



PLAT DOCUMENT# \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Grand Mesa At Crystal FallsOWNER'S NAME: Lookout Partners LPRESUBDIVISION?(YES/NO) No

ADDITIONAL RESTRICTIONS/COMMENTS:

NA

RETURN:

City of Leander  
Frederick A. Jay  
8650 Spicewood Springs Rd, #145  
Austin, Tx. 78759-4399

PLAT FILE STAMP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

01-20-2000 01 09 PM 200000019  
GUERRAY \$506 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

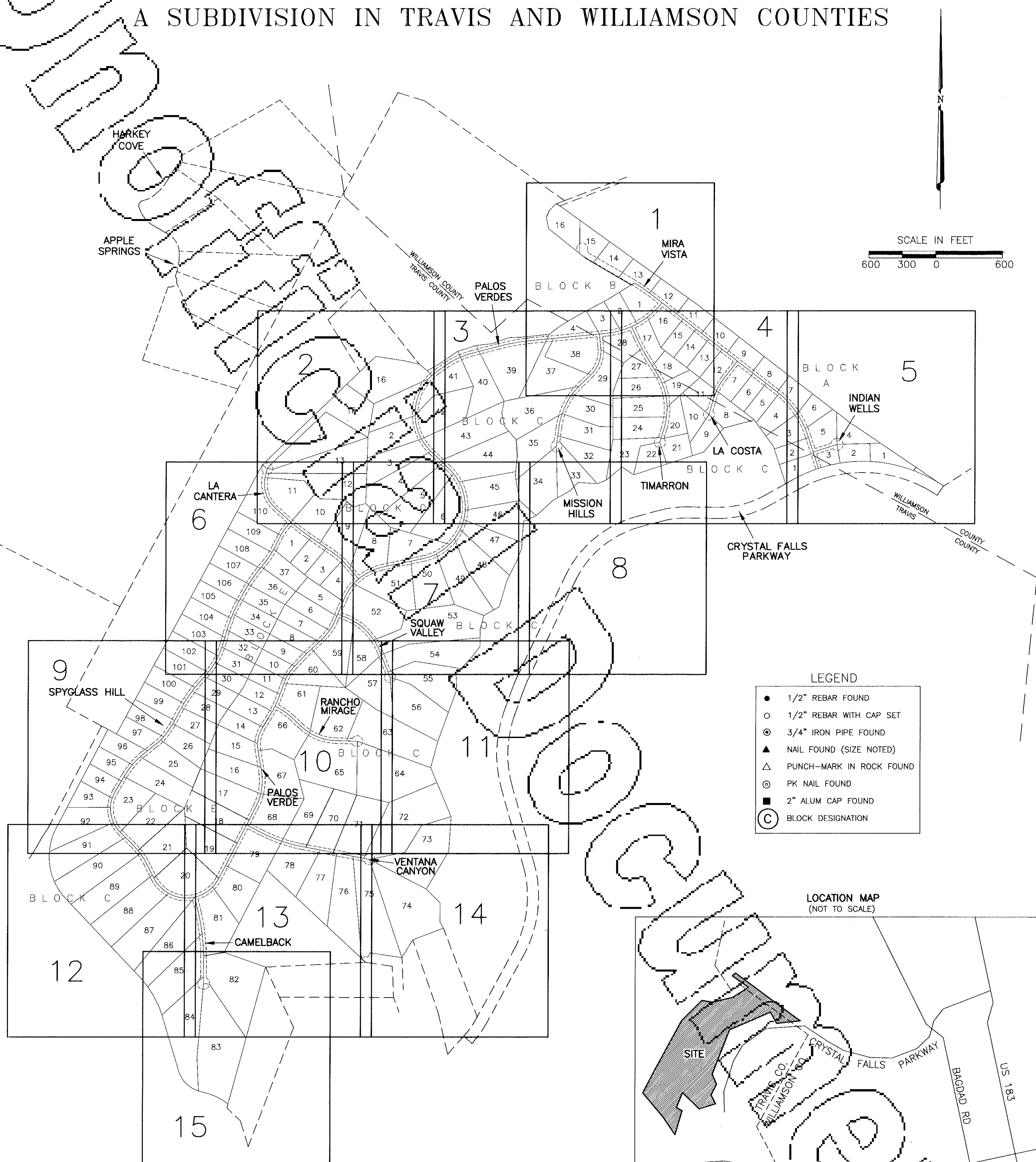
\$506.00

1/20/2000

GRAND MESA

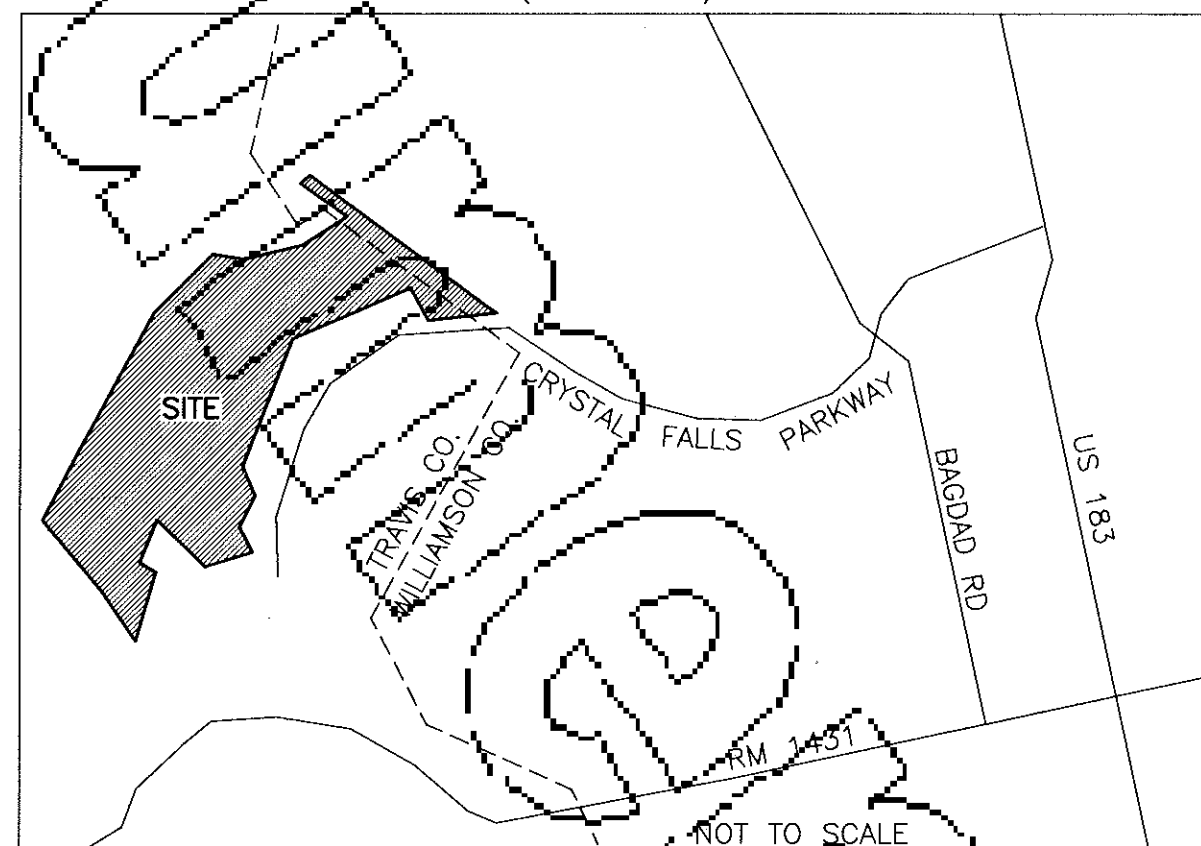
AT  
CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



## LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ 3/4" IRON PIPE FOUND
- ▲ NAIL FOUND (SIZE NOTED)
- △ PUNCH-MARK IN ROCK FOUND
- ⊙ PK NAIL FOUND
- 2" ALUM CAP FOUND
- Ⓢ BLOCK DESIGNATION

LOCATION MAP  
(NOT TO SCALE)

## CORRIDOR ENGINEERING COMPANY

307 SUNSET DRIVE ROUND ROCK, TEXAS 78664  
(512) 244-4279 FAX: (512) 244-0504

GRAND MESA  
SUBDIVISION

CRYSTAL FALLS

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

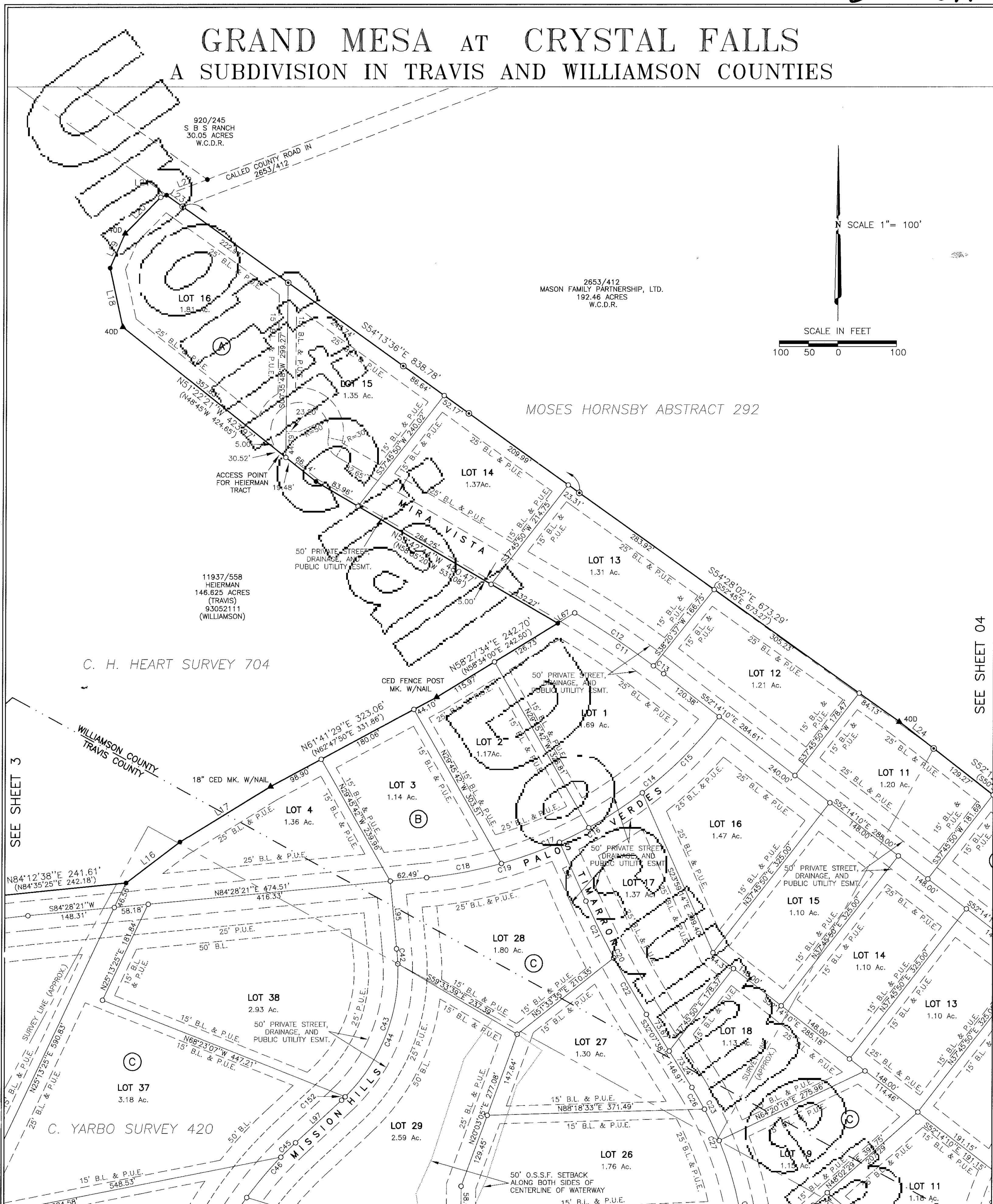
510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.: 62-98005  
DRAWING NO.: 62-058L1  
PLOT DATE: 01/12/00  
PLOT SCALE: 1" = 600'  
DRAWN BY: LEA, COD

COVER SHEET

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



SEE SHEET 3

SEE SHEET 4

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PROJECT NO.:  
62-98005  
DRAWING NO.:  
62-0531  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD

**SHEET  
01 OF 19**

# GRAND MESA

## A SUBDIVISION IN TRAVIS COUNTY, TEXAS

N  
SCALE 1" = 100'

