Doc#2021174525

DEVINE LAKE PHASE 3
FINAL PLAT

OWNER: LENNAR HOMES, INC.
13620 NORTH FM 620
BUILDING 2, SUITE 150
AUSTIN, TEXAS 78717
512-626-0966

CITY OF LEANDER
P.O. BOX 319
LEANDER, TEXAS 78646

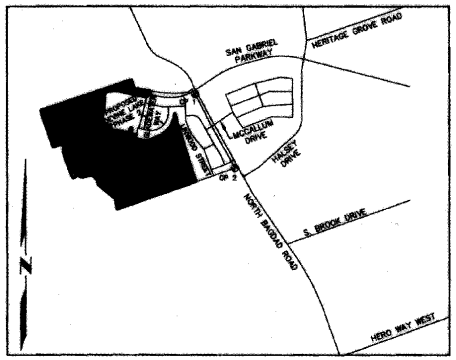
DEVELOPER: LENNAR HOMES, INC.
13620 NORTH FM 620
BUILDING 2, SUITE 150
AUSTIN, TEXAS 78717
512-626-0966

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
(512) 238-7901

ENGINEER: LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
(512) 767-1338
TBPE FIRM REGISTRATION NO. F-1386

SUBMITTAL DATE: OCTOBER 13, 2020

VICINITY MAP
(1" = 2000')



AREA: 114.68 ACRES

SURVEY: CHARLES COCHRAN
SURVEY ABSTRACT NO. 134

LOTS: 93 RESIDENTIAL

2	COMMERCIAL	0.953 OF ONE ACRE
2	HOA LS/DE/PAE	2.409 ACRES
1	HOA LS/PAE/PUE/DE	4.535 ACRES
1	HOA LS/PAE	0.590 OF ONE ACRE
1	HOA LS/PUE	0.011 OF ONE ACRE
1	PUBLIC PARKLAND	82.30 ACRES

8 TOTAL NON-RESIDENTIAL

TOTAL LOTS : 101
BLOCKS: 7

STREET DEDICATION -

SAN GABRIEL PARKWAY	(110' R.OW.)	1,899 L.F.
DEVINE LAKE BEND	(50' R.OW.)	1,005 L.F.
FRONTENAC STREET	(50' R.OW.)	788 L.F.
GUNTERSVILLE BEND	(50' R.OW.)	1,433 L.F.
OWASSO DRIVE	(50' R.OW.)	820 L.F.

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - SHEET INDEX
SHEET 3 - SUBDIVISION
SHEET 4 - SUBDIVISION
SHEET 5 - SUBDIVISION
SHEET 6 - SUBDIVISION/TABLES/METES & BOUNDS
SHEET 7 - NOTES

BENCHMARKS:

TEXAS STATE PLANE CENTRAL ZONE
GRID TO SURFACE SCALE FACTOR: 1.00014219
GEOID MODEL 12B

CONTROL POINT NO. 1: 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET, SET ON THE WEST RIGHT-OF-WAY OF BAGDAD ROAD, APPROXIMATELY ±850 FEET NORTH OF MCCALLUM DRIVE.

N: 10,189,484.33
E: 3,067,846.58
ELEVATION (NAVD88) - 1030.97'

CONTROL POINT NO. 2: 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET, SET ON THE WEST RIGHT-OF-WAY OF BAGDAD ROAD, APPROXIMATELY ±1,133 FEET SOUTH OF MCCALLUM DRIVE.

PROJECT SURFACE COORDINATE
N: 10,187,749.56
E: 3,068,886.12
ELEVATION (NAVD88) 1001.46'

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3
FINAL PLAT

REVISIONS

DESCRIPTION	DATE
REVISED PER COL COMMENTS	11/30/20

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
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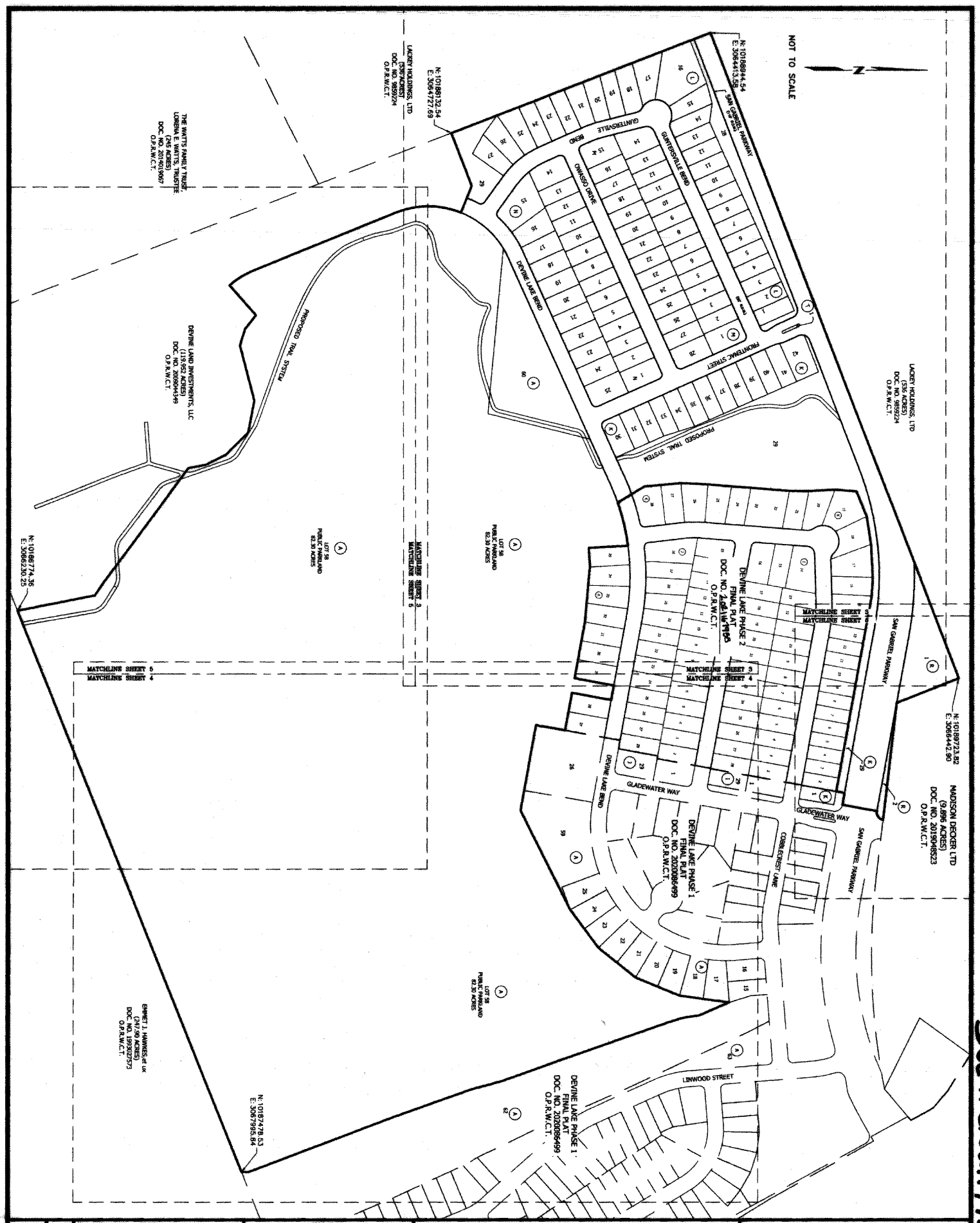
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 01 of 07

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:58 AM PLOT DATE: 4/23/2021 10:36 AM



PROJECT NAME: DEVINE LAKE	
JOB NUMBER: 19-012	
DATE: 05/17/2019	SCALE: 1" = 100'
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RPLS: TST	TECH: HAS / PARTYCHIEF: AO
CHECKED BY: TST	FIELDBOOK: N/A

REVISIONS	
DATE	DESCRIPTION
11/30/20	REVISED PER COL COMMENTS

DRAWING NAME: DEVINE LAKE PH3

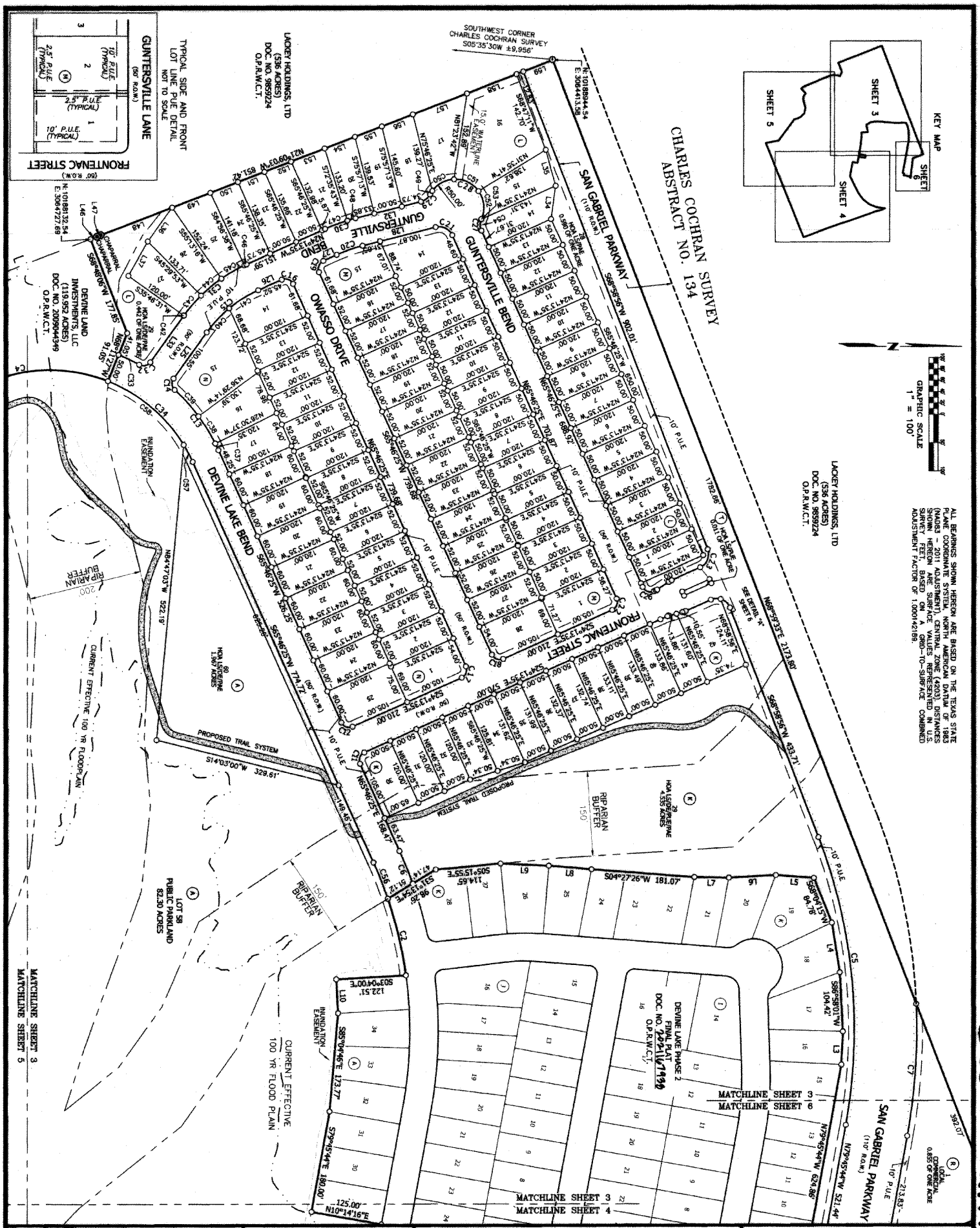
SHEET 02 of 07

DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc #2021174525

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:36 AM PLOT DATE: 4/23/2021 10:36 AM



