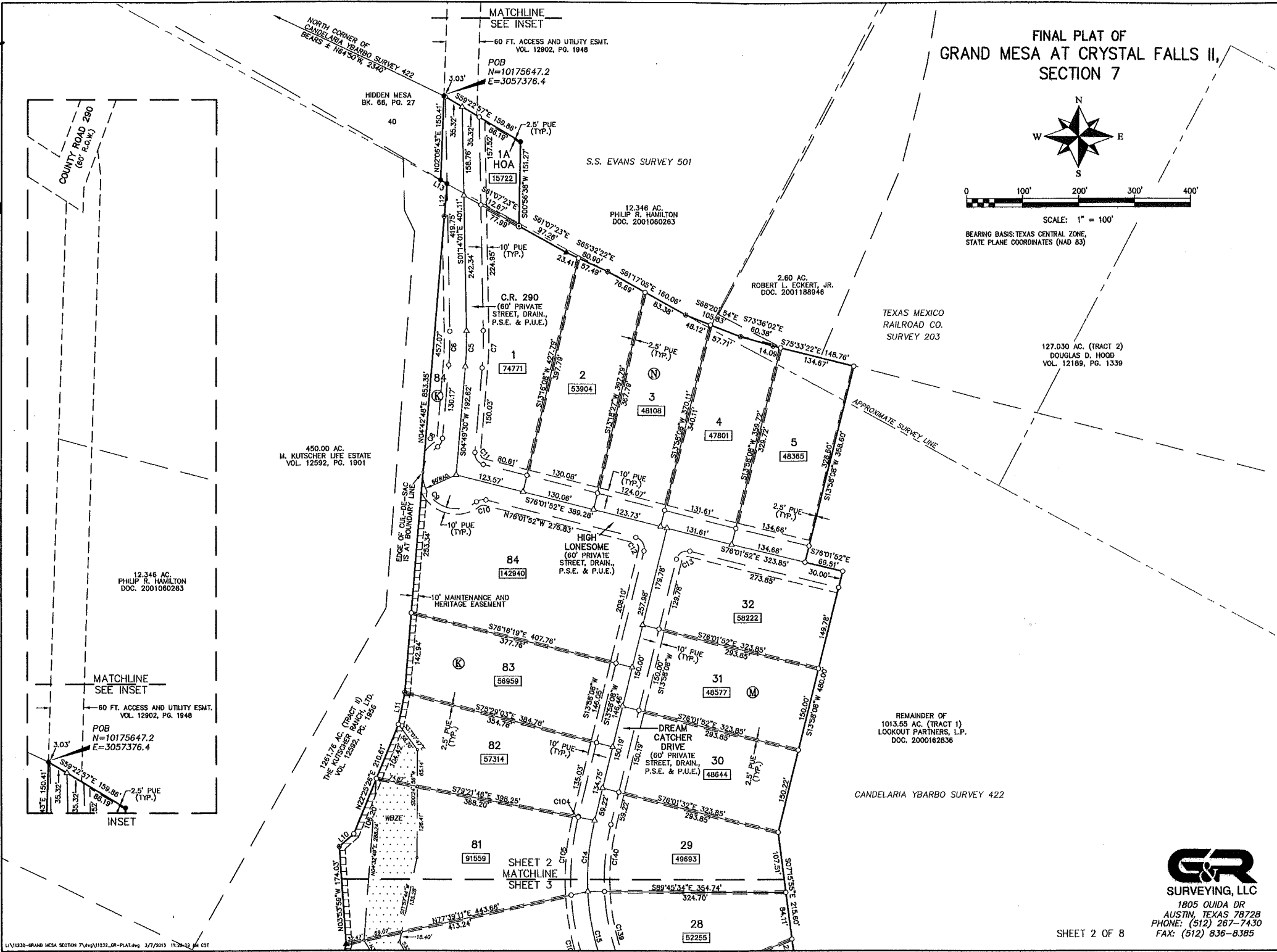
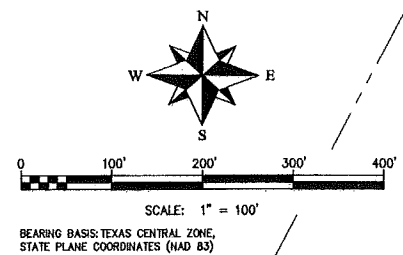


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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 7

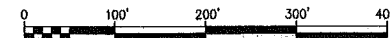
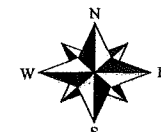


REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162636

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

20150054

FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 7

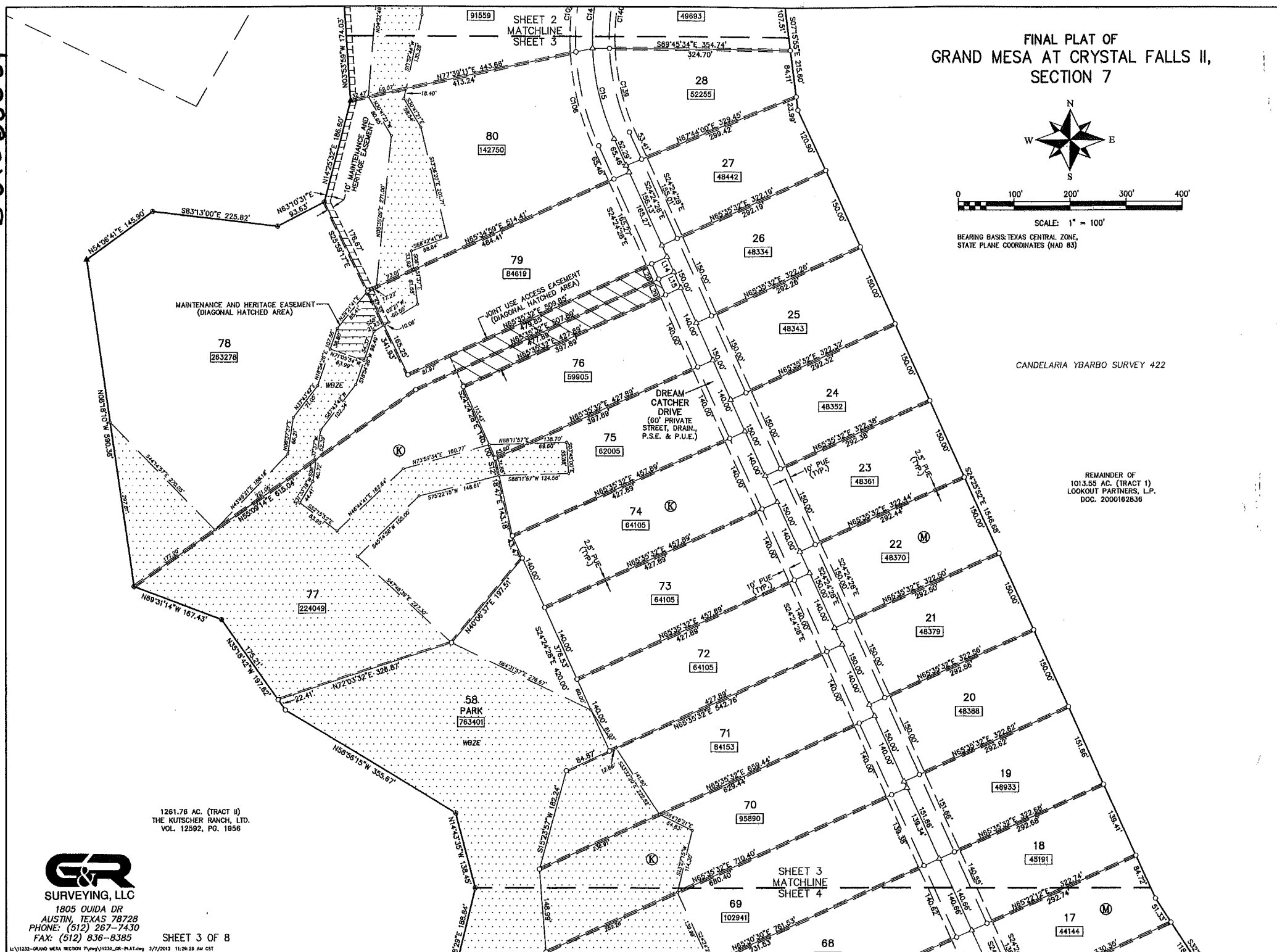


SCALE: 1" = 100'

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

CANDELARIA YBARBO SURVEY 422

REMAINDER OF
101.355 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
DOC. 2000162636



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

1261.76 AC. (TRACT II)
THE KUTSCHER RANCH, LTD.
VOL. 12592, PG. 1956

SHEET 3 OF 8

1261.76 AC. (TRACT II)
THE KUTSCHER RANCH, LTD.
VOL. 12592, PG. 1956

A horizontal graphic scale bar with markings at 0, 100', 200', 300', and 400'. The bar is divided into alternating black and white segments, with each 100-foot segment consisting of four equal parts.