SCALE IN FEET  
100 50 0 100

N46°103"E 1414.95'  
(N46°22'E 1414.95')  
35° L & B

11937/558  
HEIERMAN  
146.625 ACRES  
(TRAVIS)  
93052111

11937/558  
HEIERMAN  
146.625 ACRES  
(TRAVIS)  
93052111  
(WILLIAMSON)

SEE SHEET 06

10  
Ac.

# GRAND MESA SUBDIVISION

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# CRYSTAL FALLS

07  
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512-476-7103

PROJECT NO.:  
62-98005

DRAWING NO.:  
62-0511

PLOT DATE:  
01/13/00

PLOT SCALE:  
1"=100'

DRAWN BY:  
LEA, COD

SHEET  
02 OF 19

SEE SHEET 03

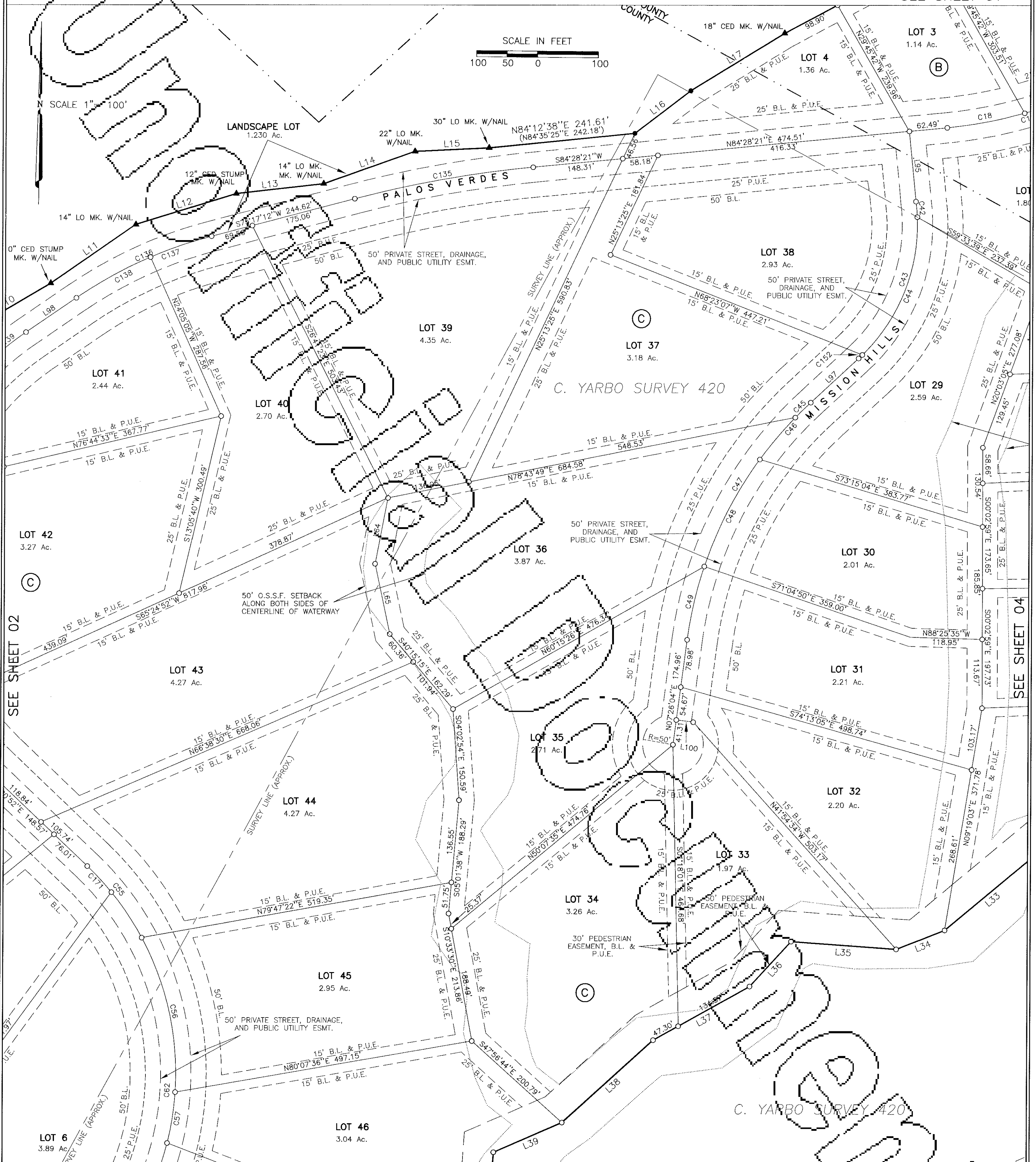


# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 01

SCALE IN FEET  
100 50 0 100



SEE SHEET 02

SEE SHEET 04

SEE SHEET 07

SEE SHEET 08

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PROJECT NO.:  
62-98005  
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62-0500  
PLS. DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD

**SHEET  
03 OF 19**

## SFF SHEET 01

SFF SHEET 01



# GRAND MESA SUBDIVISION



# CRYSTAL FALLS

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PROJECT NO.:  
62-98005  
DRAWING NO.:  
62-03011  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JEA COD

SHEET  
04 OF 19

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 04

SEE SHEET 04

MOSES HORNSBY ABSTRACT 292

2653/412  
MASON FAMILY PARTNERSHIP, LTD.  
192.46 ACRES  
W.C.D.R.

N SCALE 1" = 100'

SCALE IN FEET  
100 50 0 100

NOTE: LOTS 3, BLOCK "A", AND LANDSCAPE LOTS WILL BE MAINTAINED BY THE GRAND MESA AT CRYSTAL FALLS PROPERTY OWNER'S ASSOCIATION.

CRYSTAL FALLS PARKWAY  
(100' R.O.W.)  
13085/1927 (TRAVIS)  
9758697 (WILLIAMSON)

13085/1927  
LOOKOUT PARTNERS, L.P.  
1708.59 ACRES  
(TRAVIS)  
9758695  
(WILLIAMSON)

WILLIAMSON COUNTY  
TRAVIS COUNTY

SURVEY LINE (APPROX.)

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SUBDIVISION



CRYSTAL FALLS

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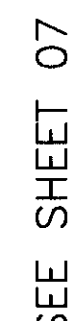
510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.:  
62-98006  
DRAWING NO.:  
62-0541  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD

SHEET  
05 OF 19



SEE SHEET 02



SEE SHEET 10

SHEET 10

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SHEET  
06 OF 19

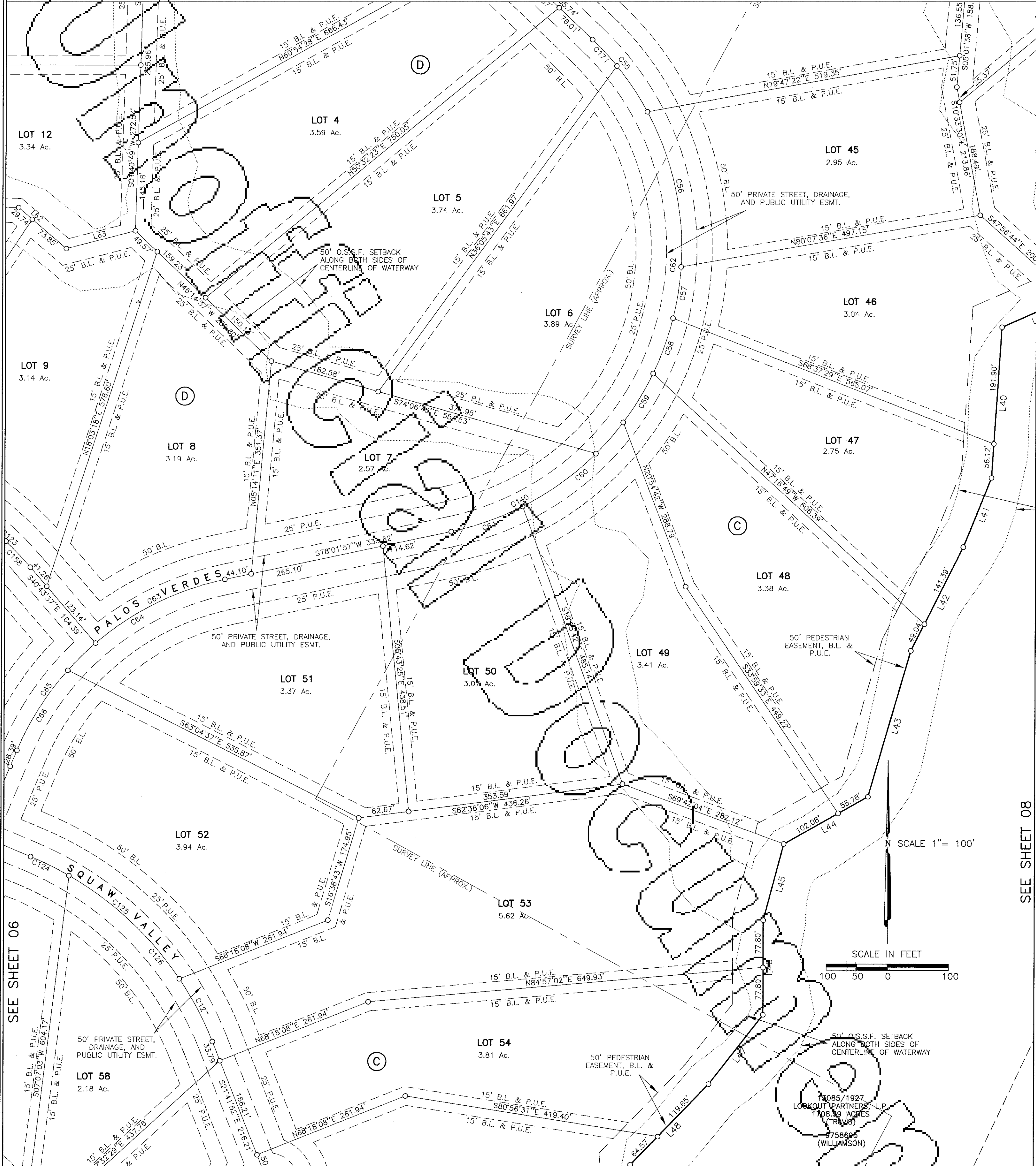


# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 02

SEE SHEET 03



SEE SHEET 08

SEE SHEET 06

SEE SHEET 10

SEE SHEET 11

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PROJECT NO.:	62-98005
DRAWING NO.:	62-05811
PLOT DATE:	01/13/00
PLOT SCALE:	1"=100'
DRAWN BY:	LEA, COD
SHEET	07 OF 19