PROJECT NAME: DEVINE LAKE	
JOB NUMBER: 19-012	
DATE: 05/17/2019	SCALE: 1" = 100'
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RPLS: TST	TECH: HAS / PARTYCHIEF: AO
CHECKED BY: TST	FIELDBOOK: N/A

REVISIONS	
DATE	DESCRIPTION
11/30/20	REVISED PER COL COMMENTS

DRAWING NAME: DEVINE LAKE PH3

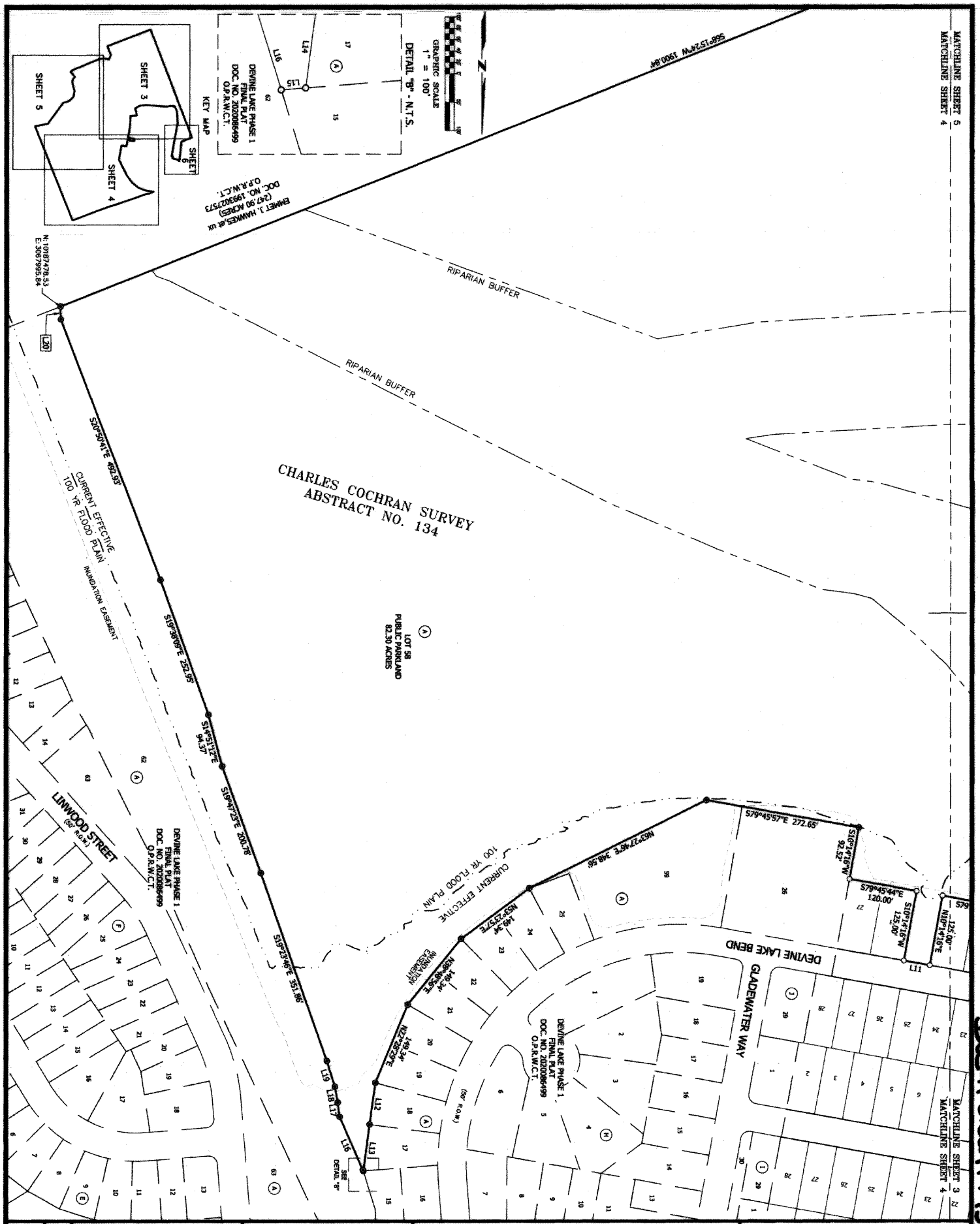
SHEET 03 of 07

DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc #202117525

202117525 Page 4 of 8



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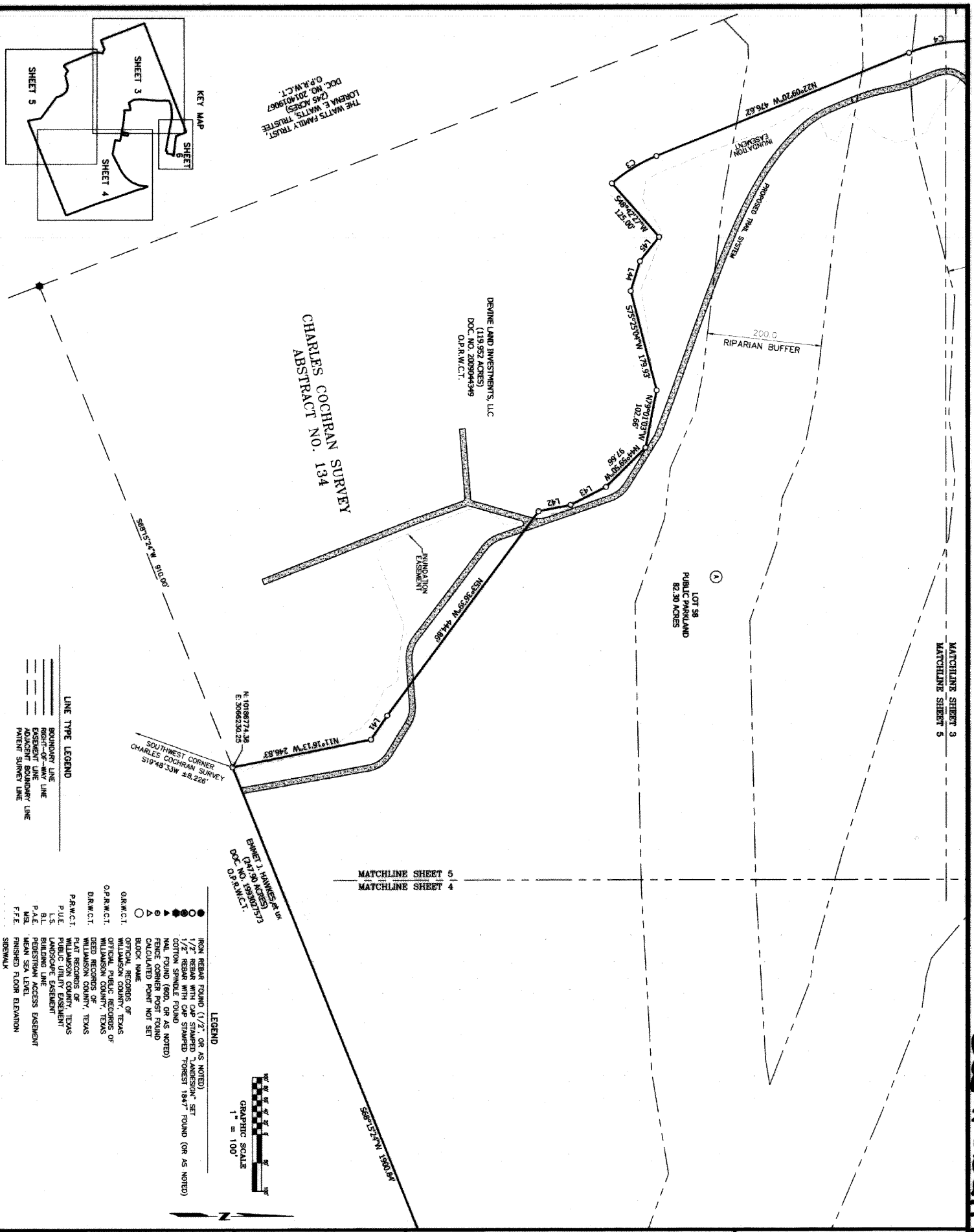
DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc # 202117525



PROJECT NAME: DEVINE LAKE		REVISIONS	
JOB NUMBER: 19-012		DATE	DESCRIPTION
DATE: 05/17/2019	SCALE: 1" = 100'	11/30/20	REVISED PER COL COMMENTS
DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG			
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC			
RPLS: TST	TECH: HAS	PARTYCHIEF: AO	
CHECKED BY: TST	FIELDBOOK: N/A		

DRAWING NAME: DEVINE LAKE PH3

SHEET 05 of 07

DEVINE LAKE PHASE 3 FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

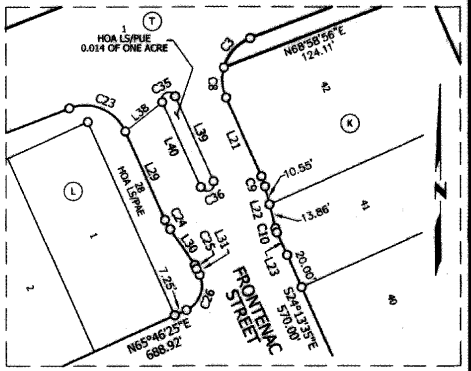
Doc #2021174525

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:36 AM PLOT DATE: 4/23/2021 10:37 AM