SCALE: 1" = 100'

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

CANDELARIA YBARBO SURVEY 422

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

N=10171476.1
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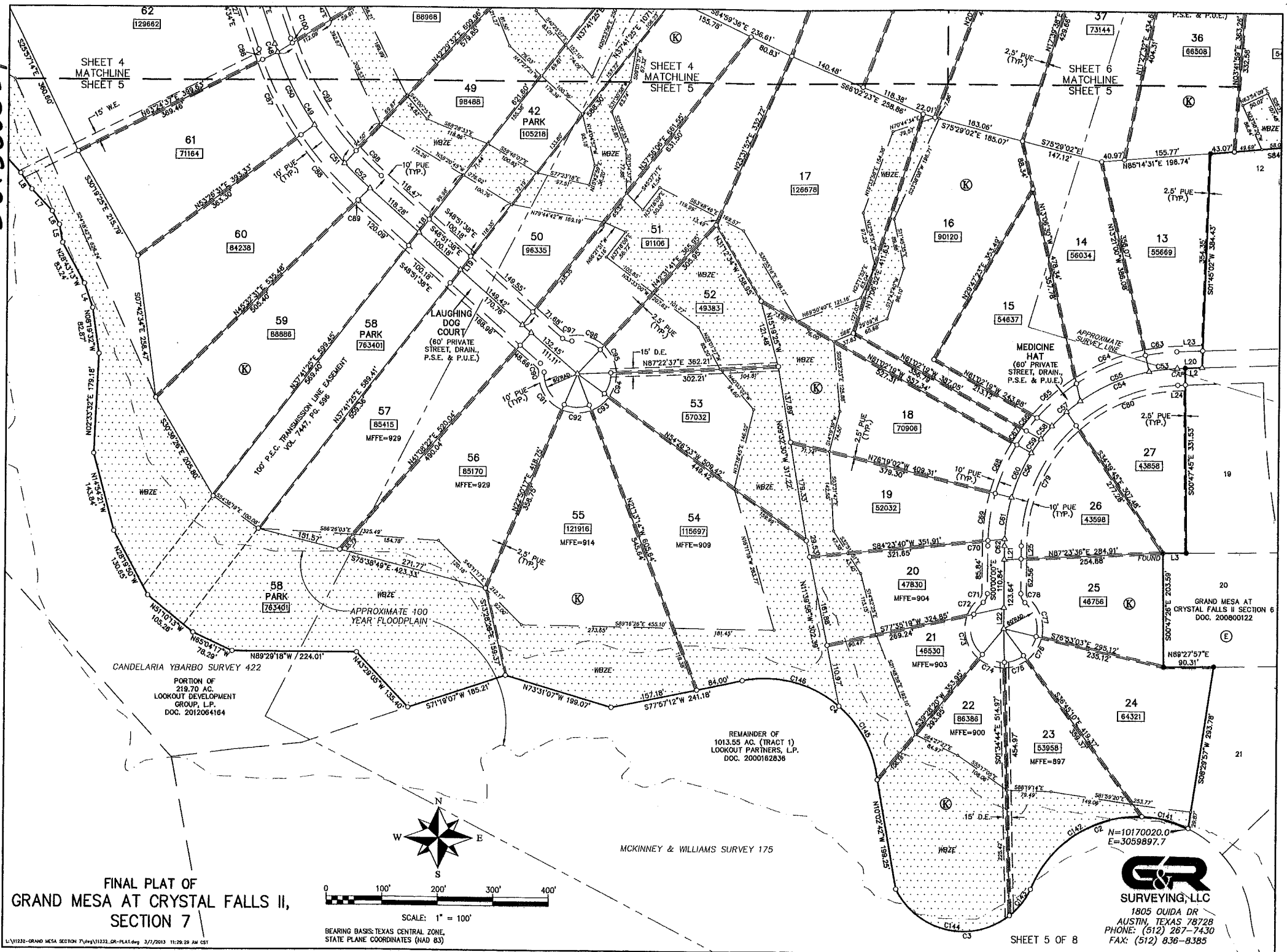
SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385

REMAINDER OF
219.70 AC.
LOOKOUT DEVELOPMENT
GROUP, L.P.
DOC. 2012064164

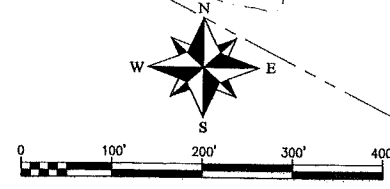
SHEET 4 OF 8

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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 7



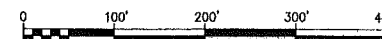
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

MCKINNEY & WILLIAMS SURVEY 175

G&R
SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
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201300054

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 7



SCALE: 1" = 100'

