



PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE BLUFFS AT CRYSTAL FALLS SECTION
2 PHASE 2D

OWNERS NAME: TAYLOR MORRISON AT CRYSTAL FALLS, LLC
& TAYLOR MORRISON OF TEXAS INC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2012144514

RETURN:

CHAD HARKIN
11200 LAKELINE BLVD #150-A
AUSTIN, TX. 78717

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 29, 2012 03:44 PM

201200159

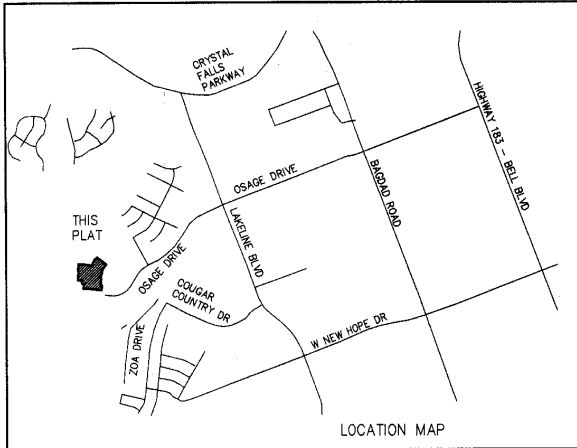
HAYWOODK: \$65.00

Dana DeBeauvoir, County Clerk

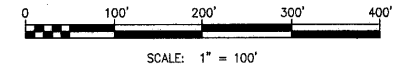
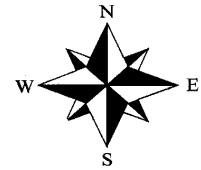
Travis County TEXAS

THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2D

FINAL PLAT OF



- LEGEND:
• = FOUND 1/2" IRON ROD
○ = SET 1/2" IRON ROD WITH G&R SURVEYING CAP
SWE = SIDEWALK EASEMENT
DE = DRAINAGE EASEMENT
WWE = WASTE WATER EASEMENT
... = 4' SIDEWALK REQUIRED
(A) = BLOCK NAME
O.P.R.T.C. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
[8100] = LOT AREA IN SQUARE FEET
GB = GREENBELT
PUE = PUBLIC UTILITY EASEMENT



BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 1, PHASE 1C, RECORDED IN DOC. NO. 201100031, O.P.R.T.C.

FIELD NOTES:

BEING A 9.715 ACRE TRACT OF LAND IN THE I.A. HAMPTON SURVEY, ABSTRACT 361, THE J.W. MORRIS SURVEY, ABSTRACT 572 AND THE C.C. CHAFIN SURVEY 78, ABSTRACT 2276, TRAVIS COUNTY, TEXAS AND BEING A 9.696 ACRE PORTION OF A 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC RECORDED IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND A 0.004 ACRE PORTION OF LOT 1 GB/DE, BLOCK G, THE BLUFFS AT CRYSTAL FALLS, SECTION 1, PHASE 1B RECORDED IN DOCUMENT NO. 201100030, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND AT A POINT OF DEFLECTION IN THE SOUTH LINE OF SAID LOT 1 GB/DE, BLOCK G AND AT THE SOUTHWEST CORNER OF LOT 25, BLOCK D, THE BLUFFS AT CRYSTAL FALLS, SECTION 1, PHASE 1C, RECORDED IN DOCUMENT NO. 201100031, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING A POINT OF DEFLECTION IN THE NORTH LINE OF THIS TRACT;

- THENCE WITH THE WEST LINE OF SAID BLUFFS AT CRYSTAL FALLS, SECTION 1, PHASE 1C THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
1. SOUTH 52°13'32" EAST, A DISTANCE OF 306.41 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
2. SOUTH 37°32'01" WEST, A DISTANCE OF 63.20 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
3. SOUTH 32°02'20" WEST, A DISTANCE OF 60.63 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
4. SOUTH 25°50'44" WEST, A DISTANCE OF 62.73 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
5. SOUTH 07°12'29" WEST, A DISTANCE OF 67.33 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
6. SOUTH 17°18'00" WEST, A DISTANCE OF 128.24 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
7. SOUTH 32°58'30" EAST, A DISTANCE OF 38.14 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
8. SOUTH 06°50'55" WEST, A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
9. SOUTH 83°08'05" EAST, A DISTANCE OF 19.71 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
10. ALONG A CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 425.00 FEET, AND ARC LENGTH OF 15.94 FEET, A DELTA ANGLE OF 02°08'57" AND A CHORD LENGTH OF 15.94 FEET BEARING SOUTH 84°13'34" EAST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR A POINT OF DEFLECTION IN THE EAST LINE OF THIS TRACT;
11. SOUTH 04°26'47" WEST, A DISTANCE OF 125.48 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