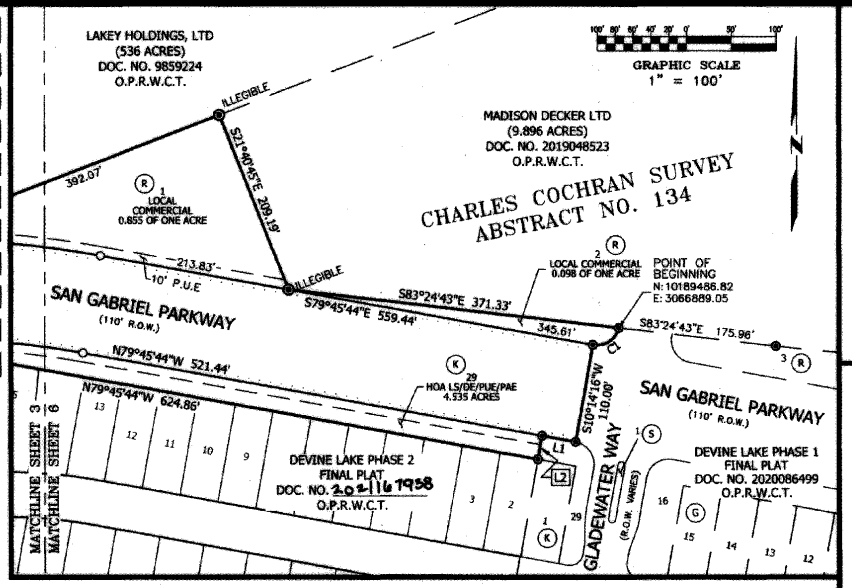
Doc #2021174525

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	37.91'	86°53'22"	S56° 47' 35"W	34.38'
C2	725.00'	139.34'	11°00'41"	N76° 40' 50"E	139.12'
C3	275.00'	91.85'	19°08'13"	N31° 43' 26"W	91.42'
C4	275.00'	211.01'	43°57'53"	N00° 10' 24"W	205.88'
C5	945.00'	515.51'	31°15'20"	S84° 36' 36"W	509.14'
C6	775.00'	62.08'	4°35'21"	S68° 04' 06"W	62.06'
C7	1055.00'	233.87'	12°42'05"	S86° 06' 47"E	233.40'
C8	25.00'	40.67'	93°12'31"	S22° 22' 40"W	36.33'
C9	35.00'	6.11'	10°00'05"	S19° 13' 32"E	6.10'
C10	15.00'	2.62'	10°00'05"	S19° 13' 32"E	2.62'
C11	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C12	15.00'	23.56'	90°00'00"	S20° 46' 25"W	21.21'
C13	325.00'	132.39'	23°20'22"	S54° 06' 14"W	131.48'
C14	15.00'	21.79'	83°14'37"	S84° 03' 22"W	19.93'
C15	225.00'	118.19'	30°05'44"	N39° 16' 27"W	116.83'
C16	15.00'	23.56'	90°00'00"	N20° 46' 25"E	21.21'
C17	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C18	15.00'	23.56'	90°00'00"	S20° 46' 25"W	21.21'
C19	15.00'	23.56'	90°00'00"	N69° 13' 35"W	21.21'
C20	275.00'	48.00'	10°00'00"	N19° 13' 35"W	47.94'
C21	25.00'	34.91'	80°00'00"	N25° 46' 25"E	32.14'
C22	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C23	25.00'	37.87'	86°47'29"	N67° 37' 20"W	34.35'
C24	35.00'	6.11'	10°00'05"	N29° 13' 38"W	6.10'
C25	15.00'	2.62'	10°00'05"	N29° 13' 38"W	2.62'
C26	15.00'	23.56'	90°00'00"	N20° 46' 25"E	21.21'
C27	25.00'	21.03'	48°11'23"	N89° 52' 06"E	20.41'
C28	50.00'	153.92'	176°22'45"	N25° 46' 25"E	99.95'
C29	25.00'	21.03'	48°11'24"	N38° 19' 17"W	20.41'
C30	325.00'	56.72'	10°00'00"	N19° 13' 35"W	56.65'
C31	275.00'	144.45'	30°05'44"	N39° 16' 27"W	142.79'
C32	15.00'	21.79'	83°14'37"	N12° 42' 01"W	19.93'
C33	325.00'	40.34'	7°06'45"	N25° 21' 55"E	40.32'
C34	275.00'	211.01'	43°57'53"	S43° 47' 29"W	205.88'
C35	4.00'	12.57'	180°00'00"	N65° 46' 25"E	8.00'
C36	4.00'	12.57'	180°00'00"	S65° 46' 25"W	8.00'
C37	325.00'	12.96'	2°17'02"	S64° 37' 54"W	12.95'
C38	325.00'	56.59'	9°58'37"	S58° 30' 04"W	56.52'
C39	325.00'	62.84'	11°04'42"	S47° 58' 24"W	62.74'
C40	225.00'	57.99'	14°46'01"	S46° 56' 19"E	57.83'
C41	225.00'	60.20'	15°19'44"	S31° 53' 27"E	60.02'
C42	275.00'	0.47'	0°05'51"	S54° 16' 24"E	0.47'
C43	275.00'	46.67'	9°43'22"	S49° 21' 48"E	46.61'
C44	275.00'	46.67'	9°43'22"	S39° 38' 26"E	46.61'
C45	275.00'	46.67'	9°43'22"	S29° 55' 03"E	46.61'
C46	275.00'	3.98'	0°49'47"	S24° 38' 29"E	3.98'
C47	325.00'	41.77'	7°21'49"	S20° 32' 41"E	41.74'
C48	325.00'	14.95'	2°38'11"	S15° 32' 41"E	14.95'
C49	50.00'	7.29'	8°21'04"	S58° 14' 25"E	7.28'
C50	50.00'	44.62'	51°07'57"	S28° 29' 54"E	43.16'
C51	50.00'	50.11'	57°25'20"	S25° 46' 45"W	48.04'
C52	50.00'	51.90'	59°28'23"	S84° 13' 36"W	49.60'
C53	25.00'	0.46'	1°02'44"	S66° 33' 34"E	0.46'
C54	25.00'	20.57'	47°08'39"	N89° 20' 44"E	20.00'
C56	725.00'	68.34'	5°24'04"	S68° 28' 27"W	68.32'
C57	275.00'	33.75'	7°01'54"	S62° 15' 28"W	33.73'
C58	275.00'	177.27'	36°55'58"	S40° 16' 32"W	174.21'

Line Table		
Line #	Direction	Length
L1	N79° 45' 44"W	38.00'
L2	S10° 14' 16"W	26.50'
L4	S80° 58' 55"W	88.74'
L5	S04° 25' 43"W	67.33'
L6	S03° 10' 13"E	82.37'
L7	S00° 54' 20"W	60.88'
L8	S04° 48' 28"W	75.18'
L9	S02° 37' 07"W	84.73'
L10	N86° 56' 00"E	60.00'
L11	S79° 45' 44"E	46.42'
L12	N07° 53' 28"E	74.59'
L13	N07° 28' 07"E	82.90'
L14	N85° 31' 45"E	0.27'
L15	S17° 15' 34"E	1.86'
L16	S23° 26' 10"E	102.64'
L17	S07° 32' 22"E	25.34'
L18	S10° 06' 39"E	28.62'
L19	S17° 24' 48"E	47.56'
L20	S01° 07' 09"E	22.72'
L21	S24° 13' 35"E	48.73'
L22	S14° 13' 30"E	24.41'
L23	S24° 13' 35"E	13.74'
L25	N54° 19' 19"W	100.55'
L26	N24° 13' 35"W	45.52'
L27	N24° 13' 35"W	26.07'
L28	N14° 13' 35"W	132.53'
L29	N24° 13' 35"W	54.90'
L30	N34° 13' 40"W	24.41'
L31	N24° 13' 35"W	3.74'
L32	N14° 13' 35"W	118.58'
L33	N54° 19' 19"W	100.55'
L34	N82° 10' 15"W	58.99'
L35	S74° 40' 16"W	65.93'
L36	S54° 14' 40"E	73.21'
L37	S60° 42' 23"E	69.47'
L38	N51° 51' 41"E	26.79'
L39	S24° 13' 35"E	52.81'
L40	N24° 13' 35"W	52.81'
L41	N55° 51' 08"W	50.77'
L42	N11° 16' 15"W	57.21'
L43	N26° 47' 05"W	69.69'
L44	N72° 43' 10"W	54.55'
L45	N51° 46' 05"W	54.55'
L46	N21° 02' 17"W	12.37'
L47	N21° 02' 17"W	6.84'
L48	N21° 09' 03"W	134.38'
L49	N21° 09' 03"W	72.32'
L50	N21° 09' 03"W	51.83'
L51	N21° 09' 03"W	50.07'
L52	N21° 09' 03"W	50.07'
L53	N21° 09' 03"W	63.43'
L54	N21° 09' 03"W	57.04'
L55	N21° 09' 03"W	50.39'
L56	N21° 09' 03"W	58.57'
L57	N21° 09' 03"W	101.89'
L58	N21° 09' 03"W	93.09'
L59	N21° 09' 03"W	55.51'



DETAIL "A" - N.T.S.



METES AND BOUNDS DESCRIPTION

BEING 114.68 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 119.952 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DEVINE LAND INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NO. 2009044348, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND A PORTION OF A REMAINDER OF A CALLED 61.72 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO SIXTH STREET CAPITAL INVESTORS, LP, RECORDED IN DOCUMENT NO. 2008003820 OF SAID O.P.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE NORTHWEST CORNER OF DEVINE LAKE PHASE 1, FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020086499 OF SAID O.P.R.W.C.T., AND IN THE NORTH LINE OF SAID REMAINDER OF 61.72 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF A CALLED 9.896 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MADISON DECKER LTD., RECORDED IN DOCUMENT NO. 2019048523 OF SAID O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND IN THE NORTH LINE OF LOT 3, BLOCK R, SAID DEVINE LAKE PHASE 1, FINAL PLAT AND THE COMMON SOUTH LINE OF SAID 9.896 ACRE TRACT, BEARS SOUTH 83°24'43" EAST A DISTANCE OF 175.96 FEET;

THENCE WITH THE WEST LINE OF SAID DEVINE LAKE PHASE 1, FINAL PLAT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.91 FEET, A DELTA ANGLE OF 86°53'22", AND A CHORD WHICH BEARS SOUTH 56°47'35" WEST A DISTANCE OF 34.38 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. SOUTH 10°14'16" WEST A DISTANCE OF 110.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
3. NORTH 79°45'44" WEST A DISTANCE OF 38.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND
4. SOUTH 10°14'16" WEST A DISTANCE OF 26.50 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK K SAID DEVINE LAKE PHASE 1, FINAL PLAT;

THENCE OVER AND ACROSS SAID REMAINDER OF 61.72 ACRE TRACT AND SAID 119.952 ACRE TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. NORTH 79°45'44" WEST A DISTANCE OF 624.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. NORTH 87°18'27" WEST A DISTANCE OF 58.27 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
3. SOUTH 86°58'01" WEST A DISTANCE OF 104.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
4. SOUTH 80°58'55" WEST A DISTANCE OF 88.74 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
5. SOUTH 88°04'15" WEST A DISTANCE OF 84.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
6. SOUTH 04°25'43" WEST A DISTANCE OF 67.33 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
7. SOUTH 03°10'13" EAST A DISTANCE OF 82.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
8. SOUTH 00°54'20" WEST A DISTANCE OF 60.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
9. SOUTH 04°27'28" WEST A DISTANCE OF 181.07 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
10. SOUTH 04°48'28" WEST A DISTANCE OF 75.18 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
11. SOUTH 02°37'07" WEST A DISTANCE OF 84.73 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
12. SOUTH 05°08'56" EAST A DISTANCE OF 114.65 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
13. SOUTH 17°13'54" EAST A DISTANCE OF 98.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 139.34 FEET, A DELTA ANGLE OF 11°00'41", AND A CHORD WHICH BEARS NORTH 76°40'50" EAST A DISTANCE OF 139.12 FEET TO A CALCULATED POINT;
15. SOUTH 03°04'00" EAST A DISTANCE OF 122.51 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
16. NORTH 86°56'00" EAST A DISTANCE OF 60.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
17. SOUTH 85°04'46" EAST A DISTANCE OF 173.77 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
18. SOUTH 79°45'44" EAST A DISTANCE OF 180.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
19. NORTH 10°14'16" EAST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
20. SOUTH 79°45'44" EAST A DISTANCE OF 46.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
21. SOUTH 10°14'16" WEST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND
22. SOUTH 79°45'44" EAST A DISTANCE OF 120.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN WEST LINE OF LOT 26, BLOCK A, SAID DEVINE LAKE PHASE 1, FINAL PLAT;

THENCE WITH THE WEST LINE OF SAID DEVINE LAKE PHASE 1, FINAL PLAT, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

1. SOUTH 10°14'16" WEST A DISTANCE OF 92.52 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
2. SOUTH 76°45'57" EAST A DISTANCE OF 272.65 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
3. SOUTH 63°27'46" EAST A DISTANCE OF 342.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
4. NORTH 53°23'57" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
5. NORTH 38°48'56" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
6. NORTH 22°28'29" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
7. NORTH 07°53'28" EAST A DISTANCE OF 74.59 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
8. NORTH 07°28'07" EAST A DISTANCE OF 82.90 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
9. SOUTH 85°31'45" EAST A DISTANCE OF 0.27 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
10. SOUTH 17°15'34" EAST A DISTANCE OF 1.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND
11. SOUTH 23°26'10" EAST A DISTANCE OF 102.64 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
12. SOUTH 07°32'22" EAST A DISTANCE OF 25.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND
13. SOUTH 10°06'39" EAST A DISTANCE OF 28.62 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
14. SOUTH 17°24'48" EAST A DISTANCE OF 47.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
15. SOUTH 19°23'46" EAST A DISTANCE OF 351.96 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
16. SOUTH 19°47'23" EAST A DISTANCE OF 200.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
17. SOUTH 14°51'12" EAST A DISTANCE OF 94.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
18. SOUTH 19°38'09" EAST A DISTANCE OF 252.95 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
19. SOUTH 20°50'41" EAST A DISTANCE OF 492.93 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND
20. SOUTH 01°07'09" EAST A DISTANCE OF 22.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE SOUTHWEST CORNER OF SAID DEVINE LAKE PHASE 1, FINAL PLAT AND IN THE NORTH LINE OF A CALLED 247.90 ACRE TRACT OF LAND DESCRIBED IN DEED TO EMMET J. HAWKES, ET UX, RECORDED IN DOCUMENT NO. 1993027573 OF SAID O.P.R.W.C.T.;