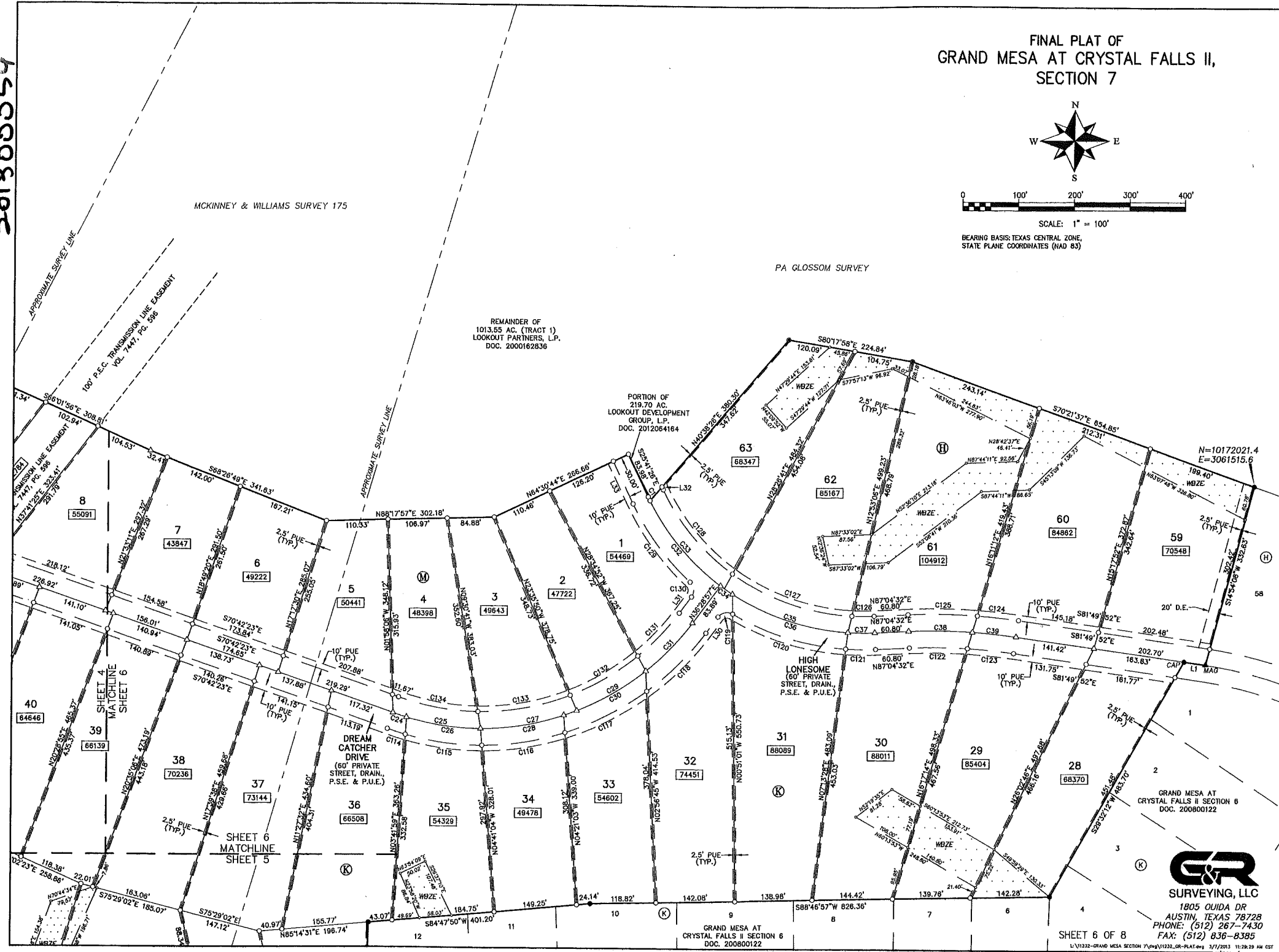
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

MCKINNEY & WILLIAMS SURVEY 175

PA GLOSSOM SURVEY

REMAINDER OF
1013.55 AC. (TRACT 1)
LOOKOUT PARTNERS, L.P.
VOL. 1441, PG. 588
DOC. 2000162836

PORTION OF
219.70 AC.
LOOKOUT DEVELOPMENT
GROUP, L.P.
VOL. 1441, PG. 588
DOC. 2012064184



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FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 7

