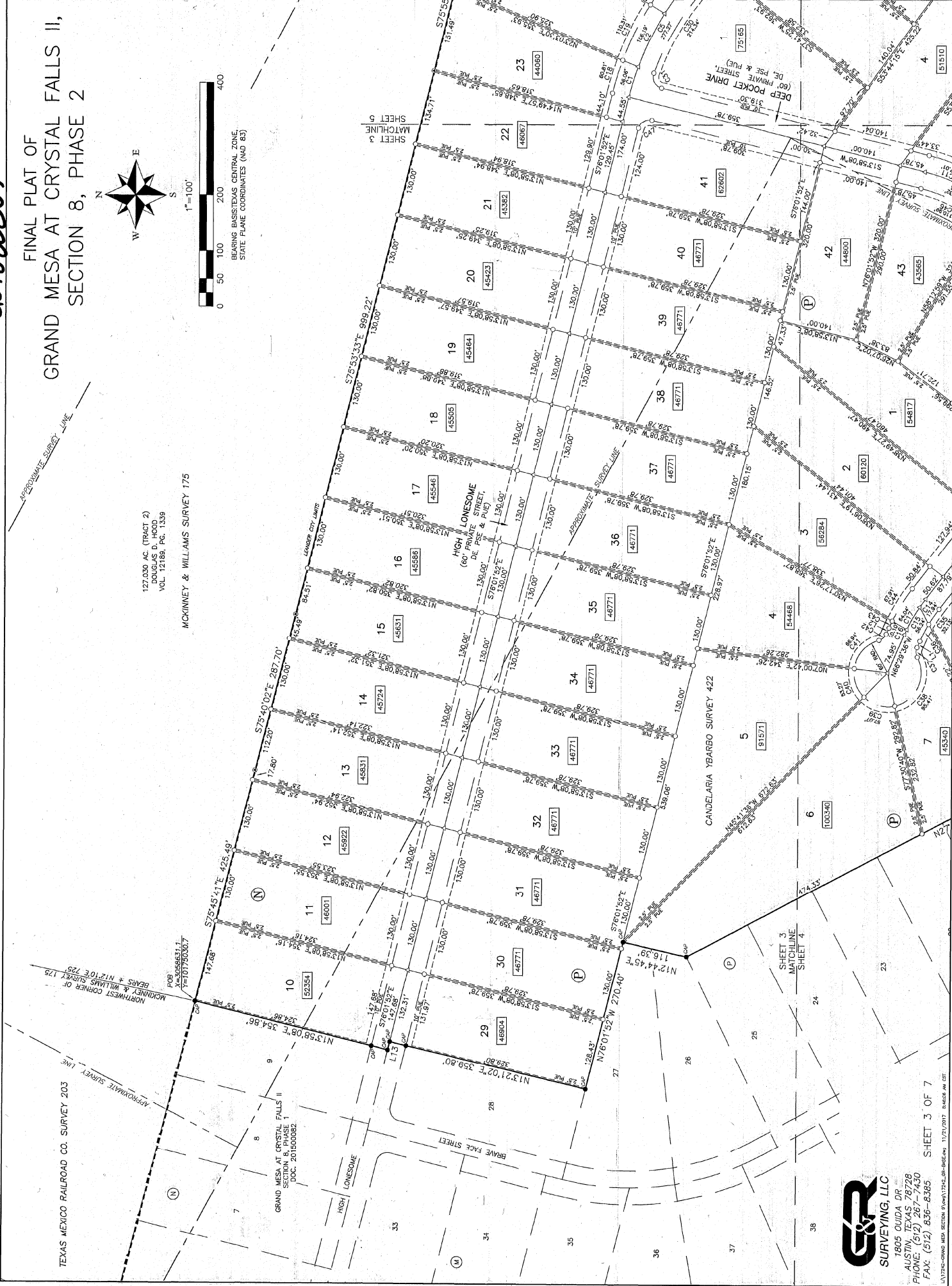


BEARING-BASIS TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

127.030 AC. (TRACT 2)
DOUGLAS D. HOOD
VOL. 12188, PG. 1339

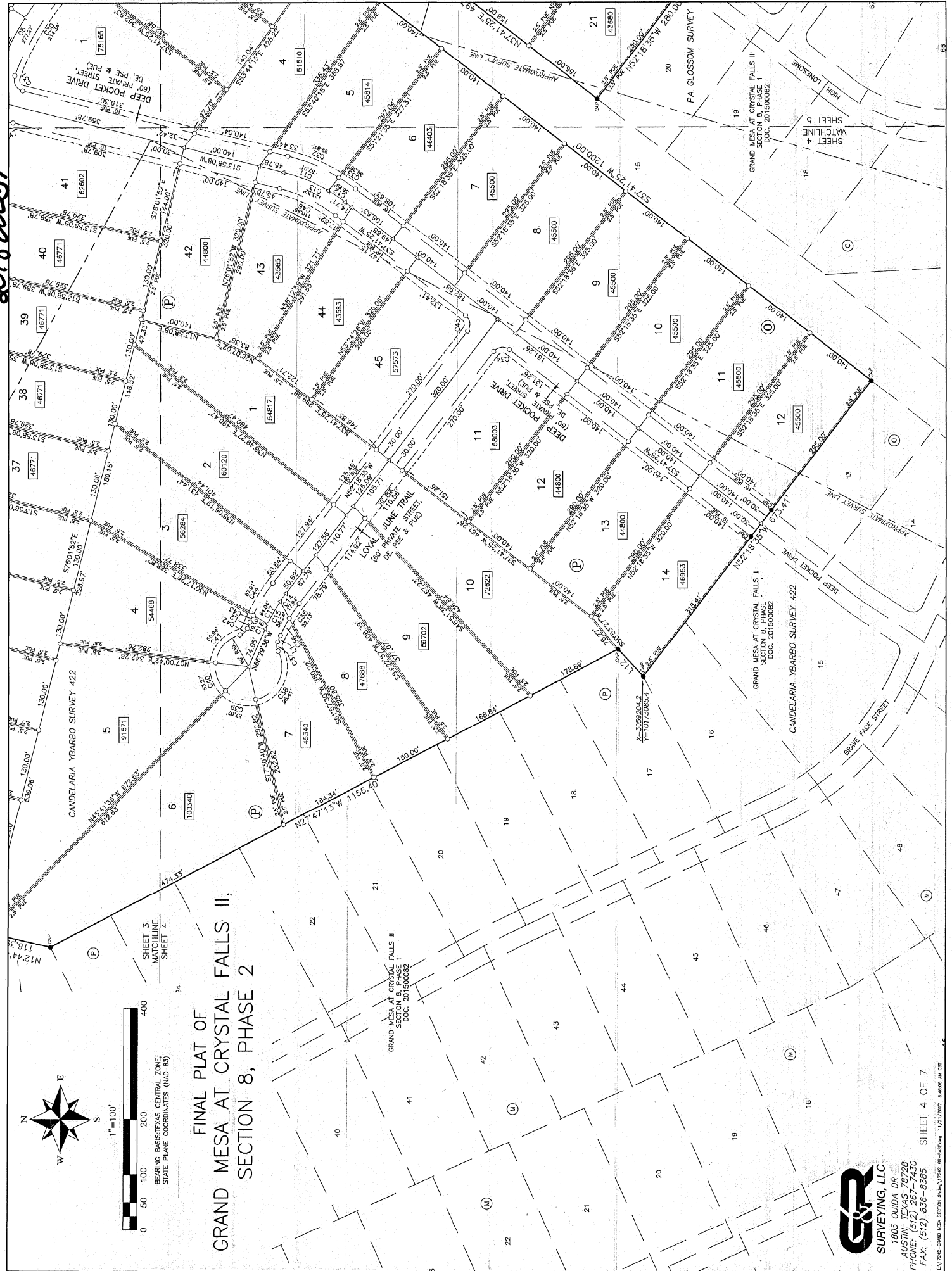
MCKINNEY & WILLIAMS SURVEY 175

GRAND MESA AT CRYSTAL FALLS II
SECTION 8, PHASE 1
DOC. 201500082

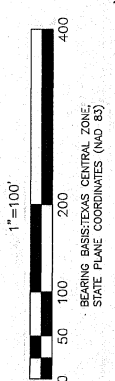


SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 856-7430
FAX: (512) 856-8385