THENCE SOUTH 68°15'24" WEST WITH THE SOUTH LINE OF SAID 119.952 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 247.90 ACRE TRACT, A DISTANCE OF 1900.64 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET, FROM WHICH A COTTON SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID 119.952 ACRE TRACT, THE NORTHWEST CORNER OF SAID 247.90 ACRE TRACT, ALSO IN THE EAST LINE OF A CALLED 245 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE THE WATTS FAMILY TRUST, LORENA E. WATTS, TRUSTEE, RECORDED IN DOCUMENT NO. 2014019067 OF THE O.P.R.W.C.T., BEARS SOUTH 68°15'24" WEST A DISTANCE OF 910.00 FEET;

METES AND BOUNDS (CONTINUE)

THENCE OVER AND ACROSS SAID 119.952 ACRE TRACT, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES

1. NORTH 11°16'13" WEST A DISTANCE OF 246.83 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. NORTH 55°51'08" WEST A DISTANCE OF 50.77 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
3. NORTH 53°36'39" WEST A DISTANCE OF 444.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
4. NORTH 11°16'15" WEST A DISTANCE OF 57.21 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
5. NORTH 28°47'05" WEST A DISTANCE OF 69.69 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
6. NORTH 44°59'50" WEST A DISTANCE OF 97.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
7. NORTH 78°01'03" WEST A DISTANCE OF 102.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
8. SOUTH 75°25'04" WEST A DISTANCE OF 179.93 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
9. NORTH 72°43'10" WEST A DISTANCE OF 54.55 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
10. NORTH 51°46'05" WEST A DISTANCE OF 54.55 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
11. SOUTH 48°42'27" WEST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
12. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 91.85 FEET, A DELTA ANGLE OF 19°08'13", AND A CHORD WHICH BEARS NORTH 31°43'26" WEST A DISTANCE OF 91.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
13. NORTH 22°09'20" WEST A DISTANCE OF 476.62 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 211.01 FEET, A DELTA ANGLE OF 43°57'53", AND A CHORD WHICH BEARS NORTH 00°10'24" WEST A DISTANCE OF 205.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
15. NORTH 88°11'27" WEST A DISTANCE OF 91.05 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND
16. SOUTH 68°48'06" WEST A DISTANCE OF 177.85 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE WEST LINE OF SAID 119.952 ACRE TRACT AND THE EAST LINE OF A CALLED 536 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LACKEY HOLDINGS, LTD, AS RECORDED IN DOCUMENT NO. 9859224 OF SAID O.P.R.W.C.T.;

THENCE WITH THE WEST LINE OF SAID REMAINDER OF 61.72 ACRE TRACT AND SAID 119.952 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

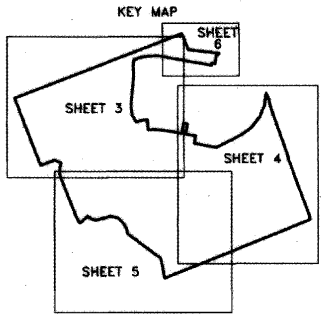
1. NORTH 21°02'17" WEST A DISTANCE OF 12.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CHAPARRAL" FOUND;
2. NORTH 21°02'17" WEST A DISTANCE OF 6.84 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CHAPARRAL" FOUND; AND
3. NORTH 21°09'03" WEST A DISTANCE OF 851.42 FEET TO A FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 61.72 ACRE TRACT AND THE COMMON CORNER OF SAID 536 ACRE TRACT;

THENCE NORTH 68°58'33" EAST WITH THE NORTH LINE OF SAID REMAINDER OF 61.72 ACRE TRACT AND THE COMMON LINE OF SAID 536 ACRE TRACT, A DISTANCE OF 2173.85 FEET TO A 1/2-INCH REBAR WITH AN ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID 9.896 ACRE TRACT AND THE COMMON CORNER OF SAID REMAINDER OF 61.72 ACRE TRACT;

THENCE WITH THE WEST AND SOUTH LINE OF SAID 9.896 ACRE TRACT AND THE COMMON LINE OF SAID REMAINDER OF 61.72 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21°40'45" EAST A DISTANCE OF 209.19 FEET TO A 1/2-INCH REBAR WITH AN ILLEGIBLE CAP; AND
2. SOUTH 83°24'43" EAST A DISTANCE OF 371.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 114.68 ACRES OF LAND, MORE OR LESS.

KEY MAP



LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3
FINAL PLAT

REVISIONS		
DESCRIPTION	DATE	
REVISED PER COL COMMENTS	11/30/20	

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 06 of 07

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:38 AM PLOT DATE: 4/23/2021 10:37 AM

Doc #2021174525

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

KNOW ALL MEN BY THE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. A TEXAS LIMITED PARTNERSHIP, AS THE OWNERS OF 26.50 ACRES CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2020157919 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE OWNERS OF 23.086 ACRES CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2020157920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT THE CITY OF LEANDER, TEXAS, A TEXAS MUNICIPAL CORPORATION, BEING THE OWNERS OF 82.30 ACRES CONVEYED BY A SPECIAL WARRANTY DEED FORM OF RECORD IN DOCUMENT NO. 2020116350, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS "DEVINE LAKE PHASE 3 FINAL PLAT" SUBDIVISION.

WITNESS MY HAND THIS THE 4 DAY OF November, 2021 A.D.

RICHARD BEVERLIN, III
CITY MANAGER
CITY OF LEANDER
P.O. BOX 319
LEANDER, TEXAS 78646

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

BY: LENNER TEXAS HOLDING COMPANY,
A TEXAS CORPORATION,
ITS GENERAL PARTNER

KEVIN P. PAPE
VICE PRESIDENT OF LAND DEVELOPMENT
13620 N. FM 620
BUILDING B, SUITE 150
AUSTIN, TX 78717

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 4 DAY OF November 2021, PERSONALLY APPEARED, RICHARD BEVERLIN, III, CITY MANAGER OF THE CITY OF LEANDER, TEXAS ON BEHALF OF SAID CITY OF LEANDER, TEXAS, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEALED OF OFFICE ON THIS THE 4 DAY OF November, 2021 AD.

Dara Crabtree
NOTARY PUBLIC, STATE OF TEXAS

Dara Crabtree — 09.23.2023
PRINTED NAME — MY COMMISSION EXPIRES

DARA CRABTREE
Notary Public, State of Texas
Comm. Expires 09-23-2023
Notary ID 10273820

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 15th DAY OF May, 2021, PERSONALLY APPEARED, KEVIN P. PAPE, AS VICE PRESIDENT OF LAND DEVELOPMENT OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF LENNER TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEALED OF OFFICE ON THIS THE 15th DAY OF May, 2021. AD.

NOTARY PUBLIC, STATE OF TEXAS

Samantha Ilacqua — 12-27-22
PRINTED NAME — MY COMMISSION EXPIRES

SAMANTHA ILACQUA
Notary Public, State of Texas
Comm. Expires 12-27-2022
Notary ID 130023832

ENGINEER'S CERTIFICATION:

I, T.W. HOYSA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THE SITE LIES WITHIN ZONE "A", AREA DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48491C0435F DATED DECEMBER 20, 2019.

T.W. HOYSA, P.E. — DATE 5/21/21
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TBPE REG. NO. F-1386

STATE OF TEXAS — T. W. HOYSA — 100072 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 223520 EFFECTIVE MAY 30, 2018.

05/20/2021

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
(512) 238-7901

STATE OF TEXAS — REGISTERED — TRAVIS S. TABOR — 6428 — PROFESSIONAL LAND SURVEYOR

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BRUSHY CREEK (NORTH FORK) WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A (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.
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. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SAN GABRIEL PARKWAY, DEVINE LAKE BEND, FRONTENAC STREET, GUNTERSVILLE BEND, OWASSO DRIVE AND ON THE SUBDIVISION SIDE OF ANY BOUNDARY STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOT, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 11, 2019, AND THE REVISED PRELIMINARY PLAT ADMINISTRATIVELY APPROVED ON SEPTEMBER 22, 2020.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVER TO ORDINANCE REQUIREMENTS.
14. 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.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2020075056.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
17. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN LOTS: LOTS 58 & 60, BLOCK A AND LOTS 28 & 29 BLOCK K.
18. THIS NOTE APPLIES TO ALL THE LANDSCAPE LOTS:

    A LANDSCAPE LOT(S) IS PROVIDED BETWEEN SINGLE FAMILY LOTS AND DEVINE LAKE BEND. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS:

    LOT 60, BLOCK A AND LOT 28 AND LOT 29, BLOCK L AND LOT 1, BLOCK T;

    TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION. THE LANDSCAPE AREA CALCULATION IS ONLY APPLICABLE TO THE 10' ADJACENT TO THE ROW.
19. THIS TRACT IS SUBJECT TO FLOOD CONTROL EASEMENTS GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT 1; RECORDED IN VOLUME 431, PAGE 9, VOLUME 431, PAGE 13 AND VOLUME 431, PAGE 15, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (ALL NOT PLOTTABLE)
20. THIS TRACT IS SUBJECT TO AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2011083636 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
21. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURED BY THE CITY IN THE EVENT THE POND IS NOT PROPERLY MAINTAINED.
22. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F DATED DECEMBER 20, 2019.

APPROVED THIS THE 10 DAY OF June, 2021 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.

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS || — **KNOW ALL MEN BY THESE PRESENTS**
THE COUNTY OF WILLIAMSON ||

I, NANCY E., RISTER, CLERK OF 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 15th DAY OF November 2021 A.D., AT 2:50 O'CLOCK P M., AND DULY RECORDED THIS THE 15th DAY OF November 2021 A.D., AT 3:50 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021174525

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, THIS THE 15th DAY OF NOVEMBER IN GEORGETOWN, TEXAS. THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda McKenzie DEPUTY

COUNTY COURT — WILLIAMSON COUNTY, TEXAS

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3 FINAL PLAT

REVISIONS	DESCRIPTION	DATE
	REVISED PER COL COMMENTS	11/30/20

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
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FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 07 of 07

DRAWING PATH: K:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 5/19/2021 10:51 AM PLOT DATE: 6/29/2021 4:58 PM

2021174525 PLAT Total Pages: 8

PLAT MAP RECORDING SHEET

DEDICATOR(s):

LENNAR HOMES INC
CITY OF LEANDER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD
LENNER TEXAS HOLDING COMPANY

SUBDIVISION NAME: DEVINE LAKE PHASE 3

PROPERTY IS DESCRIBED AS: 114.68 ACRES CHARLES COCHRAN SURVEY ABSTRACT NO 134

SUBMITTED BY: LJA ENGINEERING INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021174525

PLAT Fee: $546.00
11/15/2021 03:50 PM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc#2021174525

DEVINE LAKE PHASE 3
FINAL PLAT

OWNER: LENNAR HOMES, INC.
13620 NORTH FM 620
BUILDING 2, SUITE 150
AUSTIN, TEXAS 78717
512-626-0966

CITY OF LEANDER
P.O. BOX 319
LEANDER, TEXAS 78646

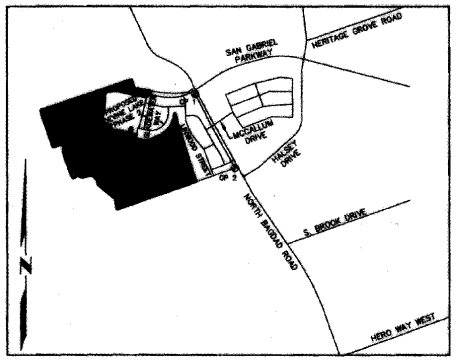
DEVELOPER: LENNAR HOMES, INC.
13620 NORTH FM 620
BUILDING 2, SUITE 150
AUSTIN, TEXAS 78717
512-626-0966

SURVEYOR: LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
(512) 238-7901

ENGINEER: LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
(512) 767-1338
TBPE FIRM REGISTRATION NO. F-1386

SUBMITTAL DATE: OCTOBER 13, 2020

VICINITY MAP
(1" = 2000')



AREA: 114.68 ACRES

SURVEY: CHARLES COCHRAN
SURVEY ABSTRACT NO. 134

LOTS: 93 RESIDENTIAL

2	COMMERCIAL	0.953 OF ONE ACRE
2	HOA LS/DE/PAE	2.409 ACRES
1	HOA LS/PAE/PUE/DE	4.535 ACRES
1	HOA LS/PAE	0.590 OF ONE ACRE
1	HOA LS/PUE	0.011 OF ONE ACRE
1	PUBLIC PARKLAND	82.30 ACRES

8 TOTAL NON-RESIDENTIAL

TOTAL LOTS : 101
BLOCKS: 7

STREET DEDICATION -

SAN GABRIEL PARKWAY	(110' R.OW.)	1,899 L.F.
DEVINE LAKE BEND	(50' R.OW.)	1,005 L.F.
FRONTENAC STREET	(50' R.OW.)	788 L.F.
GUNTERSVILLE BEND	(50' R.OW.)	1,433 L.F.
OWASSO DRIVE	(50' R.OW.)	820 L.F.