20130003102

CURVE TABLE																				
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT							
C1	1'00'46"	430.00'	7.60'	S28°11'50"E	7.80'	3.80'	C74	41'03'04"	60.00'	42.99'	S71°03'12"E	42.08'	22.46'							
C2	94°46'11"	206.10'	340.80'	S68°34'06"W	303.35'	224.01'	C75	35'10'26"	60.00'	36.83'	N70°50'03"E	36.26'	19.02'							
C3	127°45'35"	134.88'	300.75'	N89°32'55"E	242.20'	275.07'	C76	40°07'54"	60.00'	42.03'	N33°10'53"E	41.17'	21.82'							
C4	95°08'00"	204.42'	339.42'	N53°57'41"W	301.76'	223.61'	C77	64°26'01"	60.00'	67.47'	N19°06'04"W	63.97'	37.81'							
C5	6°03'31"	600.00'	63.45'	N01°47'45"E	63.42'	31.75'	C78	51°19'04"	20.00'	17.91'	S26°39'32"E	17.32'	9.61'							
C6	6°03'31"	570.00'	60.27'	N01°47'45"E	60.25'	30.16'	C79	48°15'18"	280.00'	244.24'	S24°07'38"W	237.09'	129.89'							
C7	6°03'31"	630.00'	66.82'	N01°47'45"E	66.80'	33.34'	C80	39°32'08"	280.00'	200.11'	S68°01'22"W	186.16'	104.22'							
C8	51°19'04"	20.00'	17.91'	N30°29'02"E	17.32'	9.61'	C81	23°58'08"	430.00'	179.88'	S40°47'09"W	178.58'	81.28'							
C9	183°29'31"	60.00'	192.15'	S35°36'11"E	119.94'	1968.43'	C82	23°58'08"	430.00'	179.88'	S40°47'09"W	178.58'	81.28'							
C10	51°19'04"	20.00'	17.91'	S78°18'36"W	17.32'	9.61'	C83	25°15'00"	430.00'	189.50'	S16°10'35"W	187.97'	96.31'							
C11	80°51'22"	20.00'	28.22'	S35°36'11"E	25.94'	17.04'	C84	16°18'39"	630.00'	179.34'	S04°36'14"W	178.74'	90.28'							
C12	90°00'00"	20.00'	31.42'	N31°01'52"W	28.28'	20.00'	C85	5°59'01"	630.00'	65.79'	S16°45'03"E	65.76'	32.93'							
C13	90°00'00"	20.00'	31.42'	S58°58'08"W	28.28'	20.00'	C86	14°18'19"	630.00'	19.85'	S19°38'14"W	19.85'	9.83'							
C14	16°31'58"	440.00'	126.96'	S05°42'09"W	126.52'	63.93'	C87	13°54'00"	630.00'	152.84'	S27°29'53"E	152.46'	76.80'							
C15	21°50'38"	440.00'	167.75'	S13°29'09"E	166.74'	84.81'	C88	14°12'09"	630.00'	156.16'	S41°32'57"E	155.77'	78.48'							
C16	5°31'40"	690.00'	66.57'	S27°10'18"E	66.54'	33.31'	C89	01°12'36"	630.00'	2.31'	S48°45'20"E	2.31'	1.16'							
C17	9°57'34"	690.00'	119.94'	S29°23'15"E	119.79'	60.12'	C90	51°29'04"	20.00'	17.91'	S21°02'06"W	17.32'	9.61'							
C18	13°28'23"	690.00'	162.25'	S36°40'20"E	161.88'	81.60'	C91	69°37'09"	60.00'	72.81'	S32°21'08"E	69.00'	41.75'							
C19	12°35'30"	690.00'	151.64'	S40°39'47"E	151.33'	76.13'	C92	44°03'31"	60.00'	46.14'	S04°42'06"W	45.00'	24.28'							
C20	14°27'25"	690.00'	174.10'	S50°38'13"E	173.64'	87.52'	C93	33°13'10"	60.00'	34.79'	N52°10'11"E	34.30'	17.90'							
C21	12°08'24"	690.00'	146.40'	S53°02'14"E	146.13'	73.48'	C94	38°11'00"	60.00'	39.98'	N16°28'07"E	39.25'	20.77'							
C22	12°50'22"	690.00'	154.64'	S64°17'09"E	154.32'	77.64'	C95	44°50'56"	60.00'	46.97'	N25°02'51"W	45.76'	24.76'							
C23	11°35'26"	690.00'	139.56'	S64°54'40"E	139.35'	70.03'	C96	52°42'23"	60.00'	55.19'	N73°49'30"W	53.27'	29.72'							