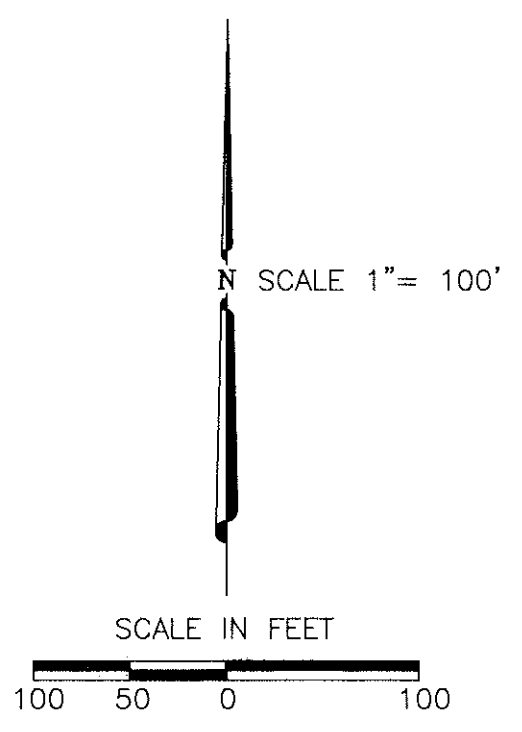
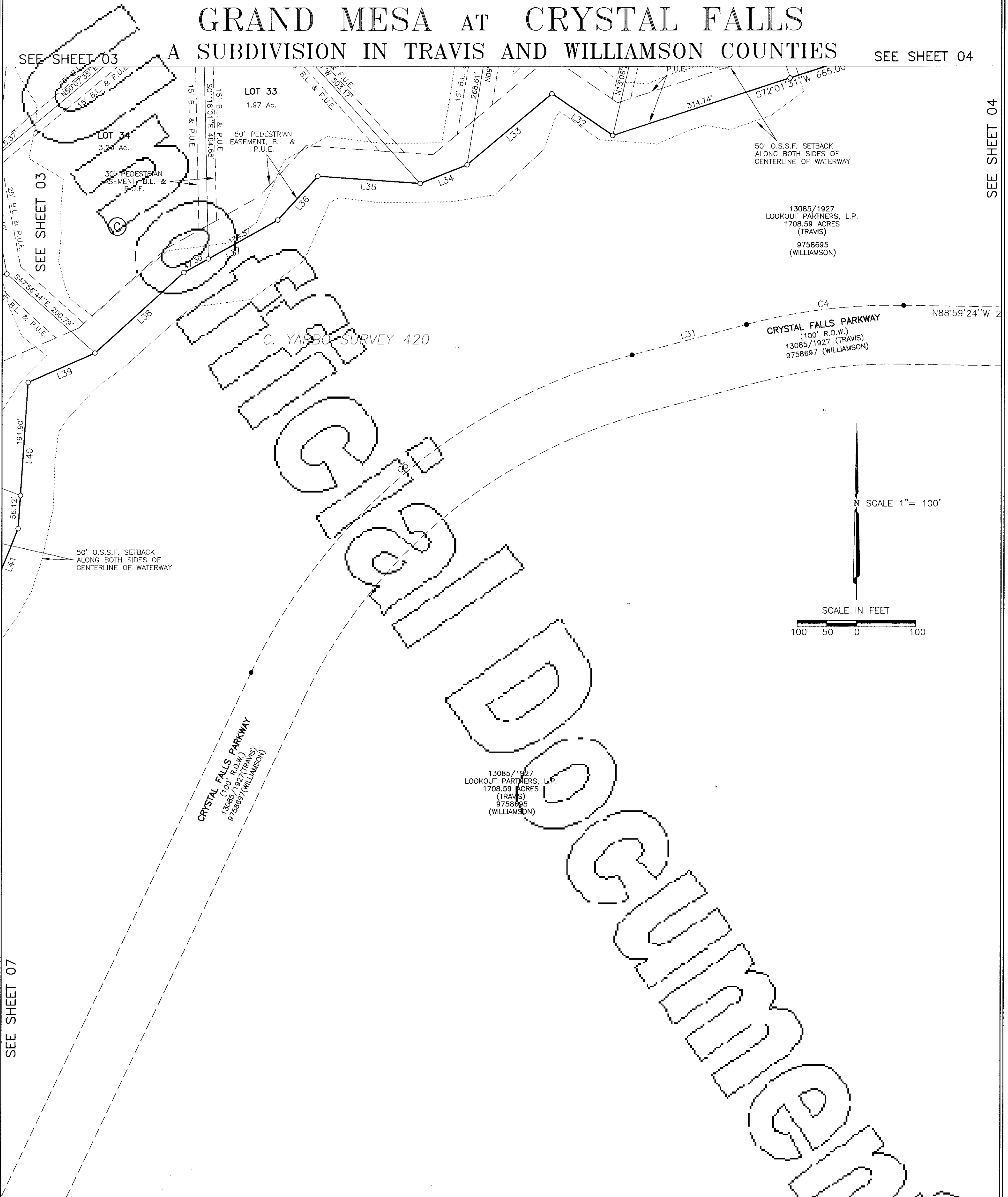
# GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 03

SEE SHEET 04

SEE SHEET 04



SEE SHEET 11

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GRAND MESA  
SUBDIVISION



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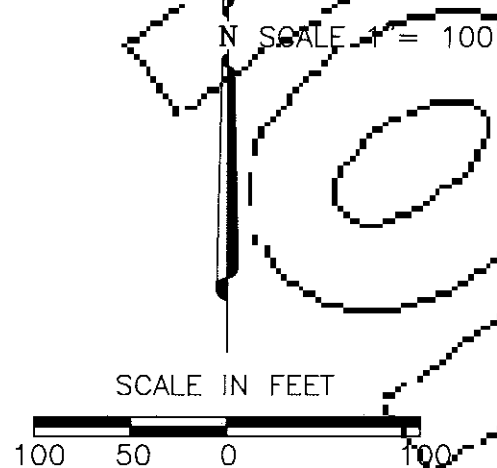
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62-98065  
DRAWING NO.:  
62-05011  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD

SHEET  
08 OF 19

# GRAND MESA AT CRYSTAL FALLS

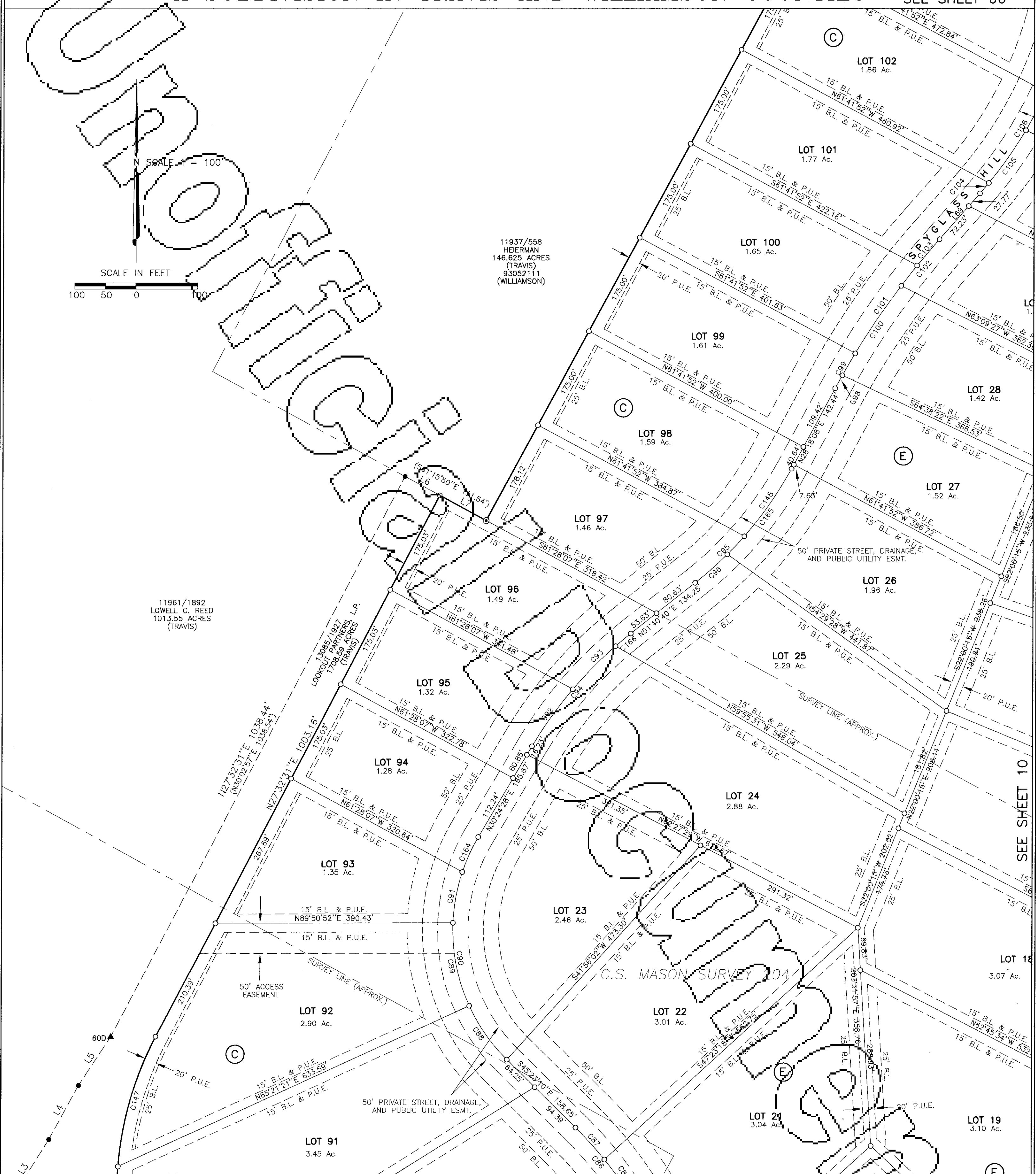
## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 06



11961/1892  
LOWELL C. REED  
1013.55 ACRES  
(TRAVIS)

11937/558  
HEIERMAN  
146.625 ACRES  
(TRAVIS)  
93052111  
(WILLIAMSON)



SEE SHEET 12

GRAND MESA  
SUBDIVISION



CRYSTAL FALLS

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Austin, Texas 78704  
512-476-7103

PROJECT NO.  
62-98005  
DRAWING NO.:  
62-0541  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
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DRAWN BY:  
LEA, COD