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - SHEET INDEX
SHEET 3 - SUBDIVISION
SHEET 4 - SUBDIVISION
SHEET 5 - SUBDIVISION
SHEET 6 - SUBDIVISION/TABLES/METES & BOUNDS
SHEET 7 - NOTES

BENCHMARKS:

TEXAS STATE PLANE CENTRAL ZONE
GRID TO SURFACE SCALE FACTOR: 1.00014219
GEOID MODEL 12B

CONTROL POINT NO. 1: 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET, SET ON THE WEST RIGHT-OF-WAY OF BAGDAD ROAD, APPROXIMATELY ±850 FEET NORTH OF MCCALLUM DRIVE.

N: 10,189,484.33
E: 3,067,846.58
ELEVATION (NAVD88) - 1030.97'

CONTROL POINT NO. 2: 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET, SET ON THE WEST RIGHT-OF-WAY OF BAGDAD ROAD, APPROXIMATELY ±1,133 FEET SOUTH OF MCCALLUM DRIVE.

PROJECT SURFACE COORDINATE
N: 10,187,749.56
E: 3,068,886.12
ELEVATION (NAVD88) 1001.46'

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3
FINAL PLAT

REVISIONS

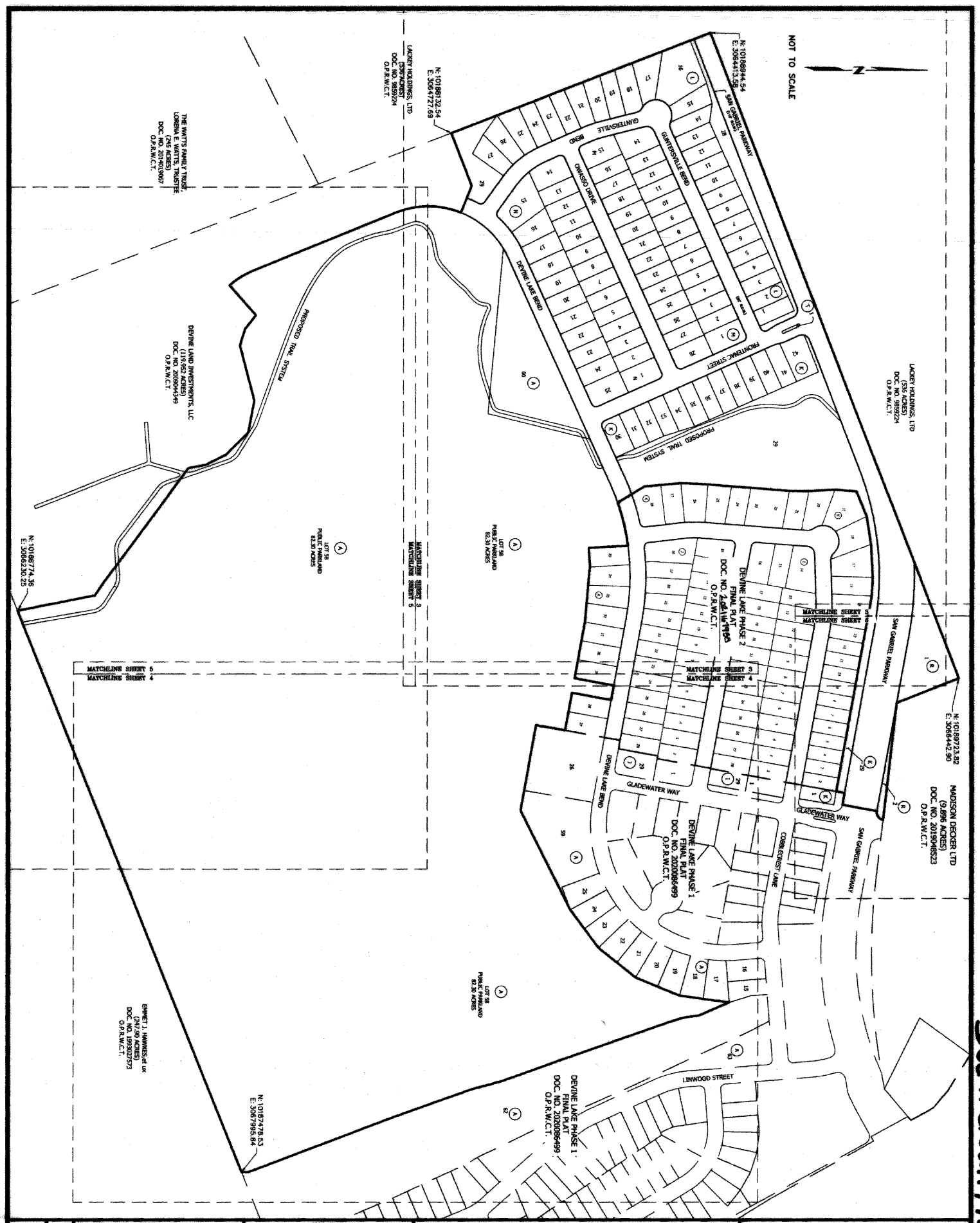
DESCRIPTION	DATE
REVISED PER COL COMMENTS	11/30/20

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 01 of 07

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:58 AM PLOT DATE: 4/23/2021 10:36 AM



PROJECT NAME: DEVINE LAKE	
JOB NUMBER: 19-012	
DATE: 05/17/2019	SCALE: 1" = 100'
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CHECKED BY: TST	FIELDBOOK: N/A

REVISIONS	
DATE	DESCRIPTION
11/30/20	REVISED PER COL COMMENTS

DRAWING NAME: DEVINE LAKE PH3

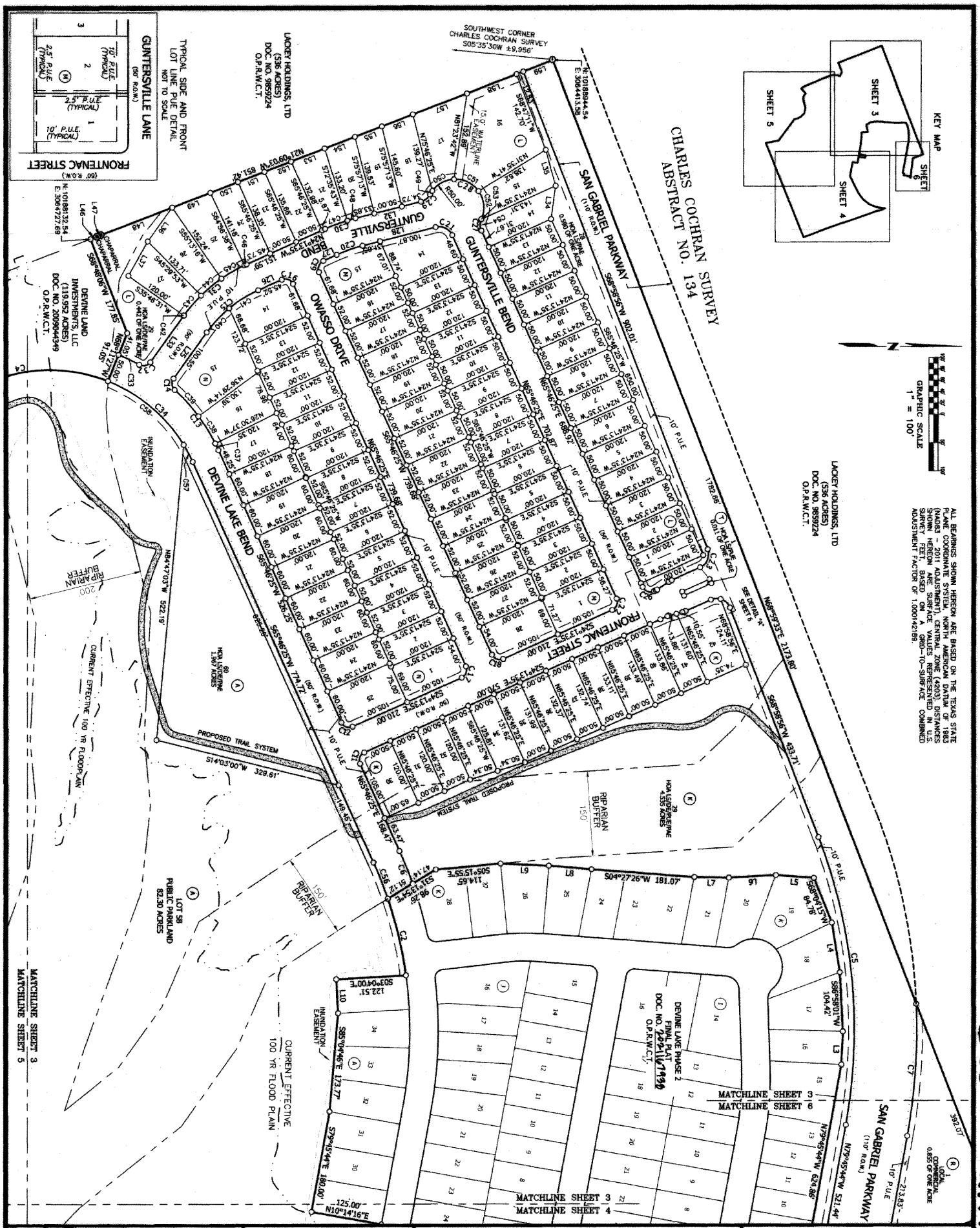
SHEET 02 of 07

DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc #2021174525

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:36 AM PLOT DATE: 4/23/2021 10:36 AM



PROJECT NAME: DEVINE LAKE	
JOB NUMBER: 19-012	
DATE: 05/17/2019	SCALE: 1" = 100'
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FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC	
RPLS: TST	TECH: HAS / PARTYCHIEF: AO
CHECKED BY: TST	FIELDBOOK: N/A