201800251

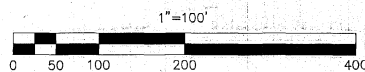


FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 2



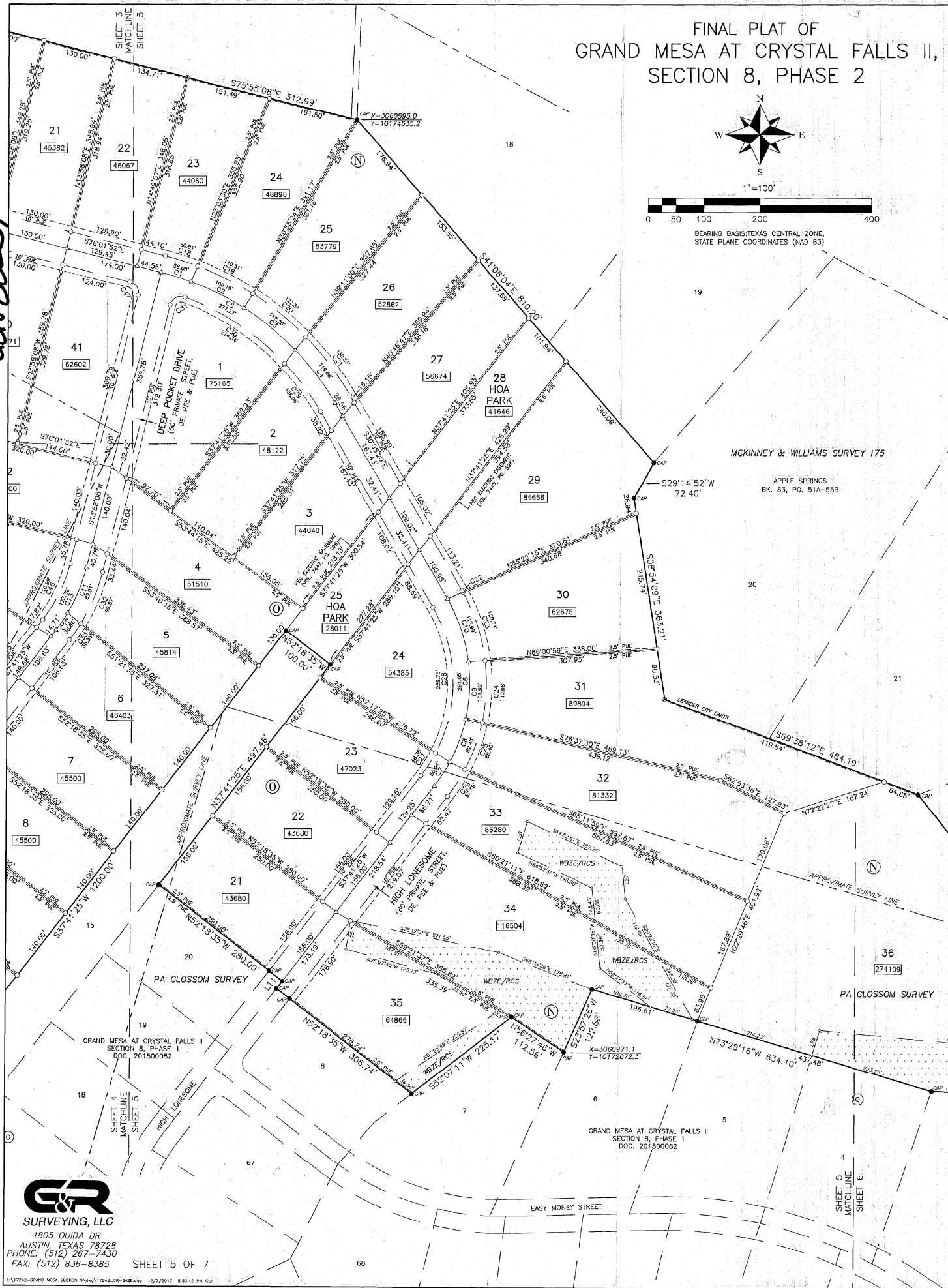
SHEET 3
MATCHLINE
SHEET 4

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



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

20800051



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

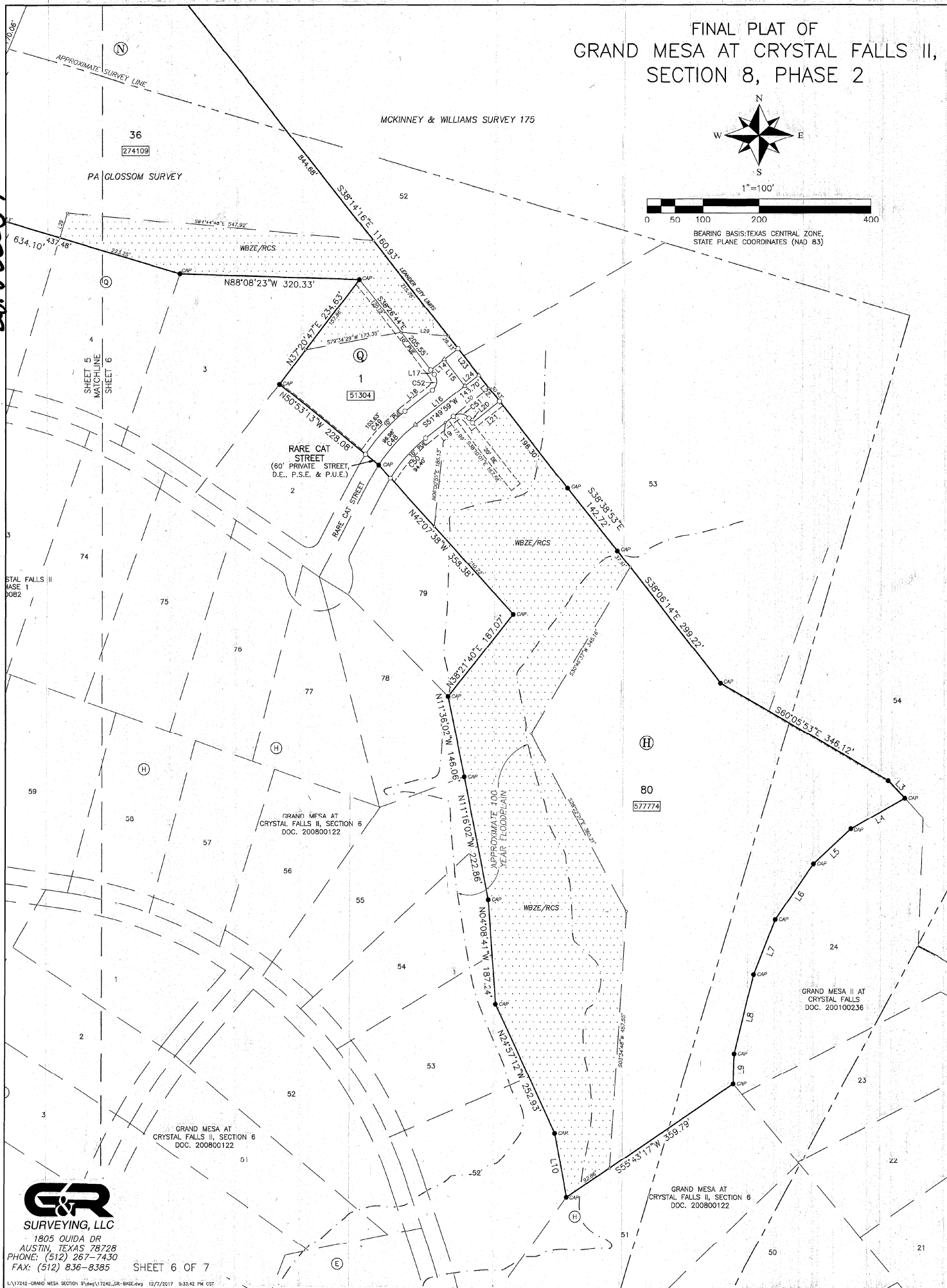
FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 8, PHASE 2



1"=100'

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

150008102



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

SHEET 6 OF 7

L:\17242-GRAND MESA SECTION 8\dwg\17242-GR-BASE.dwg 12/7/2017 9:32:42 PM CST

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 8, PHASE 2

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANER WATER DISTRIBUTION SYSTEM.
3. BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUSINESS, MANUFACTURING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANER 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 LEANER.