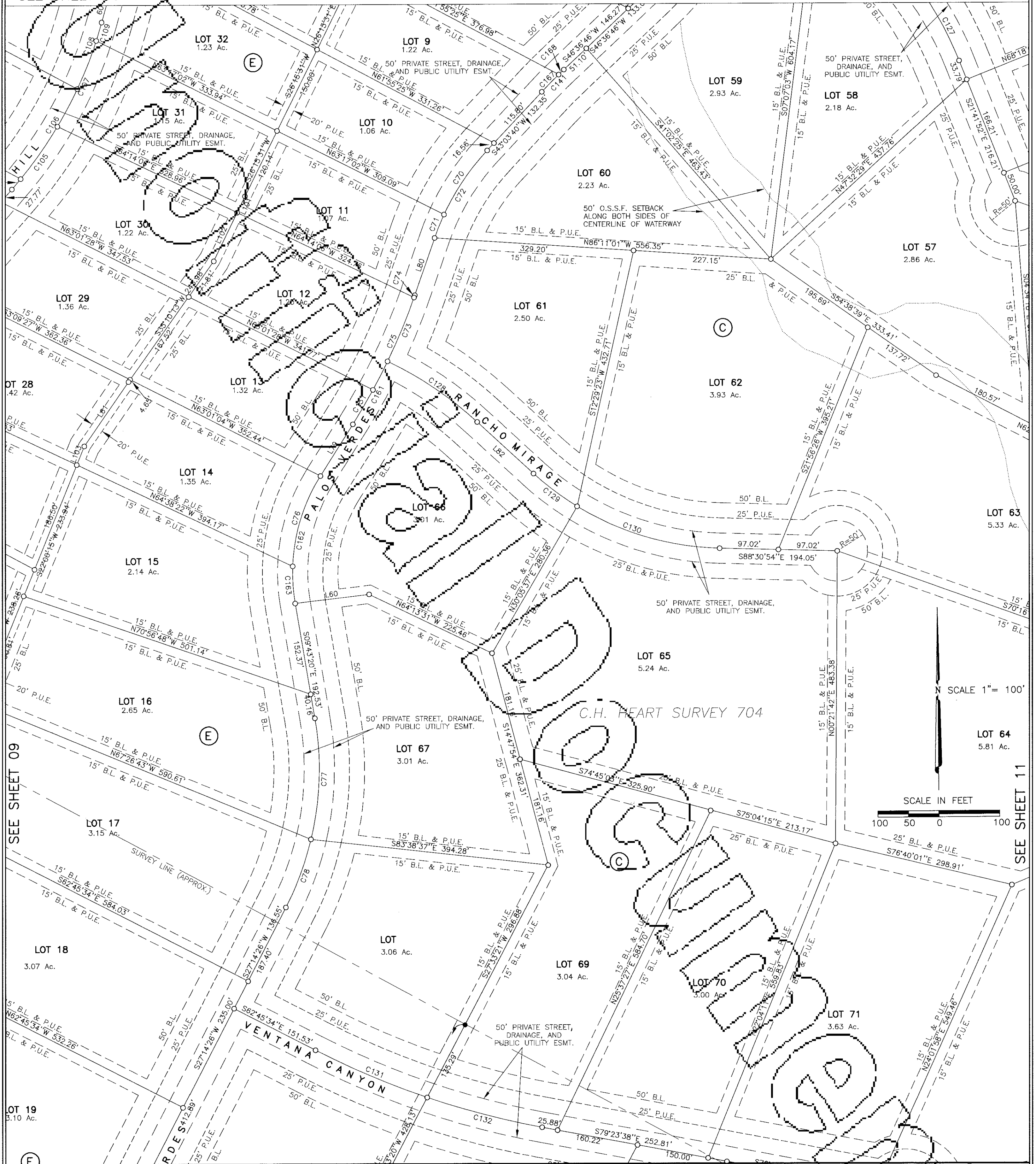
SHEET  
09 OF 19

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 06

SEE SHEET 07



SEE SHEET 13

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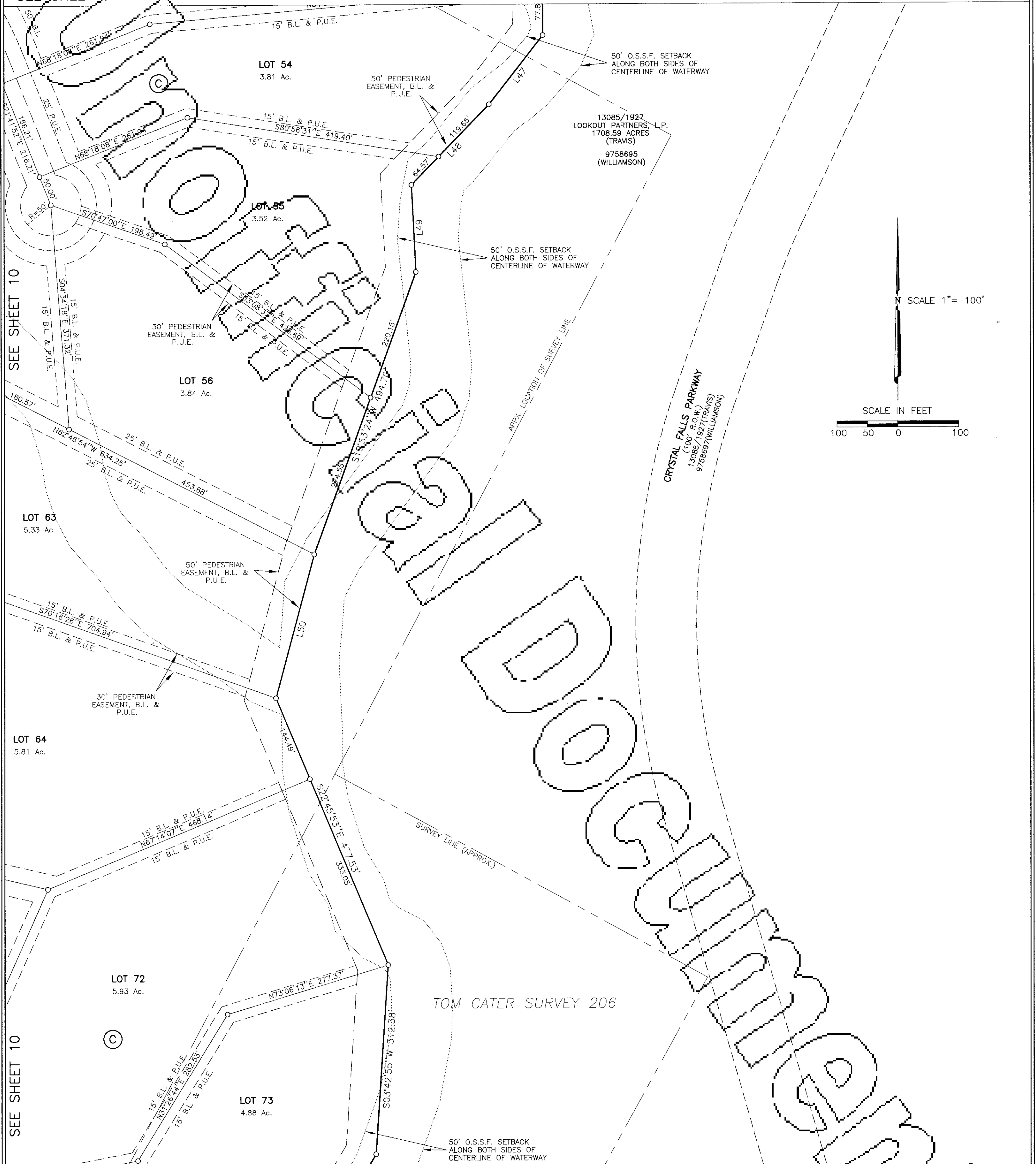
510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.:  
62-98005  
DRAWING NO.:  
62-05p11  
PLOT DATE:  
07/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD  
SHEET  
10 OF 19



# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES



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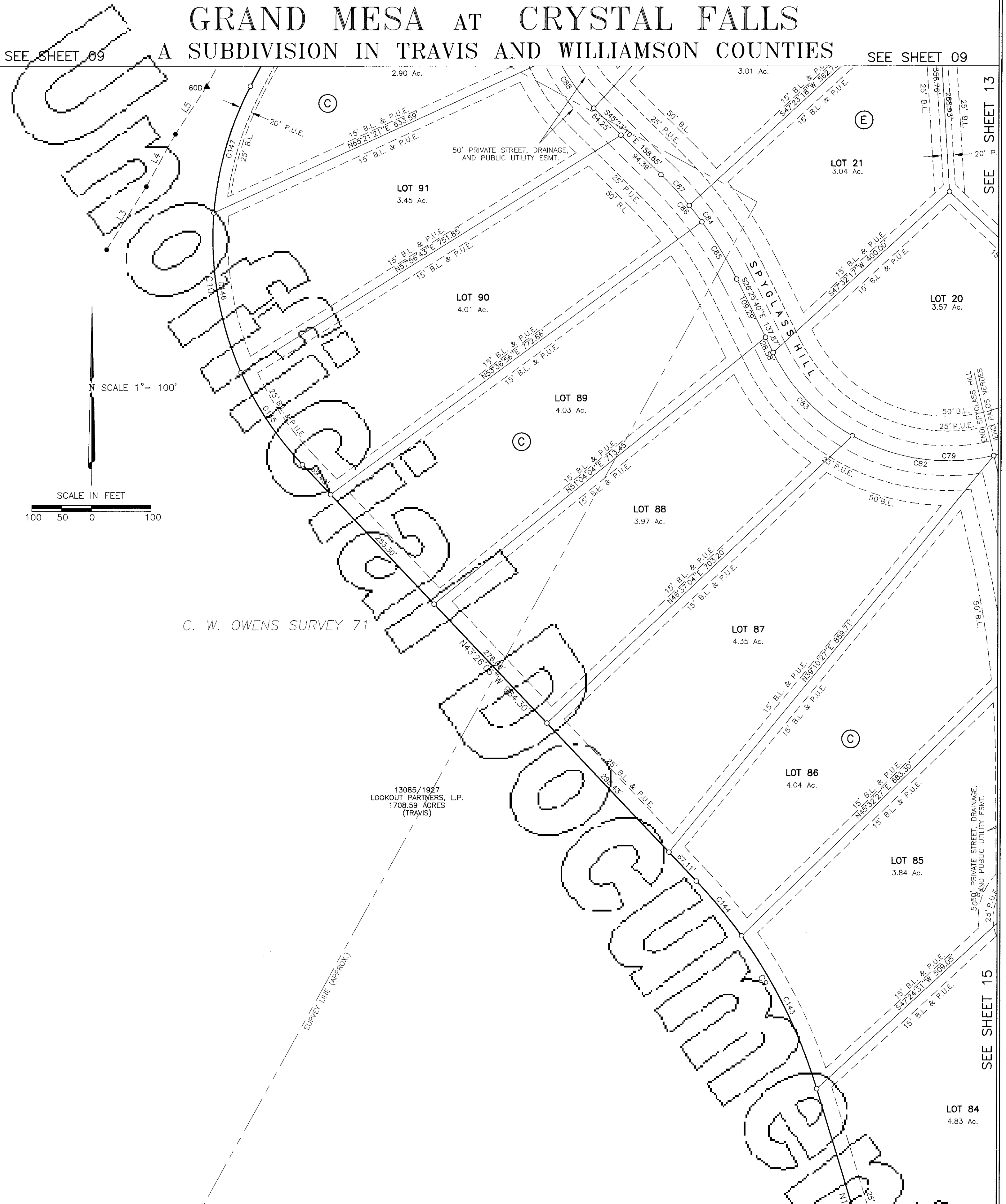
**CRYSTAL FALLS**

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Professional Land Surveying, Inc.  
Surveying and Mapping  
510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.:  
62-98005  
DRAWING NO.:  
62-03p11  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
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**SHEET  
11 OF 19**

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**GRAND MESA  
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 Austin, Texas 78704  
 512-476-7103

PROJECT NO.:  
 62-98005  
 DRAWING NO.:  
 62-0511  
 PLOT DATE:  
 01/13/00  
 PLOT SCALE:  
 1"=100'  
 DRAWN BY:  
 LEA, COD