C24	3°06'12"	475.00'	25.73'	S72°15'29"E	25.72'	12.87'	C97	51°19'04"	20.00'	17.91'	S74°31'10"W	17.32'	9.61'							
C25	19°27'08"	475.00'	161.26'	S80°25'57"E	160.49'	81.42'	C98	6°23'10"	570.00'	63.53'	S45°40'03"E	63.50'	31.80'							
C26	16°20'56"	475.00'	135.54'	S81°59'03"E	135.08'	68.23'	C99	22°50'49"	570.00'	227.28'	S31°03'03"E	226.79'	118.17'							
C27	21°23'30"	475.00'	177.34'	N79°08'44"E	176.32'	89.72'	C100	0°53'05"	570.00'	8.80'	S19°11'06"E	8.80'	4.40'							
C28	18°22'45"	475.00'	152.37'	N80°39'07"E	151.72'	76.85'	C101	24°17'39"	570.00'	221.70'	S04°55'44"E	220.30'	112.92'							
C29	17°20'50"	475.00'	143.81'	N59°46'34"E	143.28'	72.46'	C102	21°21'00"	370.00'	141.61'	S04°42'06"W	140.90'	7.26'							
C30	20°21'34"	475.00'	168.79'	N61°16'57"E	167.90'	85.28'	C103	54°08'03"	370.00'	349.58'	S32°51'56"W	336.73'	189.07'							
C31	14°37'12"	475.00'	121.21'	N43°47'34"E	120.88'	60.93'	C104	01°42'46"	470.00'	1.76'	S13°51'45"W	1.75'	0.87'							
C32	27°49'36"	430.00'	208.84'	S39°36'15"E	206.79'	106.52'	C105	16°57'00"	470.00'	139.04'	S05°16'52"W	138.53'	70.03'							
C33	27°57'03"	430.00'	209.77'	S40°40'44"E	207.68'	107.01'	C106	21°12'50"	470.00'	174.02'	S13°48'03"E	173.03'	88.02'							
C34	3°30'38"	430.00'	28.35'	S55°16'21"E	26.34'	13.18'	C107	1°39'44"	720.00'	20.89'	S25°14'20"E	20.89'	10.44'							
C35	31°51'36"	430.00'	239.11'	S70°35'04"E	238.04'	122.73'	C108	86°00'10"	20.00'	30.02'	N16°55'53"E	27.26'	18.65'							
C36	28°28'12"	430.00'	221.29'	S71°46'16"E	218.86'	113.16'	C109	86°14'55"	20.00'	30.11'	N76°56'34"W	27.34'	18.62'							
C37	6°24'37"	430.00'	48.11'	S89°43'10"E	48.08'	24.08'	C110	9°55'33"	720.00'	124.73'	S68°46'53"E	124.68'	62.73'							
C38	6°34'11"	1000.00'	114.66'	N89°38'23"W	114.60'	57.39'	C111	13°56'32"	720.00'	176.20'	S50°42'56"E	174.77'	88.74'							
C39	4°31'25"	1000.00'	78.95'	N84°05'35"W	78.93'	39.50'	C112	18°41'11"	720.00'	264.11'	S14°11'11"E	263.19'	130.95'							
C40	7°27'46"	400.00'	52.10'	S56°12'05"W	52.08'	26.09'	C113	11°49'19"	720.00'	148.56'	S64°47'43"E	148.30'	76.16'							
C41	52°38'37"	400.00'	367.62'	S33°36'59"W	354.73'	197.88'	C114	3°51'22"	505.00'	33.99'	S72°38'04"E	33.98'	17.00'							
C42	24°06'05"	400.00'	168.26'	S40°28'09"W	167.02'	85.39'	C115	15°51'55"	505.00'	139.84'	S82°29'43"E	139.39'	70.37'							
C43	24°49'02"	400.00'	173.26'	S15°57'36"W	171.91'	88.01'	C116	17°15'04"	505.00'	152.05'	N80°56'48"E	151.48'	76.60'							
C44	3°44'15"	400.00'	28.09'	S05°25'13"W	26.09'	13.05'	C117	18°47'11"	505.00'	165.58'	N82°55'40"E	164.84'	83.54'							
C45	16°17'01"	600.00'	170.52'	S04°35'28"E	169.95'	85.84'	C118	17°03'07"	505.00'	150.29'	N45°00'31"E	149.74'	75.71'							
C46	6°00'37"	600.00'	62.94'	S16°44'15"E	62.91'	31.50'	C119	84°01'15"	20.00'	29.33'	S72°28'35"W	26.77'	16.01'							
C47	22°17'39"	600.00'	233.46'	S07°35'44"E	231.99'	118.23'	C120	28°46'25"	480.00'	214.95'	S29°35'01"E	213.00'	109.48'							