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 5' 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 28, BLOCK N AND LOT 25, BLOCK O.

13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206835.

14. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY.

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 AREAS.

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-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.

20. 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

A. 21. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE PRIVATE STREET, DE, PSE & PUE.
B. NO SIDEWALKS.
C. NO STREET LIGHTS.

23. 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.

25. A PERPETUAL PUBLIC SAFETY EASEMENT IS HEREBY DEDICATED 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 DESIGNES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF CROSSINGS.

ALL CITY SECRETARIES 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.

DEDICATION STATEMENT:

COUNTY OF TRANS: 11,180.00 ACRES OF LAND SITUATED IN TRANS COUNTY, TEXAS, OUT OF THE PA. C/OSSOM BEING A PORTION OF A 0.13155 ACRES TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO TRANS COUNTY PARTNERS, L.P. IN DOCUMENT NUMBER 2000162816, OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, VOLUME 10, PAGE 10. THE TRACT OF LAND DESCRIBED IN THE APPLICABLE ORDINANCES OF THE CITY OF LANCASTER, TEXAS AND TRANS COUNTY, TEXAS, IS HEREBY DESCRIBED PLAT TO BE KNOWN AS "GRAND MEKA AT CRISTAL FALLS II, SECTION 8,

10. WHEN THE SUBDMOR HAS MADE PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, THE INHABITANTS OF THE SUBDIVISION HAS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND, NOT RELEASED.

DATE 12-22-77

W WILLIAM P. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM P. HINCKLEY, OPERATING MANAGER

MORNINGSIDE LAND AND CATTLE CO., LLC.
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

STATE OF TEXAS;
COUNTY OF TRAVIS;

1001
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21 DAY OF December 1960 17 A.D.

Katelyn Atkin
 PRINT NAME
 12-2-12
 NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson, Texas.


STATE OF TEXAS,
COUNTY OF TRAVIS:

PHILIP 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 ALL 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, OF NO. 1730258-T04, ISSUED AUGUST 7, 2017, HAVE BEEN KNOWN OR NOTED HEREOF.

Philip L. McLaughlin
12-12-17
PHILIP L. McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS: _____ COUNTY OF TRAVIS: _____

SAMUEL D. KIGER, AN 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 LEANER, 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.

00095H DATED SEPT. 26, 2008, AND CONTAINED WITHIN THE WATERWAY BUFFER ZONE EASEMENT SHOWN HEREON.

Li

12-13-17

DATE: _____

SAMUEL D. KIGER, P.E.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO A PUBLIC SEWER TREATMENT PLANT. THE SEWERAGE FACILITY HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY SANITATION AND WASTEWATER PROGRAM.

THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48A, 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 OPERATED. THE SUBDIVISION IS NOT DESIGNED TO OPERATE BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

11 - Rodney Shepherd, DR #0509417 12/19/17
DATE

for STACY SCHEFFEL D.R. #050011143.
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS 11 DAY OF January, 2018 A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS, AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

ATTEST: *Colleen Inadillo*
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

THE WATERWAY BUFFER ZONE ESSENTIAL 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 ESSENTIAL 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 LCA RULES, MAY BE PLACED OR PERFORMED WITHIN THE ESSENTIAL WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCA. 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 LORA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

17.14.2017
DATE

2nd/11/2017
LOWER COLORADO RIVER AUTHORITY

STATE OF TEXAS,
COUNTY OF TRAVIS:

OF March, 2018 A.D., AT 3:14 O'CLOCK P.M., AND DULY RECORDED ON THE 6 DAY OF March, 2018 A.D., AT 3:14 O'CLOCK P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND

STATE, UNDER DOCUMENT NUMBER 2018-000021,
WITNESS MY HAND AND SEAL OF THE COUNTY CLERK THE 6 DAY OF MARCH,
2018 A.D.

BY: Chapman  JUDGE, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS

C. ESPINOZA

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

UNIVERSITY OF CALIFORNIA, BERKELEY