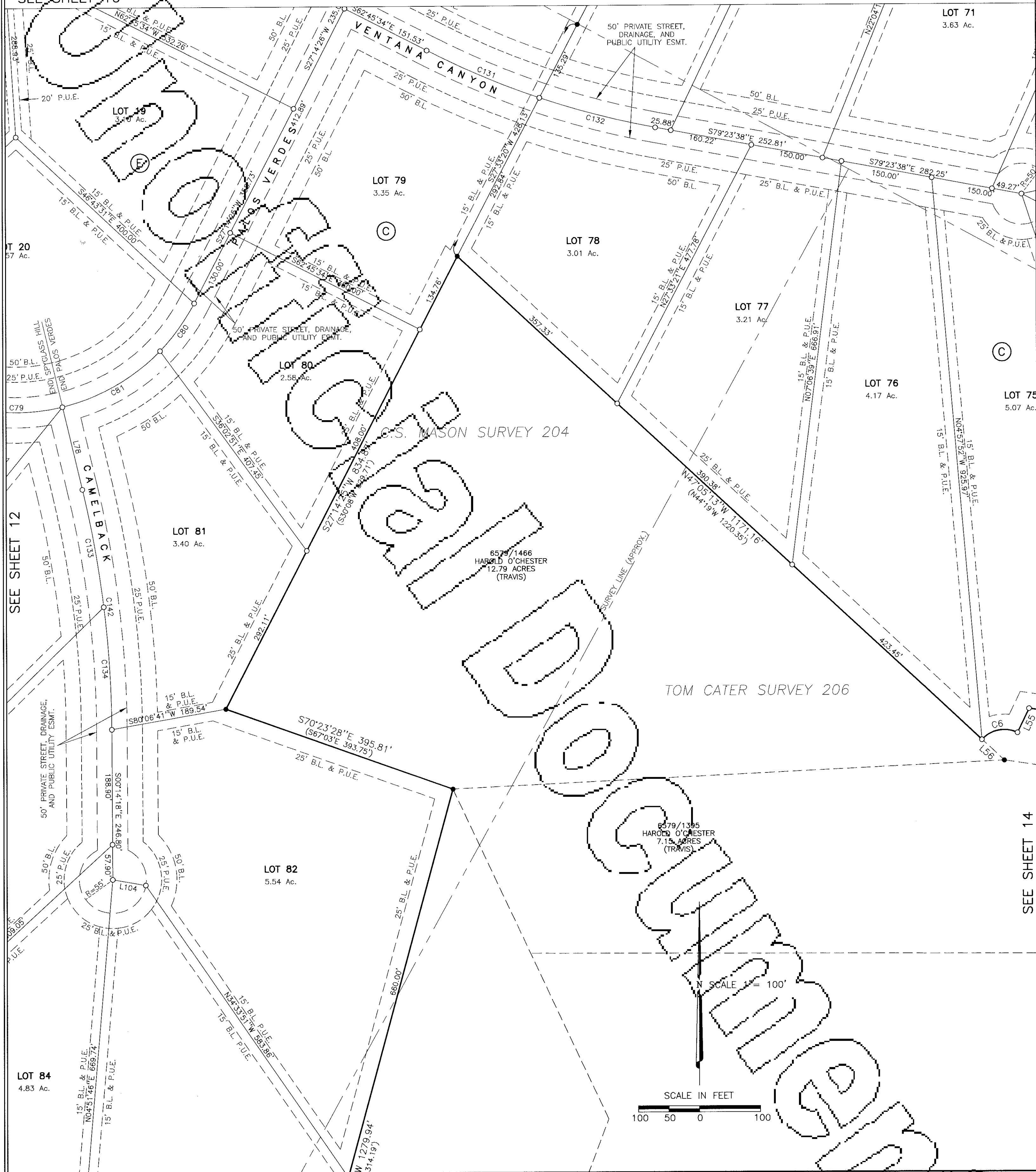
**SHEET  
 12 OF 19**

## GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 10

SEE SHEET 10



SEE SHEET 15

GRAND MESA  
SUBDIVISION

CRYSTAL FALLS

CORRIDOR ENGINEERING COMPANY

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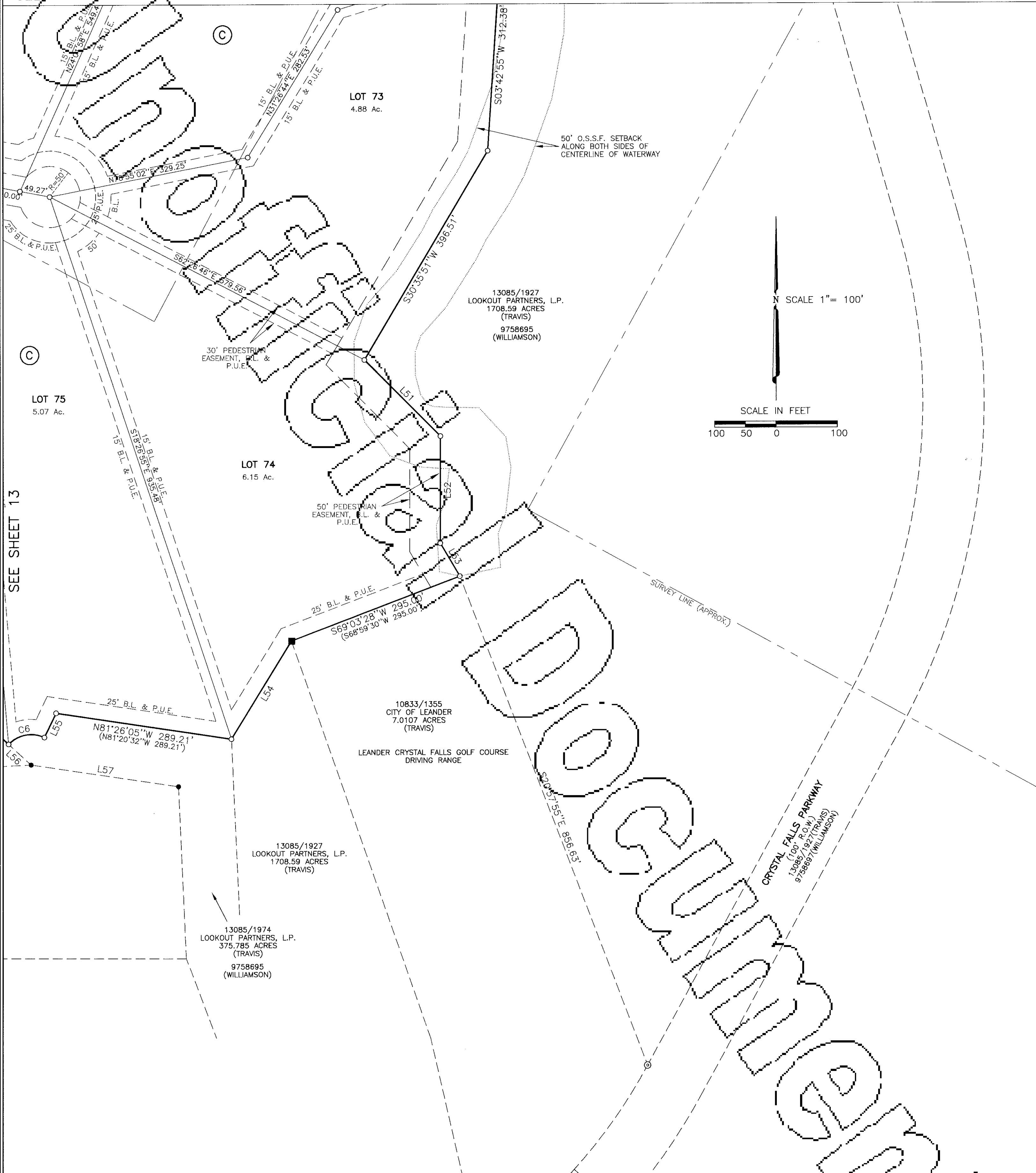
Professional Land Surveying, Inc.  
Surveying and Mapping510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103PROJECT NO.:  
62-98006  
DRAWING NO.:  
62-05pl1  
PLOT DATE:  
01/13/00  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, CODSHEET  
13 OF 19

## GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 11

SEE SHEET 11

GRAND MESA  
SUBDIVISION

CRYSTAL FALLS

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PROJECT NO.: 62-98008  
DRAWING NO.: 62-0511  
PLOT DATE: 01/13/00  
PLOT SCALE: 1"=100'  
DRAWN BY: LEA, COD

SHEET  
14 OF 19

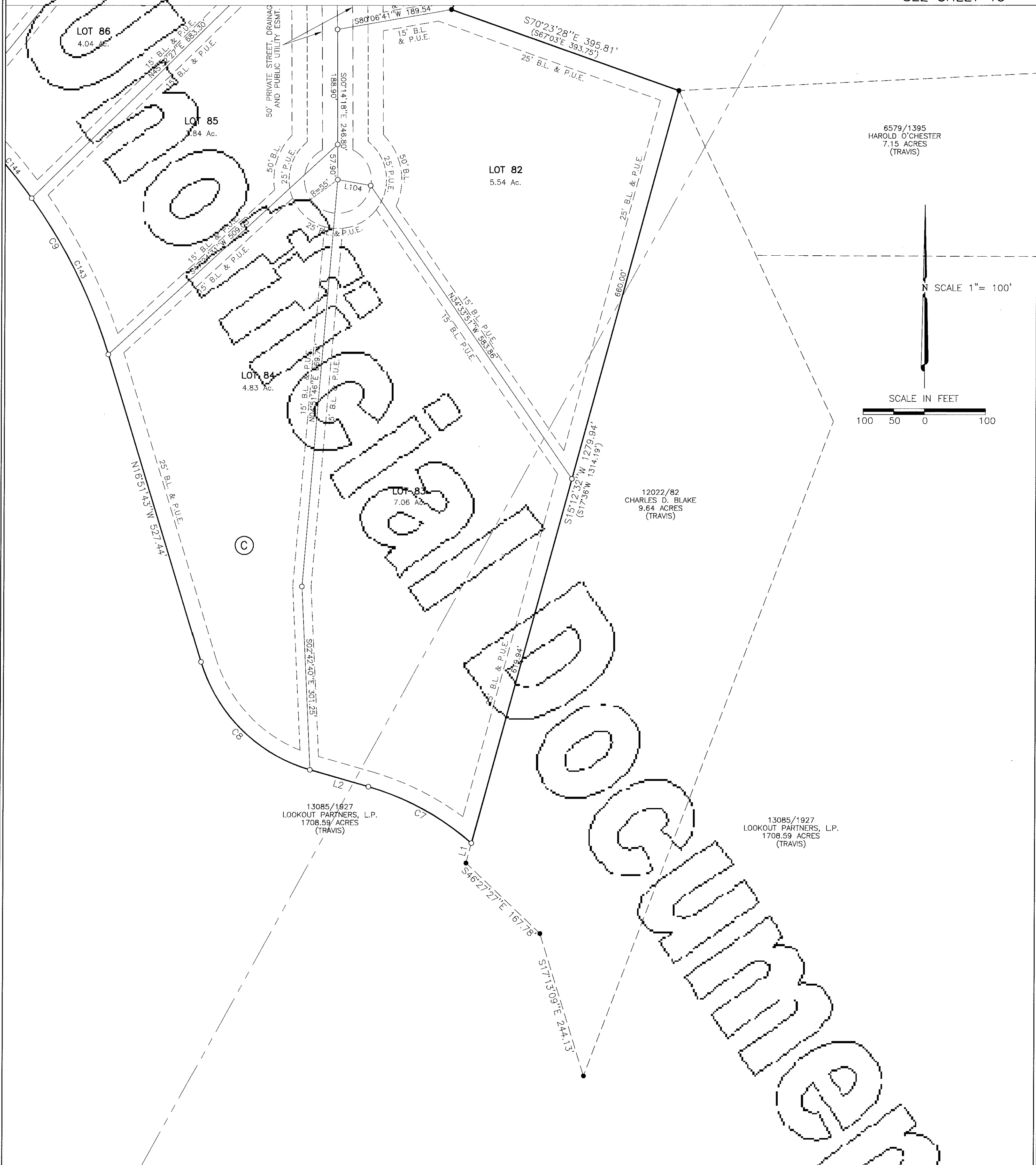


SEE SHEET 12

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SEE SHEET 13



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GRAND MESA  
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CRYSTAL FALLS

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 512-476-7103

PROJECT NO:  
 62-98005  
 DRAWING NO.:  
 62-0581  
 PLOT DATE:  
 01/13/00  
 PLOT SCALE:  
 1"=100'  
 DRAWN BY:  
 LEA, COD

SHEET  
 15 OF 19

# GRAND MESA AT CRYSTAL FALLS

A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	(RECORD)
C1	63°26'34"	N87°27'09"W	1286.12	1424.10	1352.45	(N87°22'20"W 1352.15')
C2	66°29'11"	N58°58'04"W	1186.12	134.28	134.20	
C3	30°09'59"	S75°56'11"W	850.00	447.53	442.38	
C4	13°59'38"	S83°51'36"W	960.00	267.98	267.11	
C5	49°39'45"	S50°10'51"W	998.63	865.44	838.61	
C6	72°47'53"	S79°18'44"W	50.00	63.53	59.34	
C7	25°25'38"	N61°15'56"W	438.33	194.53	192.94	
C8	57°07'02"	N45°25'14"W	263.55	262.73	251.99	
C9	26°34'22"	N30°08'54"W	876.95	106.72	403.08	
C10	70°58'36"	N62°56'47"W	553.44	685.59	642.59	
C11	06°52'45"	S55°40'33"E	1538.26	184.69	184.58	
C12	06°03'25"	S56°05'13"E	1538.26	162.62	162.54	
C13	00°49'20"	S52°38'50"E	1538.26	22.07	22.07	
C14	23°27'07"	S49°29'28"W	19.39	294.46	292.40	
C15	14°45'40"	S45°08'40"W	719.35	185.34	184.82	
C16	13°08'48"	S59°08'54"W	719.39	165.07	164.70	
C17	12°52'40"	S67°39'16"W	719.39	161.68	161.35	
C18	10°22'45"	S79°16'59"W	719.39	130.32	130.14	
C19	18°48'04"	S75°04'19"W	719.39	236.06	235.00	
C20	07°47'55"	S28°13'40"E	1619.42	220.42	220.25	
C21	03°50'17"	S26°14'51"E	1619.42	108.48	108.46	
C22	03°57'38"	S30°08'49"E	1619.42	111.94	111.92	
C23	09°41'33"	S27°16'51"E	606.74	102.64	102.52	
C24	20°49'33"	S12°01'18"E	606.74	220.54	219.32	
C25	18°23'58"	N07°35'27"E	606.74	194.84	194.01	
C26	04°04'23"	S30°05'26"E	606.74	43.11	43.12	
C27	17°13'56"	S19°26'17"E	606.74	182.78	181.79	
C28	17°48'50"	S01°54'55"E	606.74	188.64	187.88	
C29	09°47'56"	S11°53'28"W	606.74	108.76	108.64	
C30	01°29'32"	S51°29'24"E	814.85	21.22	21.22	
C31	18°50'03"	S42°49'09"E	814.85	267.85	266.65	
C32	17°20'30"	S42°04'23"E	814.85	246.63	245.69	
C33	10°47'33"	S28°00'21"E	814.85	153.49	153.26	
C34	04°29'10"	S20°22'00"E	814.85	63.80	63.78	
C35	15°16'42"	S25°45'46"E	814.85	217.29	216.54	
C36	17°48'13"	N78°07'19"W	1286.12	399.64	398.03	
C37	12°13'18"	S86°51'56"W	1286.12	274.34	273.82	
C38	08°52'41"	S76°18'56"W	1286.12	199.29	199.09	
C39	11°03'01"	S66°21'04"W	1286.12	248.04	247.66	
C40	13°49'10"	S30°51'15"W	523.31	126.22	125.91	
C41	07°49'01"	S20°02'09"W	523.31	71.40	71.34	
C42	04°55'13"	S05°01'23"E	300.00	25.76	25.75	
C43	52°59'40"	S19°00'48"W	299.98	277.46	267.68	
C44	49°40'12"	S22°16'20"W	300.00	260.07	252.00	
C45	03°06'51"	S45°33'01"W	650.00	35.33	35.32	
C46	11°06'26"	S41°33'13"W	650.00	126.01	125.81	
C47	25°34'57"	S31°12'07"W	650.00	290.22	287.82	
C48	17°35'21"	S27°12'19"W	650.00	199.54	198.76	
C49	10°58'35"	S12°55'22"W	650.00	124.52	124.33	
C50	04°42'07"	S44°48'28"W	470.00	38.57	38.56	
C51	57°18'52"	N26°47'49"E	470.00	470.16	450.80	
C52	44°19'02"	S20°17'54"W	470.00	363.54	354.54	
C53	26°58'04"	S15°20'39"E	470.00	221.22	219.18	
C54	17°31'12"	S37°35'17"E	470.00	143.72	143.16	
C55	18°00'48"	S37°20'28"E	475.00	149.34	148.72	
C56	31°53'56"	S12°23'06"E	475.00	264.45	261.05	
C57	10°18'06"	S08°42'55"W	475.00	85.40	85.29	
C58	11°38'01"	S19°40'59"W	475.00	96.45	96.28	
C59	11°21'36"	N31°10'47"E	475.00	94.18	94.02	
C60	26°10'19"	N49°56'44"E	475.00	216.97	215.09	
C61	15°00'03"	S70°31'56"W	475.00	124.36	124.01	
C62	84°18'11"	S02°53'57"W	475.00	698.90	637.54	
C63	28°45'34"	S63°39'10"W	475.00	238.43	235.93	
C64	36°25'55"	S59°49'00"W	475.00	302.03	296.97	
C65	26°34'27"	S35°59'09"W	475.00	220.31	218.34	
C66	18°54'07"	S32°08'59"W	475.00	156.70	155.99	
C68	23°54'51"	S34°39'21"W	475.00	198.25	196.82	
C70	18°02'38"	S34°02'21"W	405.85	127.81	127.29	
C71	05°53'03"	S22°04'31"W	405.85	41.68	41.66	
C72	23°55'41"	S31°05'50"W	405.85	169.49	168.26	
C73	06°32'47"	S22°24'23"W	1035.68	118.33	118.27	
C74	00°12'57"	S19°14'28"W	1035.68	3.90	3.90	
C75	09°15'39"	S23°58'46"W	1035.68	167.40	167.22	
C76	30°10'27"	S17°09'19"W	300.00	157.99	156.17	
C77	23°10'15"	S01°51'47"W	498.88	201.75	200.38	
C78	13°47'31"	S20°20'40"W	498.88	120.09	119.80	
C79	126°21'58"	N89°35'37"W	328.50	724.50	586.34	
C80	16°46'54"	S35°36'51"W	328.50	96.22	95.87	
C81	32°35'46"	S60°18'11"W	328.50	186.88	184.37	
C82	42°45'18"	N82°01'17"W	328.50	245.13	239.48	
C83	34°14'00"	N43°31'38"W	328.50	196.27	193.36	
C84	12°49'16"	N32°50'18"W	659.10	147.49	147.18	
C85	09°47'18"	N31°19'19"W	659.10	112.60	112.46	