C48	1°30'07"	600.00'	15.73'	S19°28'37"E	15.73'	7.88'	C121	63°59'16"	480.00'	53.42'	S69°39'51"E	53.39'	26.74'							
C49	22°28'55"	600.00'	235.43'	S31°29'08"E	233.92'	119.25'	C122	61°10'19"	480.00'	104.32'	N89°50'00"E	104.44'	52.29'							
C50	14°05'52"	600.00'	147.63'	S27°17'37"E	147.26'	74.19'	C123	4°55'17"	970.00'	83.32'	N89°50'00"E	83.32'	41.69'							
C51	14°31'05"	600.00'	152.03'	S41°38'05"E	151.63'	76.43'	C124	4°09'10"	970.00'	74.65'	N83°54'27"W	74.64'	37.34'							
C52	6°08'01"	600.00'	64.23'	S45°47'37"E	64.20'	32.15'	C125	6°56'26"	1030.00'	124.77'	N89°27'15"W	124.69'	62.48'							
C53	9°07'25"	320.00'	50.96'	S83°14'33"E	50.80'	25.53'	C126	54°1'53"	400.00'	39.78'	N89°55'28"E	39.76'	19.91'							
C54	38°52'07"	320.00'	217.08'	S68°21'22"W	212.84'	112.91'	C127	33°05'33"	400.00'	231.03'	S70°40'49"E	227.83'	118.84'							
C55	24°11'57"	320.00'	136.15'	S66°34'02"W	134.15'	68.60'	C128	28°26'36"	400.00'	186.57'	S39°54'44"E	186.54'	101.38'							
C56	48°55'19"	320.00'	273.23'	S24°27'39"W	265.01'	145.57'	C129	21°50'51"	480.00'	175.40'	S36°36'52"E	174.34'	88.78'							
C57	12°09'44"	320.00'	67.93'	S44°23'11"W	67.80'	34.09'	C130	84°01'15"	20.00'	29.33'	N05°31'40"W	28.77'	18.01'							
C58	5°28'01"	320.00'	30.53'	S39°34'19"W	30.52'	15.28'	C131	13°54'58"	445.00'	108.08'	S43°26'26"E	107.82'	54.31'							
C59	6°23'44"	320.00'	30.13'	S39°33'28"W	30.12'	15.08'	C132	18°11'21"	445.00'	141.27'	N59°29'36"E	140.68'	71.23'							
C60	15°41'53"	320.00'	67.16'	S23°35'32"E	67.10'	44.11'	C133	21°53'22"	445.00'	154.00'	N79°31'59"E	153.99'	86.65'							
C61	13°32'59"	320.00'	75.68'	S08°58'12"E	75.50'	38.02'	C134	18°18'55"	445.00'	146.97'	S74°21'31"E	145.48'	73.73'							
C62	21°14'31"	320.00'	12.26'	S01°05'51"W	12.26'	6.13'	C135	11°23'16"	680.00'	131.18'	S85°00'45"E	130.98'	65.81'							
C63	9°17'47"	350.00'	56.79'	S63°08'32"W	56.73'	28.46'	C136	12°24'37"	680.00'	142.95'	S53°06'49"E	142.68'	71.76'							
C64	22°00'50"	350.00'	134.48'	S67°29'13"W	133.65'	68.08'	C137	12°45'32"	680.00'	146.97'	S40°31'44"E	146.67'	73.79'							
C65	15°20'13"	350.00'	93.68'	S48°48'42"W	93.41'	47.13'	C138	8°44'30"	680.00'	112.22'	S29°15'43"E	112.08'	58.24'							
C66	4°59'01"	350.00'	30.44'	S38°39'05"W	30.43'	15.23'	C139	21°38'19"	410.00'	154.84'	S13°35'19"E	153.92'	76.51'							
C67	4°55'46"	350.00'	30.11'	S33°41'14"W	30.10'	15.07'	C140	16°44'17"	410.00'	119.78'	S05°35'59"W	119.35'	60.32'							
C68	15°39'13"	350.00'	95.67'	S23°23'56"W	95.38'	48.14'	C141	24°03'26"	208.10'	86.54'	N76°04'31"W	85.90'	43.92'							
C69	14°02'42"	350.00'	89.80'	S08°52'44"W	89.58'	43.61'	C142	70°42'45"	208.10'	254.36'	S56°32'37"E	238.92'	146.23'							
C70	12°12'33"	350.00'	8.30'	S00°45'31"E	8.30'	4.55'	C143	28°14'44"	134.88'	81.60'	S68°32'30"E	80.48'	41.68'							
C71	51°19'04"	60.00'	17.91'	N25°39'42"E	17.82'	9.61'	C144	10°10'50"	134.88'											