REVISIONS	
DATE	DESCRIPTION
11/30/20	REVISED PER COL COMMENTS

DRAWING NAME: DEVINE LAKE PH3

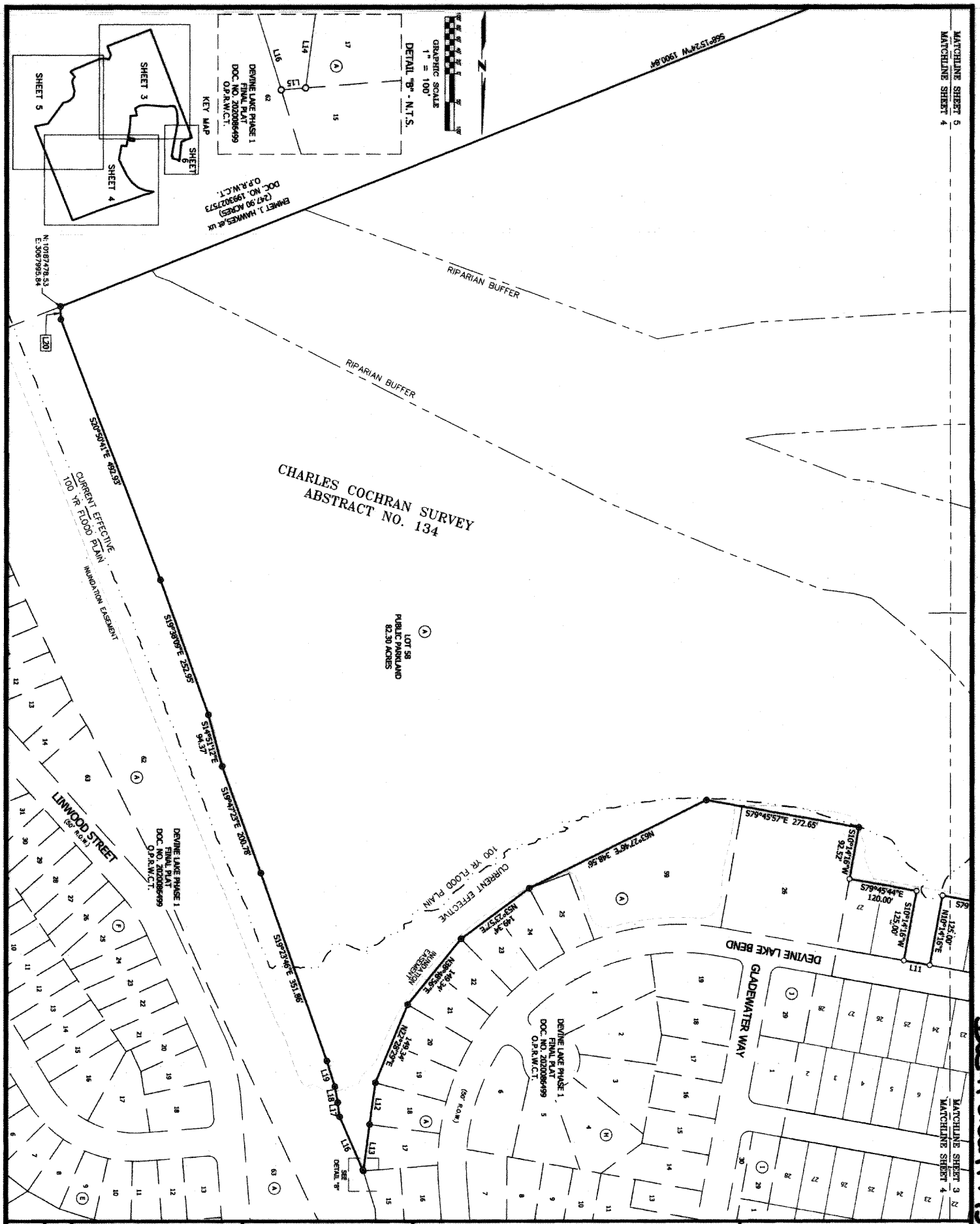
SHEET 03 of 07

DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc #202117525

202117525 Page 4 of 8

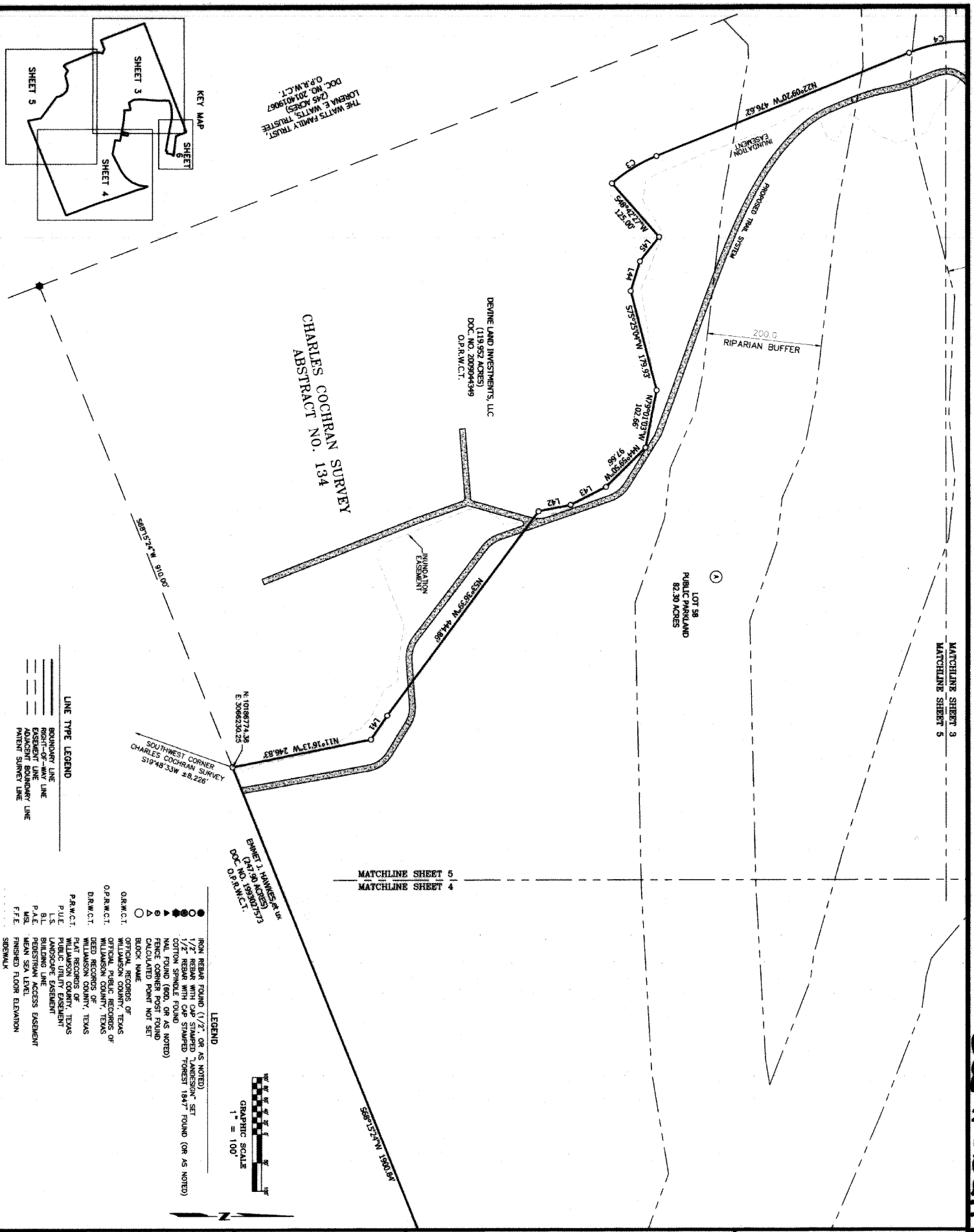


SHEET 04 of 07	DRAWING NAME: DEVINE LAKE PH3	PROJECT NAME: DEVINE LAKE JOB NUMBER: 19-012 DATE: 05/17/2019 SCALE: 1" = 100' DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG FIELDNOTE FILE PATH: L:\19012 – Devine Lake\Descriptions\DEVINE_LAKE_PH3.DOC RPLS: TST TECH: HAS PARTYCHIEF: AO CHECKED BY: TST FIELDBOOK: N/A	REVISIONS DATE: 11/30/20 — DESCRIPTION: REVISED PER COL COMMENTS

DEVINE LAKE PHASE 3
FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Doc # 202117525



PROJECT NAME: DEVINE LAKE		REVISIONS	
JOB NUMBER: 19-012		DATE	DESCRIPTION
DATE: 05/17/2019	SCALE: 1" = 100'	11/30/20	REVISED PER COL COMMENTS
DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG			
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RPLS: TST	TECH: HAS	PARTYCHIEF: AO	
CHECKED BY: TST	FIELDBOOK: N/A		

DRAWING NAME: DEVINE LAKE PH3

SHEET 05 of 07

DEVINE LAKE PHASE 3 FINAL PLAT

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

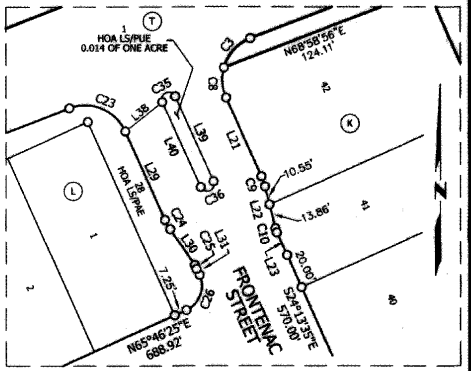
Doc #2021174525

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:36 AM PLOT DATE: 4/23/2021 10:37 AM