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	(RECORD)
C86	09°10'12"	N40°48'04"W	659.10	105.49	105.37	
C87	06°08'14"	N42°19'03"W	659.10	70.60	70.57	
C88	20°44'31"	N35°00'54"W	300.00	108.60	108.01	
C89	26°48'19"	N11°14'29"W	300.00	140.35	139.08	
C90	75°47'38"	N07°29'21"W	300.00	396.86	368.55	
C91	16°11'43"	N10°15'33"E	300.00	84.80	84.52	
C92	09°54'37"	N35°21'46"E	665.68	115.14	115.00	
C93	11°21'36"	S45°59'53"W	665.68	131.98	131.77	
C94	18°29'09"	N39°39'02"E	665.68	214.77	213.84	
C95	10°31'42"	N46°24'49"E	604.25	111.03	110.88	
C96	06°39'48"	N48°20'46"E	604.25	70.27	70.23	
C98	01°02'58"	N28°49'37"E	1317.08	24.12	24.12	
C99	02°51'14"	N29°43'45"E	1317.08	65.60	65.60	
C100	07°38'33"	N33°10'22"E	1317.08	175.68	175.55	
C101	07°40'15"	N34°59'29"E	1317.08	176.33	176.20	
C102	04°18'10"	N39°08'44"E	1317.08	98.91	98.89	
C103	02°28'12"	N40°03'43"E	1317.08	56.78	56.77	
C104	01°51'05"	N40°22'16"E	695.56	22.48	22.48	
C105	10°32'51"	N36°01'23"E	695.56	128.04	127.86	
C106	14°29'15"	N32°12'06"E	695.56	175.87	175.41	
C107	12°50'37"	N24°19'39"E	695.56	155.92	155.59	
C108	09°39'01"	N20°07'58"E	695.56	117.15	117.01	
C109	02°35'53"	N16°36'24"E	695.56	31.54	31.54	
C110	06°02'32"	N18°19'44"E	1317.08	138.90	138.83	
C111	06°35'45"	N19°54'52"E	1317.08	151.62	151.53	
C112	06°57'08"	N24°49'34"E	1317.08	159.81	159.72	
C113	05°05'23"	N25°45'26"E	1317.08	117.00	116.96	
C114	03°56'36"	N30°16'26"E	1317.08	90.65	90.63	
C115	03°37'10"	N30°06'43"E	1317.08	83.20	83.19	
C116	06°51'43"	N35°21'09"E	1317.08	157.74	157.64	
C117	06°32'16"	N35°30'52"E	1317.08	150.29	150.21	
C118	08°30'49"	N34°31'36"E	695.56	103.35	103.26	
C119	11°14'55"	N33°09'33"E	695.56	136.56	136.34	
C120	06°31'25"	S13°06'07"W	300.00	34.16	34.14	
C121	64°32'40"	S15°54'31"E	300.00	337.95	320.37	
C122	07°06'11"	S51°43'57"E	1498.96	185.83	185.71	
C123	14°33'25"	S48°00'20"E	600.00	152.44	152.03	
C124	07°19'33"	S63°38'18"E	549.50	70.26	70.21	
C125	33°26'54"	S50°34'37"E	549.50	320.78	316.25	
C126	38°16'40"	S40°50'12"E	549.50	367.10	360.31	
C127	12°09'19"	S27°46'31"E	549.50	116.57	116.36	
C128	18°53'39"	S55°48'49"E	608.70	179.48	178.83	
C129	10°59'22"	S52°51'41"E	471.54	90.44	90.31	
C130	30°09'32"	S73°26'08"E	471.54	248.21	245.35	
C131	08°24'35"	S66°57'52"E	1368.09	200.80	200.62	
C132	08°13'29"	S75°16'53"E	1368.09	196.39	196.22	
C133	06°29'04"	S10°09'07"E	1734.40	196.29	196.18	
C134	06°40'18"	S03°34'27"E	1734.40	201.95	201.84	
C135	09°11'10"	S79°52'46"W	1867.18	299.36	299.04	
C136	19°46'11"	S65°24'06"W	712.12	245.71	244.50	
C137	08°33'01"	S71°00'41"W	712.12	106.27	106.17	
C138	11°13'09"	S61°07'36"W	712.12	139.44	139.22	
C139	08°17'31"	S51°18'18"W	470.00	68.02	67.96	
C140	32°58'56"	S61°32'30"W	475.00	273.43	269.67	
C141	03°55'06"	S44°50'13"W	833.46	51.66	51.66	
C142	13°09'21"	N06°48'59"W	1734.40	398.24	397.37	
C143	18°45'02"	N26°14'14"W	876.95	286.99	285.71	
C144	07°49'21"	N39°51'25"W	876.95	119.73	119.63	
C145	19°23'13"	N33°41'29"W	553.44	187.27	186.38	
C146	28°29'34"	N09°48'05"W	553.44	275.23	272.40	
C147	25°05'46"	N15°59'37"E	553.44	223.10	221.59	
C148	12°50'51"	N34°43'33"E	604.25	135.49	135.21	
C150	58°01'15"	N19°10'13"W	300.00	303.80	290.98	
C151	03°38'50"	S38°25'21"W	1031.44	65.66	65.65	
C152	01°47'46"	S46°16'45"W	267.09	8.37	8.37	
C153	03°32'09"	N28°20'07"E	695.56	42.92	42.92	
C154	00°48'02"	N27°08'04"E	695.56	9.72	9.72	
C155	01°32'02"	N27°30'04"E	453.15	12.13	12.13	
C156	13°33'04"	N35°02'37"E	453.15	107.18	106.93	
C157	08°12'22"	S51°00'21"E	655.32	93.86	93.78	
C158	04°17'40"	S43°11'59"E	781.88	58.60	58.59	
C159	11°57'03"	S28°40'47"W	474.58	98.99	98.81	
C160	11°58'58"	S40°57'24"W	474.65	99.27	99.09	
C161	06°33'46"	S28°57'40"W	1035.68	118.63	118.56	
C162	41°57'53"	S11°15'36"W	300.00	219.73	214.85	
C163	11°47'26"	S03°49'37"E	300.00	61.73	61.63	
C164	12°03'04"	N24°22'56"E	300.00	63.10	62.98	
C165	16°42'44"	N36°39'30"E	604.25	126.25	125.63	
C166	02°47'04"	N50°17'08"E	665.68	32.55	32.35	
C167	02°43'58"	S44°25'39"W	833.46	39.75	39.75	
C168	00°49'08"	S46°12'12"W	833.46	11.91	11.91	
C169	15°05'06"	N34°16'36"E	453.15	116.31	115.96	
C170	01°18'33"	N15°57'44"E	1317.08	30.09	30.09	
C171	07°05'44"	S42°47'60"E	475.00	58.63	58.79	

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	S15°12'32"W	33.75'	
L2	N73°58'45"W	100.00'	
L3	N32°00'25"E	125.20'	(N34°30'27"E 125.48')
L4	N28°38'50"E	100.76'	(N31°02'28"E 100.85')
L5	N83°14'56"E	95.84'	(N35°38'00"E 95.82')
L6	N61°28'02"W	65.01'	(N61°28'02"W)
L7	S61°28'02"E	86.71'	(S61°28'02"E)
L8	S76°41'18"E	125.90'	(S76°39'25"E 125.83')
L9	S51°07'59"E	93.65'	(S50°58'00"E 94.20')
L10	N59°22'26"E	155.23'	(N59°08'40"E 155.23')
L11	N55°16'23"E	170.06'	(N55°40'25"E 170.40')
L12	N72°49'59"E	172.95'	(N72°34'50"E 173.01')
L13	N83°32'16"E	146.19'	(N83°36'45"E 143.61')
L14	N70°22'49"E	160.23'	(N71°00'06"E 160.66')
L15	N87°13'20"E	122.36'	(N86°23'35"E 121.33')
L16	N52°37'12"E	115.70'	(N52°43'05"E 115.66')
L17	N58°27'11"E	184.11'	(N56°26'45"E 172.93')
L18	N2°16'22"W	103.21'	(N2°06'16"W 103.27')
L19	N23°23'48"E	64.38'	(N23°19'14"E 64.41')
L20	N44°17'02"E	87.09'	(N43°49'05"E 86.95')
L21	N68°55'40"E	10.40'	(N72°25'00"E 10.68')
L22	N68°55'40"E	74.30'	
L23	S54°19'05"E	34.17'	
L24	S52°15'28"E	74.66'	(S50°32'E 74.70')
L25	S50°46'35"E	71.21'	
L26	N83°29'44"E	8.22'	(N85°04'E 8.21')
L27	S34°08'53"W	99.63'	
L28	S60°51'22"W	79.97'	
L29	S60°51'22"W	243.52'	
L30	S29°07'36"E	99.98'	
L31	S75°03'06"W	200.10'	
L32	N55°28'37"W	125.00'	
L33	S50°04'00"W	187.00'	
L34	S68°19'25"W	85.55'	
L35	N85°55'01"W	173.69'	
L36	S42°31'43"W	100.69'	
L37	S60°50'05"W	181.87'	
L38	S47°40'57"W	202.83'	
L39	S66°17'26"W	123.21'	
L40	S03°49'11"W	248.02'	
L41	S22°00'06"W	122.66'	
L42	S26°39'18"W	190.43'	
L43	S16°07'17"W	249.86'	
L44	S60°33'56"W	157.86'	
L45	S14°52'31"W	129.37'	
L46	S00°02'16"E	155.60'	
L47	S37°55'42"W	144.30'	
L48	S44°00'44"W	184.22'	
L49	S02°51'11"E	143.46'	
L50	S14°58'22"W	245.58'	
L51	S44°50'56"E	176.31'	
L52	S00°06'34"W	174.83'	
L53	S30°33'47"E	62.67'	
L54	S31°30'58"W	187.76'	
L55	S25°42'40"W	43.90'	
L56	S47°05'13"E	50.00'	
L57	S81°26'05"E	243.08'	
L60	N83°10'17"E	123.15'	
L61	N34°38'42"E	128.48'	
L62	S49°12'12"E	103.59'	
L63	N75°25'51"E	116.95'	
L64	S10°55'47"W	110.62'	
L65	S12°02'17"E	118.85'	
L66	S42°06'29"E	59.95'	
L67	S58°28'10"W	33.94'	
L68	S34°16'13"W	35.48'	
L69	S41°17'49"W	100.00'	
L71	N15°18'27"E	100.00'	
L72	N28°18'08"E	33.13'	
L73	N28°18'08"E	84.42'	
L78	N13°23'39"W	139.59'	
L79	N32°14'33"E	100.75'	