- THENCE THROUGH SAID 436.9248 ACRE TRACT THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:
1. NORTH 83°08'22" WEST, A DISTANCE OF 364.45 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE SOUTH LINE OF THIS TRACT;
2. SOUTH 85°31'34" WEST, A DISTANCE OF 120.27 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE SOUTH LINE OF THIS TRACT;
3. NORTH 63°49'52" WEST, A DISTANCE OF 29.60 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. NORTH 08°50'58" EAST, A DISTANCE OF 139.75 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
5. ALONG A CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 50.00 FEET, AND ARC LENGTH OF 118.82 FEET, A DELTA ANGLE OF 136°09'09" AND A CHORD LENGTH OF 92.77 FEET BEARING NORTH 13°59'17" WEST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
6. ALONG A CURVE TO THE LEFT IN A NORTHEASTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 20.00 FEET, AND ARC LENGTH OF 10.23 FEET, A DELTA ANGLE OF 29°18'20" AND A CHORD LENGTH OF 10.12 FEET BEARING NORTH 39°26'07" EAST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
7. NORTH 85°54'24" WEST, A DISTANCE OF 123.71 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
8. NORTH 04°05'36" EAST, A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
9. NORTH 85°54'24" WEST, A DISTANCE OF 15.18 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE WEST LINE OF THIS TRACT;
10. NORTH 04°05'36" EAST, A DISTANCE OF 172.82 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR THE NORTHEAST CORNER OF THIS TRACT;
11. SOUTH 85°18'37" EAST, A DISTANCE OF 254.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE NORTH LINE OF THIS TRACT;
12. SOUTH 78°20'30" EAST, A DISTANCE OF 105.41 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE NORTH LINE OF THIS TRACT;
13. NORTH 22°38'44" EAST, A DISTANCE OF 182.19 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET IN THE SOUTH LINE OF SAID LOT 1 GB/DE, BLOCK G FOR A POINT OF DEFLECTION IN THE NORTH LINE OF THIS TRACT;

- THENCE WITH THE SOUTH LINE OF SAID LOT 1 GB/DE, BLOCK G THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. ALONG A CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION, SAID CURVE HAVING A RADIUS LENGTH OF 375.00 FEET, AND ARC LENGTH OF 26.77 FEET, A DELTA ANGLE OF 04°05'24" AND A CHORD LENGTH OF 26.76 FEET BEARING SOUTH 84°36'18" EAST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "G&R SURVEYING" SET FOR A POINT OF DEFLECTION IN THE NORTH LINE OF THIS TRACT;
2. NORTH 33°10'17" EAST, A DISTANCE OF 79.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.715 ACRES OF LAND, MORE OR LESS.

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Lists curve data for the entire plat.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists linear boundary data for the entire plat.

OWNER AND DEVELOPER: TAYLOR MORRISON AT CRYSTAL FALLS, LLC 805 LAS CIMAS PARKWAY, SUITE 350 AUSTIN, TEXAS 78746

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

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

SUBMITTAL DATE: APRIL 3, 2012
3 BLOCKS
TOTAL AREA OF THIS PLAT: 9.715 ACRES
TOTAL NUMBER OF LOTS: 39
RESIDENTIAL: 39
GREENBELT / DRAINAGE: 0
SMALLEST LOT: 7497 SQUARE FEET
TOTAL AREA OF RIGHT OF WAY: 1.919 ACRES
LINEAR FEET OF NEW STREETS:
OUTLOOK RIDGE LOOP: 792.97
LOOKOUT KNOLL DRIVE: 761.90
TOTAL: 1,554.87



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

FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2D

STATE OF TEXAS: COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 9.715 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, IN THE I.A. HAMPTON SURVEY, ABSTRACT NO. 361, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2010094028 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 0.004 ACRES OF LAND IN LOT 1 (S) OF BLOCK Q, THE BLUFFS AT CRYSTAL FALLS, SECTION 1, PHASE 1B RECORDED IN DOCUMENT NO. 201100030, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 9.715 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS THE BLUFFS AT CRYSTAL FALLS SECTION 2 PHASE 2D, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 15th DAY OF May, 2012 A.D.

