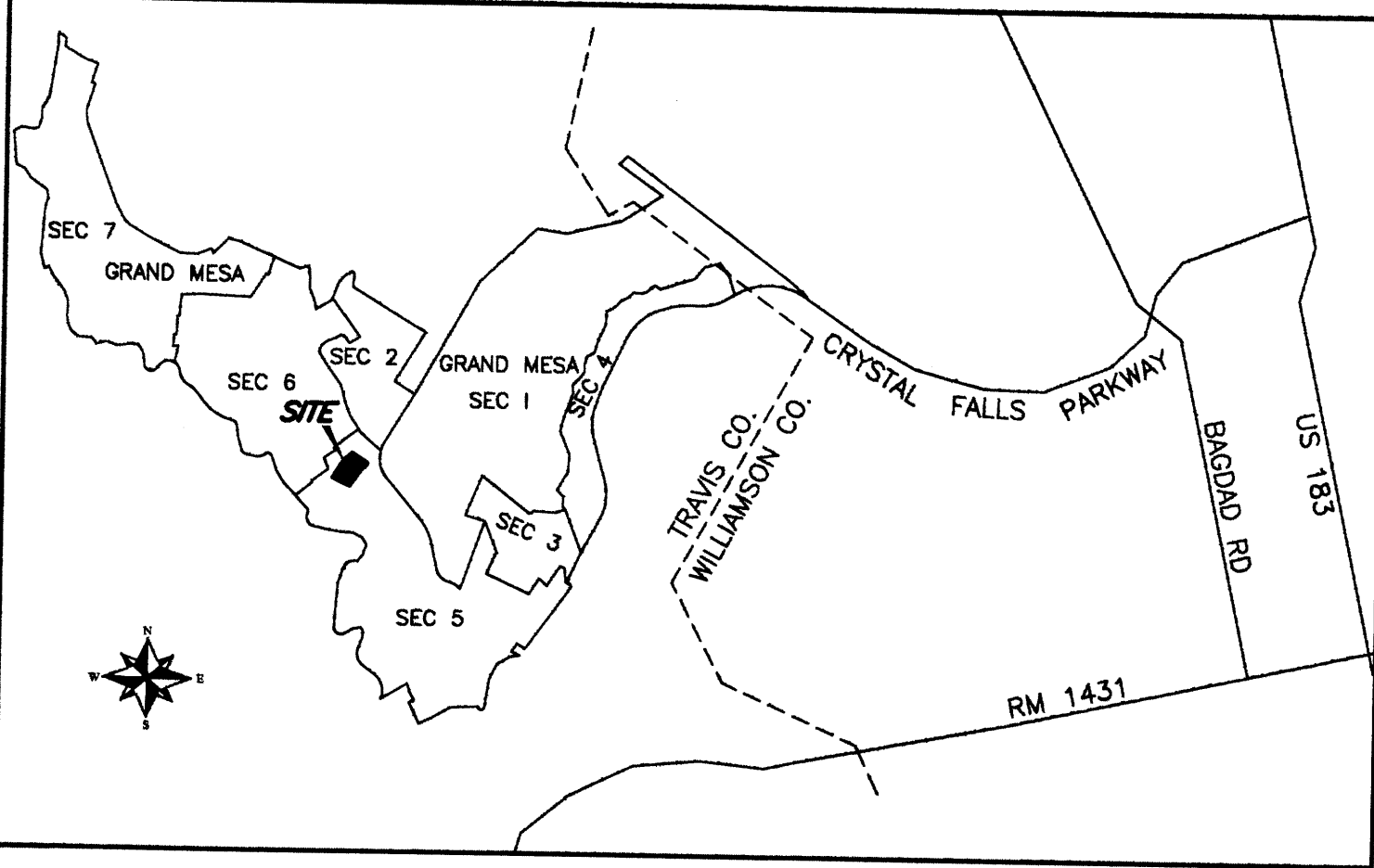


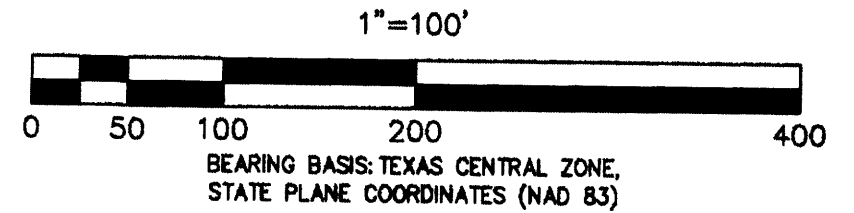
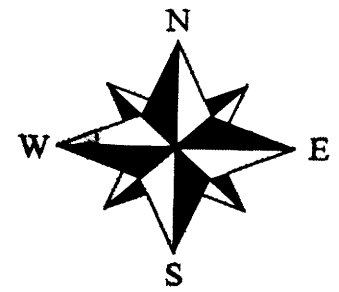
201400287

LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 5, AMENDED



LEGEND:

●	= IRON ROD WITH CAP FOUND
○	= COTTON SPINDLE FOUND
▲	= MAG NAIL FOUND
○	= COTTON SPINDLE SET
○	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
[173742]	= LOT AREA IN SQUARE FEET
(xxx)	= RECORD INFORMATION



STATE OF TEXAS:  
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT MARVIN L. WOLVERTON AND MARYANN H. WOLVERTON, BEING THE OWNERS OF LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 16, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED IN DOCUMENT NO. 2013081248 AND SAID LOT 17, HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED IN DOCUMENT NO. 2006231098, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "LOTS 16 AND 17, BLOCK H, GRAND MESA AT CRYSTAL FALLS II SECTION 5, AMENDED", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 19<sup>th</sup> DAY OF November, 2014 A.D.

Marvin L. Wolverson  
MARVIN L. WOLVERTON  
3502 BACHELOR GULCH  
LEANDER, TEXAS 78641

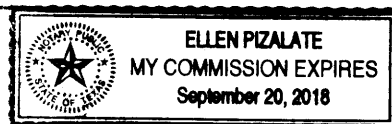
Maryann H. Wolverson  
MARYANN H. WOLVERTON  
3502 BACHELOR GULCH  
LEANDER, TEXAS 78641

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN L. WOLVERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19<sup>th</sup> DAY OF November, 2014 A.D.

Ellen Pizalate  
NOTARY PUBLIC, STATE OF TEXAS

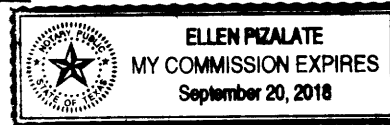


STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARYANN H. WOLVERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19<sup>th</sup> DAY OF November, 2014 A.D.

Ellen Pizalate  
NOTARY PUBLIC, STATE OF TEXAS



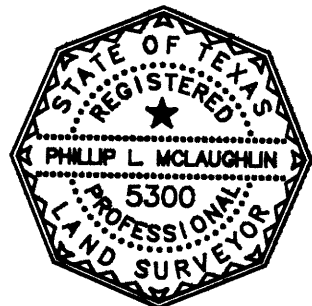
PLAT NOTES:

1. THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF GRAND MESA AT CRYSTAL FALLS II, SECTION 5, RECORDED IN DOCUMENT NO. 200600041, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
2. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
3. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
5. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED WITH THIS PLAT.
6. THE FOLLOWING VARIANCES WERE GRANTED PER A DEVELOPMENT AGREEMENT WITH THE CITY OF LEANDER AND APPROVAL OF THE CRYSTAL FALLS II CONCEPT PLAN ON MAY 1, 2003.
  - A. PRIVATE STREETS WITH ROADSIDE DRAINAGE.
  - B. NO SIDEWALKS.
  - C. NO STREET LIGHTS.
7. THIS SUBDIVISION IS SUBJECT TO A BLANKET TYPE ELECTRIC UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2007087297.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE COMPANY, OF NO. 01247-30749, ISSUED SEPTEMBER 23, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin  
PHILLIP L. McLAUGHLIN  
NOVEMBER 19, 2014  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS:

APPROVED THIS THE 21<sup>st</sup> DAY OF November, 2014 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