NUMBER	DIRECTION	DISTANCE	(RECORD)
L80	S19°07'60"W	100.09'	
L81	S67°18'04"E	88.55'	
L82	S47°21'59"E	126.21'	
L83	N38°47'01"E	43.21'	
L84	N38°47'01"E	73.58'	
L86	S26°44'03"W	120.00'	
L89	N16°21'49"E	50.00'	
L90	N52°56'17"W	55.63'	
L91	N40°34'09"E	50.00'	
L92	S82°08'06"E	50.00'	
L93	S16°18'44"W	45.08'	
L94	S16°50'02"W	4.93'	
L95	S05°26'30"E	116.79'	
L96	S24°19'42"E	110.50'	
L97	S47°06'26"W	107.47'	
L98	S55°31'01"W	100.52'	
L99	S41°49'09"W	42.30'	
L100	S82°33'56"E	28.17'	
L101	S25°45'18"W	29.86'	
L102	S25°45'18"W	89.07'	
L103	S22°00'15"W	33.22'	
L104	S79°59'10"E	55.00'	

### PLAT NOTES

- Total Acres: 445.429
- Number of Lots: Residential Lots 182 Community Lots 2 Landscape Lots & 1 Mail Lot
- Number of Blocks: 5
- Proposed Use: Residential
- Owner: The Lookout Partners, LLP
- 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.
- Building setbacks not shown hereon shall conform to the current Zoning Ordinance of the City of Leander, Texas.
- No lot in this subdivision shall be occupied until connected to the water distribution system of the City of Leander, Texas.
- The City of Leander, Texas has granted variances to permit the omission of sidewalks, allow all lots to front on private streets, and waive all city requirements regarding geometric and pavement design criteria for the private streets shown hereon.
- The City of Leander, Texas has accepted payment of fees in-lieu of parkland dedication for this subdivision.
- Lot 3, Block A (Mail Box Lot), all landscape Lots, and Pedestrian Easements shall be owned and maintained by the established homeowner's association of this Subdivision.
- 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.
- All Streets, Pedestrian Easements, Landscape Lots, and Mail Box Lot within the Grand Mesa Subdivision are private and shall be maintained in perpetuity by the GRAND MESA AT CRYSTAL FALLS PROPERTY OWNERS ASSOCIATION.
- The combined "Private Access, Drainage & PUE Easement" shown hereon is for the sole use of all Grand Mesa at Crystal Falls property owners and all utility providers having utilities constructed within this easement only, except that all emergency services (fire, police, medical, etc) shall also be granted access at any time these agencies deem appropriate.
- Restrictive covenants in the form of a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GRAND MESA AT CRYSTAL FALLS SUBDIVISION" are recorded in the deed records of both Travis and Williamson Counties.
- 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.
- Lot 1, Block A only has access to Crystal Falls Parkway.
- Fences of any kind shall not be allowed within the PUEs located between lots 2 & 3, lots 21 & 22, Block E, the back of lots in Block E, and the back of lots 93 thru 110, Block C.
- Water will be provided by the City of Leander.
- Wastewater service for each lot will be provided by an individual On Site Sewage Facility (OSSF) approved by the Williamson County and Cities Health District. All OSSFs will be non-standard or proprietary and must be designed by a professional engineer or registered sanitarian.
- Minimum lot size is one (1) acre excepting the landscape lots and the mail box lot (lot 3, Block A) which will have no wastewater load and will be owned by the Grand Mesa at Crystal Falls Property Owners Association.
- Finished slopes which are greater than 15% cannot use surface irrigation systems for disposal of OSSF wastewater.
- Fifty foot OSSF setbacks are required from certain drainage ways as described on this plat.
- Twenty-five foot OSSF setbacks are required from all drainage ways unless otherwise shown on this plat.
- Twenty-five foot OSSF setbacks are required from all finished slopes which are greater than 30%.
- CONSERVATION EASEMENTS are established in street easements (outside of street paving) and all front building setback lines for the purposes of creating Vegetative Filtration Strips (VFS) for the protection of the environment by the quality of stormwater runoff from developed area. The owner may mow and maintain VFS, however lot owners may not alter the existing VFS topography or vegetative cover, cause water to be diverted around VFS, nor shall the VFS be paved or otherwise made impervious except as is necessary to construct a single driveway crossing on each lot, not to exceed twenty feet (20') in width.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE BLUELINE AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUELINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE CONTAINED IN THIS BLUELINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

PAULO PINTO  
DIRECTOR OF ENVIRONMENTAL SERVICES

12/28/99  
DATE

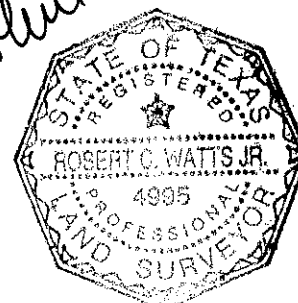
### CORRIDOR ENGINEERING COMPANY

307 SUNSET DRIVE ROUND ROCK, TEXAS 78664  
(512) 244-4279 FAX: (512) 244-0504

### GRAND MESA SUBDIVISION



## CRYSTAL FALLS



**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.: 62-98005  
DRAWING NO.: 62-05PL1  
PLOT DATE: 12/15/99  
PLOT SCALE: 1"=100'  
DRAWN BY: LEA, COD  
SHEET 17 OF 19



20000019

# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

SUBDIVISION BOUNDARY

BEGINNING at a 1/2" rebar found in the southwest line of a 192.46 acre tract described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas, also being a point of curvature in the northwest right-of-way line of Crystal Falls Parkway, as described in Volume 13085, Page 1927 of the Real Property Records of Travis County, Texas, and also being a point in the north line of the said 1708.590 acre tract;

THENCE crossing the said 1708.590 acres with the northwest right-of-way of the said Crystal Falls Parkway along a curve to the left having a radius of 1286.12 feet, an arc length of 1424.10 feet and a chord which bears North 87°27'09" West, a distance of 1352.45 feet to a 1/2" rebar found for a point of tangency;

THENCE South 60°51'22" West, a distance of 79.97 feet to a 1/2" rebar with cap set from which a punch-hole in rock found, bears South 80°51'22" West, a distance of 213.57 feet for the beginning of a curve to the left on the north line of Crystal Falls Parkway;

THENCE departing Crystal Falls Parkway South and continuing over and across the aforementioned 1708.590 acre tract the following thirty-one (31) courses and distances:

1. North 18°07'25" West, a distance of 353.43 feet to a 1/2" rebar with cap set;
2. North 35°37'06" West, a distance of 294.72 feet to a 1/2" rebar with cap set;
3. South 75°00'35" West, a distance of 286.78 feet to a 1/2" rebar with cap set;
4. South 39°26'08" West, a distance of 278.29 feet to a 1/2" rebar with cap set;
5. South 72°01'31" West, a distance of 665.00 feet to a 1/2" rebar with cap set;
6. North 55°28'37" West, a distance of 125.00 feet to a 1/2" rebar with cap set;
7. South 50°04'00" West, a distance of 187.00 feet to a 1/2" rebar with cap set;
8. South 68°19'25" West, a distance of 85.55 feet to a 1/2" rebar with cap set;
9. North 85°55'01" West, a distance of 173.69 feet to 1/2" rebar with cap set;
10. South 42°31'43" West, a distance of 100.69 feet to a 1/2" rebar with cap set;
11. South 60°50'05" West, a distance of 181.87 feet to a 1/2" rebar with cap set;
12. South 47°40'57" West, a distance of 202.83 feet to a 1/2" rebar with cap set;
13. South 66°17'26" West, a distance of 123.21 feet to a 1/2" rebar with cap set;
14. South 03°49'11" West, a distance of 248.02 feet to a 1/2" rebar with cap set;
15. South 22°00'06" West, a distance of 122.66 feet to a 1/2" rebar with cap set;
16. South 26°39'18" West, a distance of 190.43 feet to a 1/2" rebar with cap set;
17. South 16°07'17" West, a distance of 249.86 feet to a 1/2" rebar with cap set;
18. South 60°33'56" West, a distance of 157.86 feet to a 1/2" rebar with cap set;
19. South 14°52'31" West, a distance of 129.37 feet to a 1/2" rebar with cap set;
20. South 00°02'16" East, a distance of 155.60 feet to a 1/2" rebar with cap set;
21. South 37°55'42" West, a distance of 144.30 feet to a 1/2" rebar with cap set;
22. South 44°00'44" West, a distance of 184.22 feet to a 1/2" rebar with cap set;
23. South 02°51'11" East, a distance of 143.46 feet to a 1/2" rebar with cap set;
24. South 19°53'24" West, a distance of 494.70 feet to a 1/2" rebar with cap set;
25. South 14°58'22" West, a distance of 245.58 feet to a 1/2" rebar with cap set;
26. South 22°45'53" East, a distance of 477.53 feet to a 1/2" rebar with cap set;
27. South 03°42'55" West, a distance of 312.38 feet to a 1/2" rebar with cap set;
28. South 30°35'51" West, a distance of 396.51 feet to a 1/2" rebar with cap set;
29. South 44°50'56" East, a distance of 176.31 feet to a 1/2" rebar with cap set;

30. South 00°06'34" West, a distance of 174.83 feet to a 1/2" rebar with cap set;

31. South 30°33'47" East, a distance of 62.67 feet to a 1/2" rebar with cap set for an angle point in this tract and the northeast corner of a 7.0107 acre tract described in Volume 10833, Page 1355 of the Real Property Records of Travis County, Texas, from which a PK nail in a guard rail bollard found for the southeast corner of the said 7.0107 acre tract bears, South 20°57'55" East, a distance of 856.63 feet;

THENCE South 69°03'28" West with the common line of this tract and the said 7.0107 acre tract, a distance of 295.00 feet to a 1/2" rebar with a 2" aluminum cap marked CUNNINGHAM-GRAVES found;

THENCE departing the said 7.0107 acre tract and continuing over and across the said 1708.590 acre tract the following four (4) courses and distances:

1. South 31°30'58" West, a distance of 187.76 feet to a 1/2" rebar with cap set;
2. North 81°26'05" West, a distance of 289.21 feet to a 1/2" rebar with cap set;
3. South 25°42'40" West, a distance of 43.90 feet to a 1/2" rebar with cap set for a point on a curve to the left;
4. Along said curve having a radius of 50.00 feet, an arc length of 63.53 feet and a chord which bears South 79°18'44" West for a distance of 59.34 feet to a 1/2" rebar with cap set for an angle point in this tract and a point in the northeast line of a 12.79 acre tract described in Volume 8579, Page 1466 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found for the easternmost corner of the aforementioned 12.79 acre tract and also being an angle point in the north line of a 7.15 acre tract described in Volume 6579, Page 1395 of the Deed Records of Travis County, Texas, bears, South 47°05'13" East, a distance of 50.00 feet;

THENCE with the northeast line of the said 12.79 acre tract North 47°05'13" West, a distance of 1171.16 feet to a 1/2" rebar found for an angle point in this tract and the northwest corner of the said 12.79 acre tract;

THENCE with the west line of the said 12.79 acre tract, South 27°14'25" West, a distance of 834.87 feet to a 1/2" rebar found for an angle point in this tract and the southwest corner of the said 12.79 acre tract;

THENCE with the said 12.79 acre tract, South 70°23'28" East, a distance of 395.81 feet to a 1/2" rebar found for an angle point in this tract and an angle point in the aforementioned 12.79 acre tract, and also being the northwest corner of a 9.64 acre tract described in Volume 12022, Page 82 of the Real Property Records of Travis County, Texas;

THENCE departing the aforementioned 12.79 acre tract, along with the said 9.64 acre tract, South 15°12'32" West, a distance of 1279.94 feet to a 1/2" rebar with cap set for the beginning of curve to the left in this tract, and the north side of a sixty (60) foot roadway easement called for in Volume 12022, Page 82 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the southwest corner of the said 9.64 acre tract and the centerline of the said sixty (60) foot roadway easement, bears South 15°12'39" West, a distance of 33.75 feet;

THENCE departing the said 9.64 acre tract and the north side of the sixty (60) foot roadway easement, and crossing the aforementioned 1708.590 acre tract with the northeast line of a proposed sixty (60) foot right-of-way the following eight (8) courses and distances:

1. Along said curve having a radius of 438.33 feet, an arc length of 194.53 feet and a chord which bears North 61°15'56" West, a distance of 192.94 feet to a 1/2" rebar with cap set for a point of tangency;
2. North 73°58'45" West, a distance of 100.00 feet to a 1/2" rebar with cap set for the beginning of a curve to the right;
3. Along said curve having a radius of 263.55 feet, an arc length of 262.73 feet and a chord which bears North 45°25'14" West, a distance of 251.99 feet to a 1/2" rebar with cap set for a point of tangency;
4. North 16°51'43" West, a distance of 527.44 feet to a 1/2" rebar with cap set for the beginning of a curve to the left;
5. Along said curve having a radius of 876.95 feet, an arc length of 406.72 feet and a chord which bears North 30°08'54" West, a distance of 403.08 feet to a 1/2" rebar with cap set for a point of tangency;
6. North 43°26'05" West, a distance of 964.30 feet to a 1/2" rebar with cap set for the beginning of a curve to the right;
7. Along said curve having a radius of 553.44 feet, an arc length of 685.59 feet and a chord which bears North 07°56'47" West, a distance of 642.59 feet to a 1/2" rebar with cap set for a point of tangency;