ADIB R. KHOURY, VICE PRESIDENT TAYLOR MORRISON OF TEXAS, INC. MANAGER, TAYLOR MORRISON AT CRYSTAL FALLS, LLC 11200 LAKELINE BOULEVARD, SUITE 150A AUSTIN, TEXAS 78717

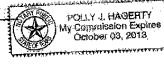
STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB R. KHOURY, 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 15th DAY OF May, 2012, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-3-13



LENDER'S APPROVAL FOR THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2D:

STATE OF TEXAS: COUNTY OF TRAVIS:

THAT CREDIT SUISSE AG, ACTING BY AND THROUGH STEWART TITLE COMPANY, ITS ATTORNEY-IN-FACT, AND THE DULY AUTHORIZED UNDERSEIGNED OFFICERS, HOLDER OF THE LIEN AGAINST THE PROPERTY COVERED BY THE 9.715 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN TRAVIS COUNTY, TEXAS, AND DESCRIBED ON THIS FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2D, PURSUANT TO THE DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FINANCING STATEMENT AND FUTURE FILING RECORDED AS DOCUMENT NO. 2011183908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, AND DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

CREDIT SUISSE AG

BY: STEWART TITLE COMPANY, ITS TRUE AND LAWFUL ATTORNEY-IN-FACT ACCORDING TO THE LIMITED POWER OF ATTORNEY RECORDED AS DOCUMENT NO. 2011183908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

By: Mary Alice Gramstad, Title: Division President

By: John Wachal, Title: Sr. Vice President

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Mary Alice Gramstad (NAME) AS Division President (TITLE) OF STEWART TITLE COMPANY, AS TRUE AND LAWFUL ATTORNEY-IN-FACT ACCORDING TO THE LIMITED POWER OF ATTORNEY RECORDED AS DOCUMENT NO. 2011183908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS OF CREDIT SUISSE AG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, ON BEHALF OF SAID ENTITIES.

GIVEN UNDER MY HAND, THIS THE 30th DAY OF May, 2012.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED John Wachal (NAME) AS Sr. Vice President (TITLE) OF STEWART TITLE COMPANY, AS TRUE AND LAWFUL ATTORNEY-IN-FACT ACCORDING TO THE LIMITED POWER OF ATTORNEY RECORDED AS DOCUMENT NO. 2011183908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS OF CREDIT SUISSE AG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, ON BEHALF OF SAID ENTITIES.

GIVEN UNDER MY HAND, THIS THE 30th DAY OF May, 2012.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS: COUNTY OF TRAVIS:

I, SAMUEL D. KIGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT 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 MAPS (FIRM) PANEL NOS. 481079 0465E, 48453C 0115H AND 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

SAMUEL D. KIGER, P.E. STATE OF TEXAS NO. 89353 P.O. BOX 1220 LEANDER, TEXAS 78646-1220 512-259-3682



STATE OF TEXAS: COUNTY OF TRAVIS:

APPROVED THIS THE 14th DAY OF June, 2012 A.D. AT PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

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

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

PLAT NOTES

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL NOT COMMENCE UNTIL ALL APPLICATION PERMITS AND/OR CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF LEANDER, TEXAS.
3. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LOOKOUT KNOLL DRIVE AND OUTLOOK RIDGE LOOP.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
5. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS.
6. PROPERTY OWNERS 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 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF LEANDER CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. ALL BUILDING SETBACK LINES NOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER'S CURRENT ZONING ORDINANCE.
11. A 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS IS HEREBY DEDICATED WITH THIS PLAT.
12. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTION ARTERIAL STREET.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
14. ON-SITE STORM WATER DETENTION FACILITIES HAVE BEEN PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR STORM EVENTS.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS.
16. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LEANDER.
18. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
19. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LEANDER PRIOR TO ANY CONSTRUCTION.
20. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN FORM ACCEPTABLE TO THE CITY OF LEANDER, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
21. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
22. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
23. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC, SFL OR SFT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH, WITH SUCH DWELLING OR PORCH STRUCTURE BEING NOT LESS THAN SEVEN FEET WIDE FOR ALL PORTIONS OF THE STRUCTURE ADJACENT TO THE GARAGE.
24. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES.
25. DRIVEWAY ACCESS TO OUTLOOK RIDGE LOOP IS PROHIBITED FOR LOT 18, BLOCK "E" AND LOT 16, BLOCK "F". DRIVEWAY ACCESS TO LOOKOUT KNOLL DRIVE IS PROHIBITED FOR LOT 21, BLOCK "E".
26. ALL WATER QUALITY/RETENTION BASINS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CRYSTAL FALLS HOMEOWNERS ASSOCIATION.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, AARON S. BURRELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS, TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY INDEPENDENCE TITLE COMPANY, OF NO. 1002854-T0H, ISSUED JUNE 21, 2010, HAVE BEEN SHOWN OR NOTED HEREON.

AARON S. BURRELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5689 STATE OF TEXAS



THE STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, 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 29 DAY OF August 2012 A.D. AT 3:44 O'CLOCK P.M., AND DULY RECORDED ON THE 29 DAY OF August 2012 A.D. AT 3:44 O'CLOCK P.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201200159

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 29 DAY OF August 2012 A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS



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