Wayne L. Watts  
WAYNE L. WATTS, PE  
CITY ENGINEER  
CITY OF LEANDER, TEXAS

ATTEST: Debbie Haile  
DEBBIE-HAILE  
CITY SECRETARY  
CITY OF LEANDER, TEXAS

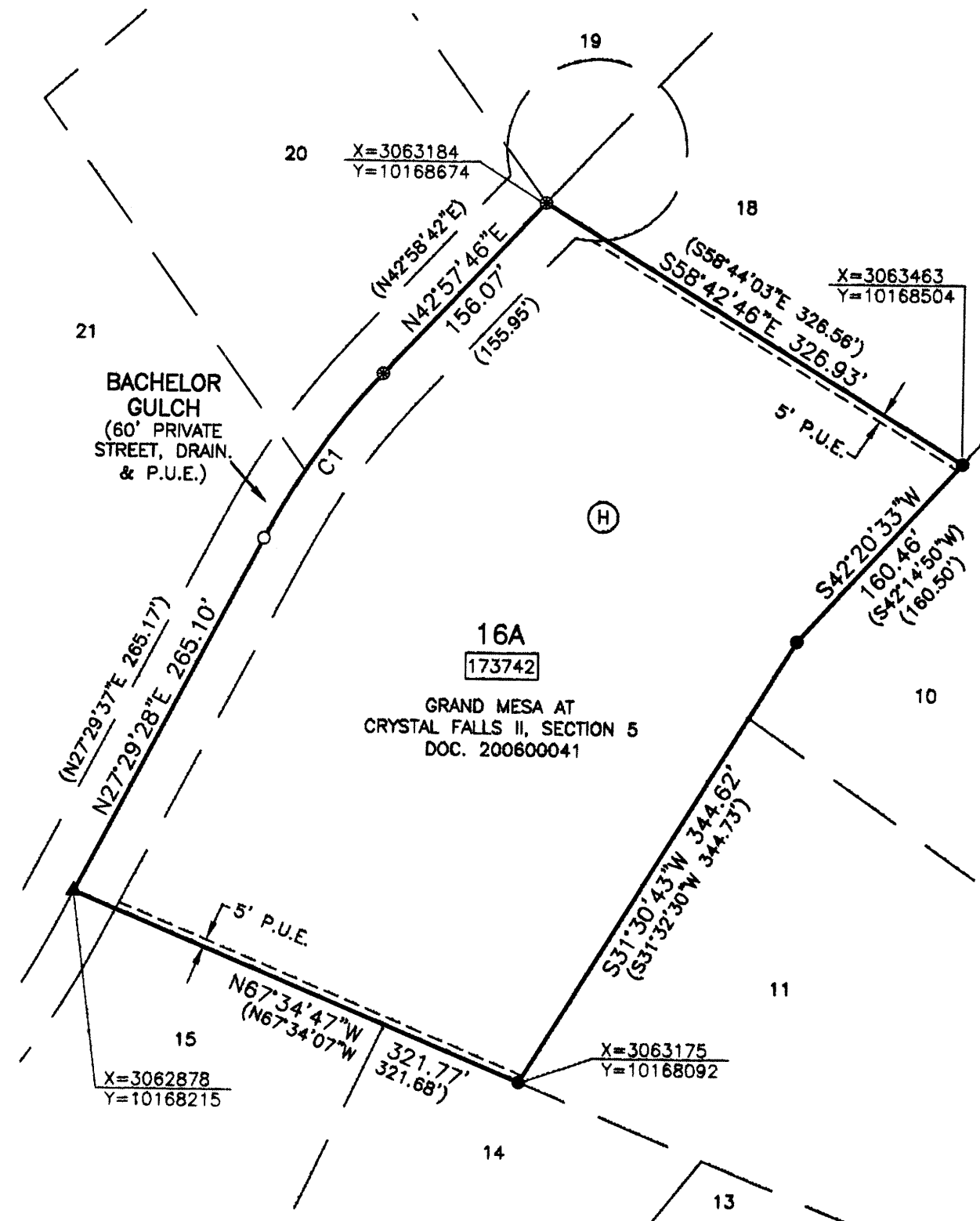
SUBMITTAL DATE: SEPTEMBER 26, 2014  
TOTAL AREA OF THIS PLAT: 3.989 ACRES  
TOTAL NUMBER OF LOTS: 1  
RESIDENTIAL: 1

NEW STREETS: NONE

OWNERS:  
MARVIN L. WOLVERTON AND  
MARYANN H. WOLVERTON  
3502 BACHELOR GULCH  
LEANDER, TEXAS 78641

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

**G&R**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	15°28'37"	500.00'	135.06'	N35°09'13"E	134.65'	67.94'

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).

RODNEY SKEFFEL, P.E. DR # 0504917  
STACEY SCHEFFEL D. R., PROGRAM MANAGER,  
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

12/1/14  
DATE

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF

WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1 DAY OF December, 2014 A.D. AT 11:00 O'CLOCK AM, AND DULY RECORDED ON THIS THE 1 DAY OF December, 2014 A.D. AT 11:00 O'CLOCK AM, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE

IN DOCUMENT NO. 201400287

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 1 DAY OF December, 2014 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY: Wm Behavides  
DEPUTY