20130003102

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER DISTRIBUTION SYSTEM OF THE CITY OF LEANDER, TEXAS.
4. RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012060108
5. 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.
6. WATER WILL BE PROVIDED BY THE CITY OF LEANDER.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
11. 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.
12. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
15. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. FINISHED SLOPES WHICH ARE GREATER THAN 15% CANNOT USE SURFACE IRRIGATION SYSTEMS.
19. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL DRAINAGE WAYS.
20. TWENTY-FIVE FOOT OSSF SETBACKS ARE REQUIRED FROM ALL FINISHED SLOPES WHICH ARE GREATER THAN 30%.
21. 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.
22. LOTS 42, AND 58, BLOCK "K" AND LOT 9, BLOCK "M" ARE PARK LOTS AND LOT 1A, BLOCK "N" IS AN HOA LOT AND SHALL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION OF THIS SUBDIVISION.
23. A 10 FOOT PUE ADJACENT TO ALL PRIVATE ROADWAYS AND ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUE ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED.
24. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
25. 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.
26. NO DEVELOPMENT SHALL BEGIN ON LOTS 20-24, BLOCK "K" OR LOTS 54-56, BLOCK "K", PRIOR TO ISSUANCE OF A FLOOD PLAN DEVELOPMENT PERMIT BY THE CITY OF LEANDER FLOOD PLAN ADMINISTRATOR FOR EACH LOT SPECIFIED.
27. 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 PLAN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAN DEVELOPMENT PERMITS.
28. 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 PLAN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR FLOOD PLAN 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 CITY OF LEANDER FLOOD PLAN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
29. 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.
30. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.
31. FRONT BUILDING LINES ARE MEASURED FROM THE EDGE OF THE STREET EASEMENT.
32. GARAGES FACING A SIDE STREET ON A CORNER LOT ARE REQUIRED TO BE SET BACK 20'.
33. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS WITHIN THIS SUBDIVISION.
34. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
35. 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.
36. LOT ACCESS TO HIGH LONESOME IS PROHIBITED FOR LOT 84, BLOCK "K" AND LOT 32, BLOCK "M". LOT ACCESS TO DREAM CATCHER DRIVE IS PROHIBITED FOR LOT 68, BLOCK "K". LOT ACCESS TO LAUGHING DOG COURT IS PROHIBITED FOR LOT 46, BLOCK "K".
37. THE HOMEOWNER ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
38. BUFFER ZONE - SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
39. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
40. THE MAINTENANCE AND HERITAGE EASEMENT IS TO PROVIDE REPRESENTATIVES OF THE HOMEOWNER'S ASSOCIATION ACCESS FROM HIGH LONESOME TO THE "COWBOY BRIDGE" LOCATED WITHIN LOT 78, BLOCK "K". THE MAINTENANCE EASEMENT AND "COWBOY BRIDGE" SITE SHALL BE MAINTAINED AND PROTECTED BY THE HOMEOWNER'S ASSOCIATION INTO PERPETUITY.

DEDICATION STATEMENT:

THAT LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 209.104 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS OUT OF THE C. YBARBO SURVEY 422, THE S.S. EVANS SURVEY 501, THE TEXAS MEXICO R.R. CO. SURVEY 203, THE MCKINNEY & WILLIAMS SURVEY 175, AND THE P.A. GLOSSOM SURVEY, BEING A PORTION OF A 219.70 ACRE TRACT OF LAND CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P. BY DEED OF RECORD IN DOCUMENT NUMBER 2012064164, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 209.104 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 7", 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
MORNINGSIDES 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:

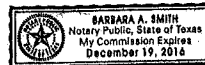
BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. HINCKLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF MARCH 2013 A.D.

Barbara A. Smith
PRINT NAME

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

MY COMMISSION EXPIRES 12-19-2016



STATE OF TEXAS:
COUNTY OF TRAVIS:

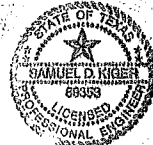
I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE PROPERTY REPORT RECEIVED FROM INDEPENDENCE TITLE COMPANY ON JANUARY 18, 2013, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN
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 LAND SURVEYING, AND 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, 2006, AND CONTAINED WITHIN WATER BUFFER ZONE EASEMENT SHOWN HEREON.

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



3-11-13

FINAL PLAT OF
GRAND MESA AT CRYSTAL FALLS II,
SECTION 7

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 14th DAY OF March, 2013 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.

Chris Tovar
CHRIS TOVAR, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Pizalate
ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
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.

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.

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).

Stacey Scheffel
FOR STACEY SCHEFFEL D. R., PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

3/12/13
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 Bestright
LOWER COLORADO RIVER AUTHORITY

03/14/2013
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 20 DAY OF March, 2013 A.D. AT 11 O'CLOCK P.M., AND DULY RECORDED ON THE 20 DAY OF March, 2013 A.D. AT 11 O'CLOCK P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND

STATE, UNDER DOCUMENT NUMBER 201300031 20 March
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 20 DAY OF March 2013 A.D.

DANA DEBEAUBVOIR, COUNTY CLERK
OF TRAVIS COUNTY, TEXAS
D. Debeaubvoir
BY: D. Debeaubvoir DEPUTY



G&R
SURVEYING, LLC
1805 OUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8365