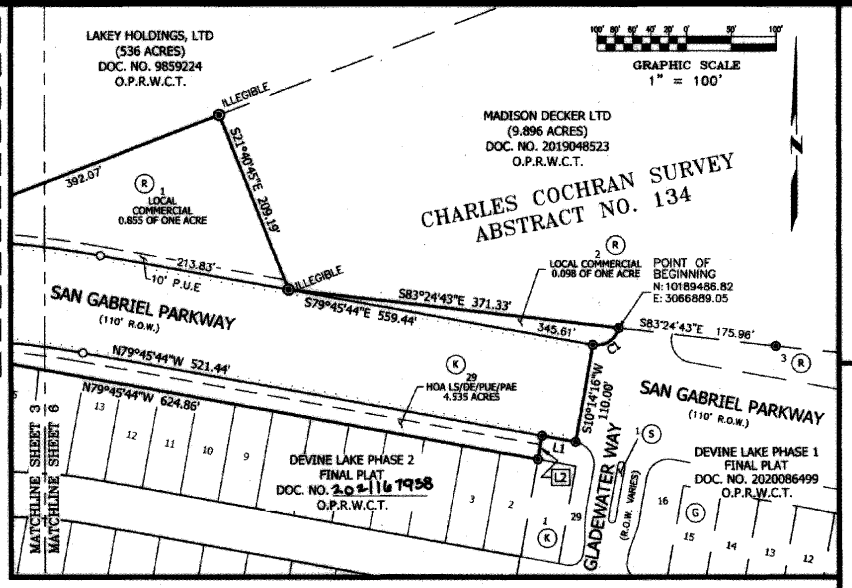
Doc #2021174525

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	37.91'	86°53'22"	S56° 47' 35"W	34.38'
C2	725.00'	139.34'	11°00'41"	N76° 40' 50"E	139.12'
C3	275.00'	91.85'	19°08'13"	N31° 43' 26"W	91.42'
C4	275.00'	211.01'	43°57'53"	N00° 10' 24"W	205.88'
C5	945.00'	515.51'	31°15'20"	S84° 36' 36"W	509.14'
C6	775.00'	62.08'	4°35'21"	S68° 04' 06"W	62.06'
C7	1055.00'	233.87'	12°42'05"	S86° 06' 47"E	233.40'
C8	25.00'	40.67'	93°12'31"	S22° 22' 40"W	36.33'
C9	35.00'	6.11'	10°00'05"	S19° 13' 32"E	6.10'
C10	15.00'	2.62'	10°00'05"	S19° 13' 32"E	2.62'
C11	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C12	15.00'	23.56'	90°00'00"	S20° 46' 25"W	21.21'
C13	325.00'	132.39'	23°20'22"	S54° 06' 14"W	131.48'
C14	15.00'	21.79'	83°14'37"	S84° 03' 22"W	19.93'
C15	225.00'	118.19'	30°05'44"	N39° 16' 27"W	116.83'
C16	15.00'	23.56'	90°00'00"	N20° 46' 25"E	21.21'
C17	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C18	15.00'	23.56'	90°00'00"	S20° 46' 25"W	21.21'
C19	15.00'	23.56'	90°00'00"	N69° 13' 35"W	21.21'
C20	275.00'	48.00'	10°00'00"	N19° 13' 35"W	47.94'
C21	25.00'	34.91'	80°00'00"	N25° 46' 25"E	32.14'
C22	15.00'	23.56'	90°00'00"	S69° 13' 35"E	21.21'
C23	25.00'	37.87'	86°47'29"	N67° 37' 20"W	34.35'
C24	35.00'	6.11'	10°00'05"	N29° 13' 38"W	6.10'
C25	15.00'	2.62'	10°00'05"	N29° 13' 38"W	2.62'
C26	15.00'	23.56'	90°00'00"	N20° 46' 25"E	21.21'
C27	25.00'	21.03'	48°11'23"	N89° 52' 06"E	20.41'
C28	50.00'	153.92'	176°22'45"	N25° 46' 25"E	99.95'
C29	25.00'	21.03'	48°11'24"	N38° 19' 17"W	20.41'
C30	325.00'	56.72'	10°00'00"	N19° 13' 35"W	56.65'
C31	275.00'	144.45'	30°05'44"	N39° 16' 27"W	142.79'
C32	15.00'	21.79'	83°14'37"	N12° 42' 01"W	19.93'
C33	325.00'	40.34'	7°06'45"	N25° 21' 55"E	40.32'
C34	275.00'	211.01'	43°57'53"	S43° 47' 29"W	205.88'
C35	4.00'	12.57'	180°00'00"	N65° 46' 25"E	8.00'
C36	4.00'	12.57'	180°00'00"	S65° 46' 25"W	8.00'
C37	325.00'	12.96'	2°17'02"	S64° 37' 54"W	12.95'
C38	325.00'	56.59'	9°58'37"	S58° 30' 04"W	56.52'
C39	325.00'	62.84'	11°04'42"	S47° 58' 24"W	62.74'
C40	225.00'	57.99'	14°46'01"	S46° 56' 19"E	57.83'
C41	225.00'	60.20'	15°19'44"	S31° 53' 27"E	60.02'
C42	275.00'	0.47'	0°05'51"	S54° 16' 24"E	0.47'
C43	275.00'	46.67'	9°43'22"	S49° 21' 48"E	46.61'
C44	275.00'	46.67'	9°43'22"	S39° 38' 26"E	46.61'
C45	275.00'	46.67'	9°43'22"	S29° 55' 03"E	46.61'
C46	275.00'	3.98'	0°49'47"	S24° 38' 29"E	3.98'
C47	325.00'	41.77'	7°21'49"	S20° 32' 41"E	41.74'
C48	325.00'	14.95'	2°38'11"	S15° 32' 41"E	14.95'
C49	50.00'	7.29'	8°21'04"	S58° 14' 25"E	7.28'
C50	50.00'	44.62'	51°07'57"	S28° 29' 54"E	43.16'
C51	50.00'	50.11'	57°25'20"	S25° 46' 45"W	48.04'
C52	50.00'	51.90'	59°28'23"	S84° 13' 36"W	49.60'
C53	25.00'	0.46'	1°02'44"	S66° 33' 34"E	0.46'
C54	25.00'	20.57'	47°08'39"	N89° 20' 44"E	20.00'
C56	725.00'	68.34'	5°24'04"	S68° 28' 27"W	68.32'
C57	275.00'	33.75'	7°01'54"	S62° 15' 28"W	33.73'
C58	275.00'	177.27'	36°55'58"	S40° 16' 32"W	174.21'

Line Table		
Line #	Direction	Length
L1	N79° 45' 44"W	38.00'
L2	S10° 14' 16"W	26.50'
L4	S80° 58' 55"W	88.74'
L5	S04° 25' 43"W	67.33'
L6	S03° 10' 13"E	82.37'
L7	S00° 54' 20"W	60.88'
L8	S04° 48' 28"W	75.18'
L9	S02° 37' 07"W	84.73'
L10	N86° 56' 00"E	60.00'
L11	S79° 45' 44"E	46.42'
L12	N07° 53' 28"E	74.59'
L13	N07° 28' 07"E	82.90'
L14	N85° 31' 45"E	0.27'
L15	S17° 15' 34"E	1.86'
L16	S23° 26' 10"E	102.64'
L17	S07° 32' 22"E	25.34'
L18	S10° 06' 39"E	28.62'
L19	S17° 24' 48"E	47.56'
L20	S01° 07' 09"E	22.72'
L21	S24° 13' 35"E	48.73'
L22	S14° 13' 30"E	24.41'
L23	S24° 13' 35"E	13.74'
L25	N54° 19' 19"W	100.55'
L26	N24° 13' 35"W	45.52'
L27	N24° 13' 35"W	26.07'
L28	N14° 13' 35"W	132.53'
L29	N24° 13' 35"W	54.90'
L30	N34° 13' 40"W	24.41'
L31	N24° 13' 35"W	3.74'
L32	N14° 13' 35"W	118.58'
L33	N54° 19' 19"W	100.55'
L34	N82° 10' 15"W	58.99'
L35	S74° 40' 16"W	65.93'
L36	S54° 14' 40"E	73.21'
L37	S60° 42' 23"E	69.47'
L38	N51° 51' 41"E	26.79'
L39	S24° 13' 35"E	52.81'
L40	N24° 13' 35"W	52.81'
L41	N55° 51' 08"W	50.77'
L42	N11° 16' 15"W	57.21'
L43	N26° 47' 05"W	69.69'
L44	N72° 43' 10"W	54.55'
L45	N51° 46' 05"W	54.55'
L46	N21° 02' 17"W	12.37'
L47	N21° 02' 17"W	6.84'
L48	N21° 09' 03"W	134.38'
L49	N21° 09' 03"W	72.32'
L50	N21° 09' 03"W	51.83'
L51	N21° 09' 03"W	50.07'
L52	N21° 09' 03"W	50.07'
L53	N21° 09' 03"W	63.43'
L54	N21° 09' 03"W	57.04'
L55	N21° 09' 03"W	50.39'
L56	N21° 09' 03"W	58.57'
L57	N21° 09' 03"W	101.89'
L58	N21° 09' 03"W	93.09'
L59	N21° 09' 03"W	55.51'



DETAIL "A" - N.T.S.



METES AND BOUNDS DESCRIPTION

BEING 114.68 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134 IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 119.952 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DEVINE LAND INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NO. 2009044348, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND A PORTION OF A REMAINDER OF A CALLED 61.72 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO SIXTH STREET CAPITAL INVESTORS, LP, RECORDED IN DOCUMENT NO. 2008003820 OF SAID O.P.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE NORTHWEST CORNER OF DEVINE LAKE PHASE 1, FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020086499 OF SAID O.P.R.W.C.T., AND IN THE NORTH LINE OF SAID REMAINDER OF 61.72 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF A CALLED 9.896 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MADISON DECKER LTD., RECORDED IN DOCUMENT NO. 2019048523 OF SAID O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND IN THE NORTH LINE OF LOT 3, BLOCK R, SAID DEVINE LAKE PHASE 1, FINAL PLAT AND THE COMMON SOUTH LINE OF SAID 9.896 ACRE TRACT, BEARS SOUTH 83°24'43" EAST A DISTANCE OF 175.96 FEET;

THENCE WITH THE WEST LINE OF SAID DEVINE LAKE PHASE 1, FINAL PLAT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.91 FEET, A DELTA ANGLE OF 86°53'22", AND A CHORD WHICH BEARS SOUTH 56°47'35" WEST A DISTANCE OF 34.38 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. SOUTH 10°14'16" WEST A DISTANCE OF 110.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
3. NORTH 79°45'44" WEST A DISTANCE OF 38.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND
4. SOUTH 10°14'16" WEST A DISTANCE OF 26.50 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK K SAID DEVINE LAKE PHASE 1, FINAL PLAT;

THENCE OVER AND ACROSS SAID REMAINDER OF 61.72 ACRE TRACT AND SAID 119.952 ACRE TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. NORTH 79°45'44" WEST A DISTANCE OF 624.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. NORTH 87°18'27" WEST A DISTANCE OF 58.27 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
3. SOUTH 86°58'01" WEST A DISTANCE OF 104.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
4. SOUTH 80°58'55" WEST A DISTANCE OF 88.74 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
5. SOUTH 88°04'15" WEST A DISTANCE OF 84.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
6. SOUTH 04°25'43" WEST A DISTANCE OF 67.33 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
7. SOUTH 03°10'13" EAST A DISTANCE OF 82.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
8. SOUTH 00°54'20" WEST A DISTANCE OF 60.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
9. SOUTH 04°27'28" WEST A DISTANCE OF 181.07 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
10. SOUTH 04°48'28" WEST A DISTANCE OF 75.18 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
11. SOUTH 02°37'07" WEST A DISTANCE OF 84.73 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
12. SOUTH 05°08'56" EAST A DISTANCE OF 114.65 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
13. SOUTH 17°13'54" EAST A DISTANCE OF 98.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, AN ARC LENGTH OF 139.34 FEET, A DELTA ANGLE OF 11°00'41", AND A CHORD WHICH BEARS NORTH 76°40'50" EAST A DISTANCE OF 139.12 FEET TO A CALCULATED POINT;
15. SOUTH 03°04'00" EAST A DISTANCE OF 122.51 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
16. NORTH 86°56'00" EAST A DISTANCE OF 60.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
17. SOUTH 85°04'46" EAST A DISTANCE OF 173.77 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
18. SOUTH 79°45'44" EAST A DISTANCE OF 180.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
19. NORTH 10°14'16" EAST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
20. SOUTH 79°45'44" EAST A DISTANCE OF 46.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
21. SOUTH 10°14'16" WEST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND
22. SOUTH 79°45'44" EAST A DISTANCE OF 120.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN WEST LINE OF LOT 26, BLOCK A, SAID DEVINE LAKE PHASE 1, FINAL PLAT;

THENCE WITH THE WEST LINE OF SAID DEVINE LAKE PHASE 1, FINAL PLAT, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

1. SOUTH 10°14'16" WEST A DISTANCE OF 92.52 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
2. SOUTH 76°45'57" EAST A DISTANCE OF 272.65 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
3. SOUTH 63°27'46" EAST A DISTANCE OF 342.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
4. NORTH 53°23'57" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
5. NORTH 38°48'56" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
6. NORTH 22°28'29" EAST A DISTANCE OF 149.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
7. NORTH 07°53'28" EAST A DISTANCE OF 74.59 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
8. NORTH 07°28'07" EAST A DISTANCE OF 82.90 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
9. SOUTH 85°31'45" EAST A DISTANCE OF 0.27 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
10. SOUTH 17°15'34" EAST A DISTANCE OF 1.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND
11. SOUTH 23°26'10" EAST A DISTANCE OF 102.64 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
12. SOUTH 07°32'22" EAST A DISTANCE OF 25.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND
13. SOUTH 10°06'39" EAST A DISTANCE OF 28.62 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
14. SOUTH 17°24'48" EAST A DISTANCE OF 47.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
15. SOUTH 19°23'46" EAST A DISTANCE OF 351.96 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
16. SOUTH 19°47'23" EAST A DISTANCE OF 200.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
17. SOUTH 14°51'12" EAST A DISTANCE OF 94.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
18. SOUTH 19°38'09" EAST A DISTANCE OF 252.95 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND;
19. SOUTH 20°50'41" EAST A DISTANCE OF 492.93 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND; AND
20. SOUTH 01°07'09" EAST A DISTANCE OF 22.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" FOUND FOR THE SOUTHWEST CORNER OF SAID DEVINE LAKE PHASE 1, FINAL PLAT AND IN THE NORTH LINE OF A CALLED 247.90 ACRE TRACT OF LAND DESCRIBED IN DEED TO EMMET J. HAWKES, ET UX, RECORDED IN DOCUMENT NO. 1993027573 OF SAID O.P.R.W.C.T.;