8. North 27°32'31" West, a distance of 1003.16 feet to a 1/2" rebar with cap set in the south line of a 146.625 acre tract described in Volume 11937, Page 558 of the Deed Records of Travis County, Texas, also being a point in the west line of the aforementioned 1708.590 acre tract, for an angle point in this tract, and being the end of the east line of the proposed sixty (60) foot right-of-way, from which a 1/2" rebar bears North 61°28'02" West a distance of 86.01 feet;

THENCE with the common line of the aforementioned 1708.590 acre tract and the said 146.625 acres the following seventeen (17) courses and distances:

1. South 61°28'02" East, a distance of 86.71 feet to a 3/4" iron pipe found;
2. North 28°18'08" East, a distance of 2756.15 feet to a 5/8" rebar found;
3. North 46°13'03" East, a distance of 1414.95 feet to a 1/2" rebar found;
4. South 80°59'35" East, a distance of 271.88 feet to a 1/2" rebar found;
5. South 76°45'18" East, a distance of 125.90 feet to a 1/2" rebar found;
6. South 51°07'59" East, a distance of 93.65 feet to the center of a 12" cedar stump marked with a 60d nail found;
7. North 59°22'26" East, a distance of 155.23 feet to the center of a 10" cedar stump marked with a 60d nail found;
8. North 55°16'23" East, a distance of 170.66 feet to the center of a 14" live oak marked with a 60d nail found;
9. North 72°49'59" East, a distance of 172.95 feet to the center of a 12" cedar stump marked with a 60d nail found;
10. North 83°32'16" East, a distance of 145.19 feet to the center of a 14" live oak marked with a 60d nail found;
11. North 70°22'49" East, a distance of 160.23 feet to the center of a 22" live oak marked with a 60d nail found;
12. North 87°13'20" East, a distance of 122.36 feet to the center of a 30" live oak marked with a 60d nail found;
13. North 84°12'38" East, a distance of 241.61 feet to a 1/2" rebar found;
14. North 52°37'12" East, a distance of 115.70 feet to a 1/2" rebar found;

15. North 58°27'11" East, a distance of 181.11 feet to the center of an 18" cedar marked with a 60d nail found;

16. North 61°41'29" East, a distance of 323.06 feet to the center of a 4" cedar post marked with a 60d nail found;

17. North 58°27'34" East, a distance of 242.70 feet to a 1/2" rebar found for an angle point in this tract, and the aforementioned 1708.590 acre tract, the northeast corner of the said 146.625 acre tract, and a point of tangency in the south line of a proposed sixty (60) foot right-of-way;

THENCE continuing with the common line of the said 146.625 acre tract, the aforementioned 1708.590 acre tract, and the south line of the proposed sixty (60) foot right-of-way the following two (2) courses and distances:

1. North 59°42'44" West, a distance of 480.47 feet to a 1/2" rebar found;
2. North 51°22'21" West, passing the end of the proposed sixty (60) foot right-of-way at 127.43 feet and continuing for a total distance of 423.97 feet in all to a 40d nail found;

THENCE continuing with the common line of the said 146.625 acre tract and the aforementioned 1708.590 acre tract, the following four (4) courses and distances:

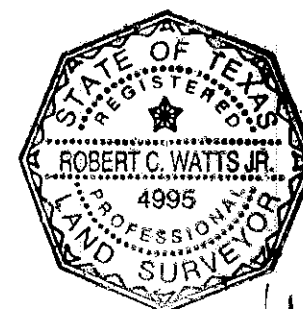
1. North 12°16'22" West, a distance of 103.21 feet to a 1/2" rebar found;
2. North 23°23'49" East, a distance of 64.38 feet to a 40d nail found;
3. North 44°11'02" East, a distance of 87.09 feet to a 1/2" rebar with cap set;
4. North 68°55'40" East, a distance of 10.40 feet to a 1/2" rebar found for the northwest corner of this tract and the aforementioned 1708.590 acre tract, also being an area referred to as a county road in a description of a 192.46 acre tract of land described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas;

THENCE departing the said 146.625 acre tract, continuing with the aforementioned 1708.590 acre tract, and crossing said county road, South 54°19'05" East, a distance of 34.17 feet to a 3/4" iron pipe found for an angle point in this and the 1708.590 acre tracts, the southwest corner of a 192.46 acre tract described in Volume 2653, Page 412 of the Deed Records of Williamson County, Texas, and the east side of said county road;

THENCE continuing with the common line of the aforementioned 1708.590 acre tract and the said 192.46 acre tract the following ten (10) courses and distances:

1. South 54°13'36" East, a distance of 838.78 feet to a 3/4" iron pipe found;
2. South 54°28'02" East, a distance of 673.29 feet to a 40d nail found;
3. South 52°15'28" East, a distance of 74.66 feet to a 3/4" iron pipe found;
4. South 52°12'06" East, a distance of 291.65 feet to a 3/4" iron pipe found;
5. South 52°17'14" East, a distance of 250.39 feet to a 3/4" iron pipe found;
6. South 52°13'50" East, a distance of 816.02 feet to a 3/4" iron pipe found;
7. South 52°14'29" East, a distance of 272.76 feet to a 3/4" iron pipe found;
8. South 50°46'35" East, a distance of 71.21 feet to a 40d nail found;
9. North 83°29'44" East, a distance of 8.22 feet to a 1/2" rebar found;
10. South 55°43'47" East, a distance of 989.38 feet to the POINT OF BEGINNING and containing 445.429 acres of land more or less.

Surveyed on the ground December, 1998. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA network. Attachments: Survey drawing number 62-05BND.



THIS ENTIRE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

### LEGAL DESCRIPTION:

445.429 ACRES OF LAND IN WILLIAMSON AND TRAVIS COUNTIES, LOCATED IN THE C.H. HEART SURVEY 704, THE C. BARBO SURVEY 420, THE T. CATER SURVEY 206, AND THE C.S. MASON SURVEY 204, BEING A PORTION OF A 1142.168 ACRE TRACT DESCRIBED IN VOLUME 13085, PAGE 1927 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758697 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO A PORTION OF A 375.785 ACRE TRACT DESCRIBED IN VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO OF RECORD IN DOCUMENT NO. 9758695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

GRAND MESA  
SUBDIVISION



CRYSTAL FALLS

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.:  
62-98065

DRAWING NO.:  
62-05PL1

PLOT DATE:  
06/25/99

PLOT SCALE:  
1"=100'

DRAWN BY:  
LA, COD

SHEET  
18 OF 19



# GRAND MESA AT CRYSTAL FALLS

## A SUBDIVISION IN TRAVIS AND WILLIAMSON COUNTIES

## DEDICATION STATEMENT:

THAT LOOKOUT PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNERS OF 445.429 ACRES OF LAND SITUATED IN THE C.H. HEART SURVEY 704, THE C. YARBO SURVEY 420, THE T. CATER SURVEY 206, AND THE C.S. MASON SURVEY 204, OF WILLIAMSON AND TRAVIS COUNTIES, TEXAS, BEING A PORTION OF A 1142.168 ACRE TRACT, HAVING BEEN CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED ON DECEMBER 19, 1999 IN VOLUME 13085, PAGE 1927 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758697 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 375.785 ACRE TRACT HAVING BEEN CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED ON DECEMBER 19, 1997, IN VOLUME 13085, PAGE 1974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND OF RECORD IN DOCUMENT NO. 9758695 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY PLAT SAID 445.429 ACRES IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS GRAND MESA AT CRYSTAL FALLS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF THE PRIVATE STREETS SHOWN HEREON, SHALL BE VESTED IN THE GRAND MESA AT CRYSTAL FALLS HOMEOWNERS ASSOCIATION AS RECORDED IN DOCUMENT NO. 200001214 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NO. 2000002360 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK-UP, AND ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER THE SAME.

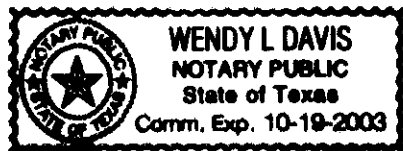
WILLIAM R. HINCKLEY  
FOR LOOKOUT PARTNERS, L.P.  
2370 RICE BOULEVARD, SUITE 200  
HOUSTON, TEXAS 77005

STATE OF TEXAS  
COUNTY OF Williamson

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 11 DAY OF Jan, 192000 A.D.

Wendy L. Davis  
PRINT NAME



NOTARY PUBLIC IN AND FOR THE COUNTY OF Williamson TEXAS.

MY COMMISSION EXPIRES 10-19-2003.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

APPROVED THIS THE 21<sup>st</sup> DAY OF December, 19 99 A.D. AT A 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 WILLIAMSON COUNTY, TEXAS.

Phyllis Neuen  
CHAIRPERSON  
CITY OF LEANDER, TEXAS

Quentin Parley  
MAYOR PRO TEM  
CITY OF LEANDER, TEXAS

ATTEST:

Delia M. Luna  
CITY SECRETARY  
CITY OF LEANDER, TEXAS

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**CORRIDOR ENGINEERING COMPANY**  
307 SUNSET DRIVE ROUND ROCK, TEXAS 78664  
(512) 244-4279 FAX: (512) 244-0504

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF January, 2000 AT 1:09 O'CLOCK P M., AND DULY RECORDED ON THE 20th DAY OF January, A.D. 2000 AT 1:09 O'CLOCK P M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 200000019

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 20th DAY OF January, 2000 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY [Signature] DEPUTY Y. GUERRA

FILED FOR RECORD, AT 1:09 O'CLOCK P M., THIS 20th DAY OF January, 2000 A.D.

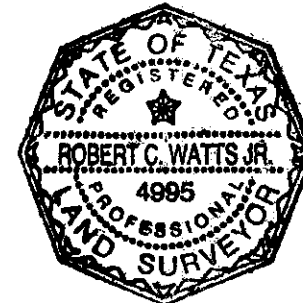
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY [Signature] DEPUTY Y. GUERRA

STATE OF TEXAS  
COUNTY OF TRAVIS

I, ROBERT C. WATTS, JR. 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 WILLIAMSON COUNTY, TEXAS, AND THAT ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON.

Robert C. Watts Jr. 12-20-99  
ROBERT C. WATTS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4995

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
510 S. CONGRESS, SUITE B-100  
AUSTIN, TEXAS 78704  
512-476-7103



STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, STEVE T. SORENSON, 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 AND WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 4849100214 & (WILLIAMSON COUNTY) DATED 9/27/91, AND MAP NUMBER 48453C0230 E AND 48453C0275 (TRAVIS COUNTY) DATED 6/16/93, UNLESS OTHERWISE CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

Steve T. Sorenson 12/22/99  
STEVE T. SORENSON, P.E.  
STATE OF TEXAS NO. 57399

CORRIDOR ENGINEERING COMPANY  
307 SUNSET DRIVE  
ROUND ROCK, TEXAS 78664  
512-244-0504



ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS OR UPPER HIGHLAND LAKES NONPOINT SOURCE POLLUTION CONTROL ORDINANCE.

CONSERVATION EASEMENT -- THE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES, OTHER IMPROVEMENTS, OR DEVELOPMENT OF ANY KIND, OTHER THAN NATIVE PLANT ENHANCEMENT, DRIVEWAY CUTS AND MAINTENANCE TO STORMWATER BEST MANAGEMENT PRACTICES, MAY BE PLACED, ERECTED, OR IMPLEMENTED WITHIN THE EASEMENT UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA) ITS SUCCESSORS AND ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT. THE DEDICATED CONSERVATION EASEMENTS MEET THE PERFORMANCE STANDARDS OF THE NPS ORDINANCE FOR SINGLE FAMILY DEVELOPMENT. SHOULD ANY OTHER LAND USE BE PROPOSED ON ANY LOT HEREIN, AN NPS CONSTRUCTION PERMIT FROM LCRA MAY BE REQUIRED.

B. R. Cristadoro 1/11/00  
LOWER COLORADO RIVER AUTHORITY

**GRAND MESA  
SUBDIVISION**



**CRYSTAL FALLS**

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
510 South Congress Ave., Suite B-100  
Austin, Texas 78704  
512-476-7103

PROJECT NO.:  
62-98005  
DRAWING NO.:  
62-05NOT  
PLOT DATE:  
12/15/99  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
LEA, COD  
SHEET  
19 OF 19