THENCE SOUTH 68°15'24" WEST WITH THE SOUTH LINE OF SAID 119.952 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 247.90 ACRE TRACT, A DISTANCE OF 1900.64 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET, FROM WHICH A COTTON SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID 119.952 ACRE TRACT, THE NORTHWEST CORNER OF SAID 247.90 ACRE TRACT, ALSO IN THE EAST LINE OF A CALLED 245 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE THE WATTS FAMILY TRUST, LORENA E. WATTS, TRUSTEE, RECORDED IN DOCUMENT NO. 2014019067 OF THE O.P.R.W.C.T., BEARS SOUTH 68°15'24" WEST A DISTANCE OF 910.00 FEET;

METES AND BOUNDS (CONTINUE)

THENCE OVER AND ACROSS SAID 119.952 ACRE TRACT, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES

1. NORTH 11°16'13" WEST A DISTANCE OF 246.83 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
2. NORTH 55°51'08" WEST A DISTANCE OF 50.77 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
3. NORTH 53°36'39" WEST A DISTANCE OF 444.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
4. NORTH 11°16'15" WEST A DISTANCE OF 57.21 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
5. NORTH 28°47'05" WEST A DISTANCE OF 69.69 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
6. NORTH 44°59'50" WEST A DISTANCE OF 97.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
7. NORTH 78°01'03" WEST A DISTANCE OF 102.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
8. SOUTH 75°25'04" WEST A DISTANCE OF 179.93 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
9. NORTH 72°43'10" WEST A DISTANCE OF 54.55 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
10. NORTH 51°46'05" WEST A DISTANCE OF 54.55 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
11. SOUTH 48°42'27" WEST A DISTANCE OF 125.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
12. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 91.85 FEET, A DELTA ANGLE OF 19°08'13", AND A CHORD WHICH BEARS NORTH 31°43'26" WEST A DISTANCE OF 91.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
13. NORTH 22°09'20" WEST A DISTANCE OF 476.62 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
14. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 211.01 FEET, A DELTA ANGLE OF 43°57'53", AND A CHORD WHICH BEARS NORTH 00°10'24" WEST A DISTANCE OF 205.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
15. NORTH 88°11'27" WEST A DISTANCE OF 91.05 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND
16. SOUTH 68°48'06" WEST A DISTANCE OF 177.85 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE WEST LINE OF SAID 119.952 ACRE TRACT AND THE EAST LINE OF A CALLED 536 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LACKEY HOLDINGS, LTD, AS RECORDED IN DOCUMENT NO. 9859224 OF SAID O.P.R.W.C.T.;

THENCE WITH THE WEST LINE OF SAID REMAINDER OF 61.72 ACRE TRACT AND SAID 119.952 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

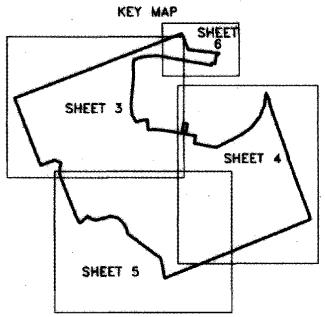
1. NORTH 21°02'17" WEST A DISTANCE OF 12.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CHAPARRAL" FOUND;
2. NORTH 21°02'17" WEST A DISTANCE OF 6.84 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CHAPARRAL" FOUND; AND
3. NORTH 21°09'03" WEST A DISTANCE OF 851.42 FEET TO A FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 61.72 ACRE TRACT AND THE COMMON CORNER OF SAID 536 ACRE TRACT;

THENCE NORTH 68°58'33" EAST WITH THE NORTH LINE OF SAID REMAINDER OF 61.72 ACRE TRACT AND THE COMMON LINE OF SAID 536 ACRE TRACT, A DISTANCE OF 2173.85 FEET TO A 1/2-INCH REBAR WITH AN ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID 9.896 ACRE TRACT AND THE COMMON CORNER OF SAID REMAINDER OF 61.72 ACRE TRACT;

THENCE WITH THE WEST AND SOUTH LINE OF SAID 9.896 ACRE TRACT AND THE COMMON LINE OF SAID REMAINDER OF 61.72 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21°40'45" EAST A DISTANCE OF 209.19 FEET TO A 1/2-INCH REBAR WITH AN ILLEGIBLE CAP; AND
2. SOUTH 83°24'43" EAST A DISTANCE OF 371.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 114.68 ACRES OF LAND, MORE OR LESS.

KEY MAP



LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3
FINAL PLAT

REVISIONS		
DESCRIPTION	DATE	
REVISED PER COL COMMENTS	11/30/20	

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
DRAWING FILE PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 06 of 07

DRAWING PATH: L:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/23/2021 10:38 AM PLOT DATE: 4/23/2021 10:37 AM

Doc #2021174525

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

KNOW ALL MEN BY THE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. A TEXAS LIMITED PARTNERSHIP, AS THE OWNERS OF 26.50 ACRES CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2020157919 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE OWNERS OF 23.086 ACRES CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2020157920 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT THE CITY OF LEANDER, TEXAS, A TEXAS MUNICIPAL CORPORATION, BEING THE OWNERS OF 82.30 ACRES CONVEYED BY A SPECIAL WARRANTY DEED FORM OF RECORD IN DOCUMENT NO. 2020116350, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS "DEVINE LAKE PHASE 3 FINAL PLAT" SUBDIVISION.

WITNESS MY HAND THIS THE 4 DAY OF November, 2021 A.D.

RICHARD BEVERLIN, III
CITY MANAGER
CITY OF LEANDER
P.O. BOX 319
LEANDER, TEXAS 78646

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

BY: LENNER TEXAS HOLDING COMPANY,
A TEXAS CORPORATION,
ITS GENERAL PARTNER

KEVIN P. PAPE
VICE PRESIDENT OF LAND DEVELOPMENT
13620 N. FM 620
BUILDING B, SUITE 150
AUSTIN, TX 78717

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 4 DAY OF November 2021, PERSONALLY APPEARED, RICHARD BEVERLIN, III, CITY MANAGER OF THE CITY OF LEANDER, TEXAS ON BEHALF OF SAID CITY OF LEANDER, TEXAS, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEALED OF OFFICE ON THIS THE 4 DAY OF November, 2021 AD.

Dara Crabtree
NOTARY PUBLIC, STATE OF TEXAS

Dara Crabtree — 09.23.2023
PRINTED NAME — MY COMMISSION EXPIRES

DARA CRABTREE
Notary Public, State of Texas
Comm. Expires 09-23-2023
Notary ID 10273820

THE STATE OF TEXAS ||
THE COUNTY OF WILLIAMSON ||

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 15th DAY OF May, 2021, PERSONALLY APPEARED, KEVIN P. PAPE, AS VICE PRESIDENT OF LAND DEVELOPMENT OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF LENNER TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEALED OF OFFICE ON THIS THE 15th DAY OF May, 2021. AD.

NOTARY PUBLIC, STATE OF TEXAS

Samantha Ilacqua — 12-27-22
PRINTED NAME — MY COMMISSION EXPIRES

SAMANTHA ILACQUA
Notary Public, State of Texas
Comm. Expires 12-27-2022
Notary ID 130023832

ENGINEER'S CERTIFICATION:

I, T.W. HOYSA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THE SITE LIES WITHIN ZONE "A", AREA DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48491C0435F DATED DECEMBER 20, 2019.

T.W. HOYSA, P.E. — DATE 5/21/21
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
TBPE REG. NO. F-1386

STATE OF TEXAS — T. W. HOYSA — 100072 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LEANDER SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL APPLICABLE EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS INDICATED IN COMMITMENT FOR TITLE G.F. NO. 223520 EFFECTIVE MAY 30, 2018.

05/20/2021

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
(512) 238-7901

STATE OF TEXAS — REGISTERED — TRAVIS S. TABOR — 6428 — PROFESSIONAL LAND SURVEYOR

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CITY LIMITS OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BRUSHY CREEK (NORTH FORK) WATERSHED AND THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A (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.
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. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SAN GABRIEL PARKWAY, DEVINE LAKE BEND, FRONTENAC STREET, GUNTERSVILLE BEND, OWASSO DRIVE AND ON THE SUBDIVISION SIDE OF ANY BOUNDARY STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOT, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 11, 2019, AND THE REVISED PRELIMINARY PLAT ADMINISTRATIVELY APPROVED ON SEPTEMBER 22, 2020.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVER TO ORDINANCE REQUIREMENTS.
14. 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.
15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2020075056.
16. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY FACILITIES.
17. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN LOTS: LOTS 58 & 60, BLOCK A AND LOTS 28 & 29 BLOCK K.
18. THIS NOTE APPLIES TO ALL THE LANDSCAPE LOTS:

    A LANDSCAPE LOT(S) IS PROVIDED BETWEEN SINGLE FAMILY LOTS AND DEVINE LAKE BEND. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOTS:

    LOT 60, BLOCK A AND LOT 28 AND LOT 29, BLOCK L AND LOT 1, BLOCK T;

    TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION. THE LANDSCAPE AREA CALCULATION IS ONLY APPLICABLE TO THE 10' ADJACENT TO THE ROW.
19. THIS TRACT IS SUBJECT TO FLOOD CONTROL EASEMENTS GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT 1; RECORDED IN VOLUME 431, PAGE 9, VOLUME 431, PAGE 13 AND VOLUME 431, PAGE 15, ALL OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (ALL NOT PLOTTABLE)
20. THIS TRACT IS SUBJECT TO AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2011083636 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOT PLOTTABLE)
21. THE HOA SHALL OWN, OPERATE, AND MAINTAIN THE WATER QUALITY PONDS AND ALL OTHER DRAINAGE IMPROVEMENTS WITHIN THE PONDS. THE HOA SHALL BE FINANCIALLY RESPONSIBLE FOR ANY COST INCURED BY THE CITY IN THE EVENT THE POND IS NOT PROPERLY MAINTAINED.
22. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0435F DATED DECEMBER 20, 2019.

APPROVED THIS THE 10 DAY OF June, 2021 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.

RON MAY, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST:
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

THE STATE OF TEXAS || — **KNOW ALL MEN BY THESE PRESENTS**
THE COUNTY OF WILLIAMSON ||

I, NANCY E., RISTER, CLERK OF 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 15th DAY OF November 2021 A.D., AT 2:50 O'CLOCK P M., AND DULY RECORDED THIS THE 15th DAY OF November 2021 A.D., AT 3:50 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021174525

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, THIS THE 15th DAY OF NOVEMBER IN GEORGETOWN, TEXAS. THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda McKenzie DEPUTY

COUNTY COURT — WILLIAMSON COUNTY, TEXAS

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

DEVINE LAKE PHASE 3 FINAL PLAT

REVISIONS	DESCRIPTION	DATE
	REVISED PER COL COMMENTS	11/30/20

PROJECT NAME: DEVINE LAKE
JOB NUMBER: 19-012 | SCALE: 1" = 100'
DATE: 05/17/2019
DRAWING FILE PATH: K:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG
FIELDNOTE FILE PATH: L:\19012 - Devine Lake\Descriptions\DEVINE LAKE PH3.DOC
RPLS: TST | TECH: HAS | PARTYCHIEF: AO
CHECKED BY: TST | FIELDBOOK: N/A

DRAWING NAME: DEVINE LAKE PH3

SHEET 07 of 07

DRAWING PATH: K:\19012 - DEVINE LAKE\CAD\DWGS\DEVINE LAKE PH 3.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 5/19/2021 10:51 AM PLOT DATE: 6/29/2021 4:58 PM