TRV
2 PGS
201500043

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E

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

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2015022451- TAX CERT

RETURN:

POLLY HAGERTY
11200 LAKELINE BLVD #150-A
AUSTIN TX 78717

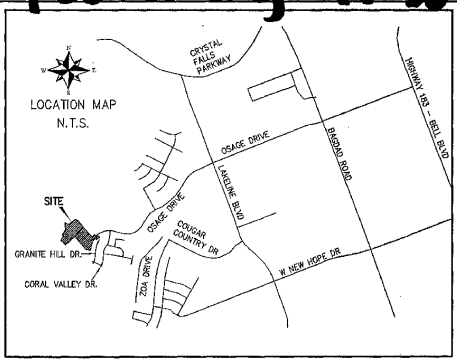
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

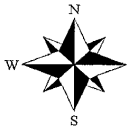
Dana DeBeauvoir

Feb 17, 2015 03:13 PM 201500043
PEREZTA: $75.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

FEBRUARY 17 2015 $75 2015 00093

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E





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

0 50 100 200 400

SCALE: 1"=100'

LEGEND:

●	= IRON ROD WITH CAP FOUND
o	= IRON ROD WITH G&R CAP SET
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
GB	= GREENBELT
6549	= LOT AREA IN SQUARE FEET
. . . .	= 5' SIDEWALK REQUIRED ALONG OSAGE DRIVE
. . . .	= 4' SIDEWALK REQUIRED ALONG ALL OTHER STREETS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S62°39'34"E	92.06'
L2	S85°45'40"E	14.14'
L3	N49°14'20"E	114.16'
L4	S39°25'42"E	86.98'
L5	S39°31'15"E	58.65'
L6	S14°26'50"W	25.12'
L7	N74°20'40"W	60.21'
L8	N46°20'30"W	20.00'
L9	S40°04'00"E	11.87'
L10	N54°07'24"W	73.55'
L11	N61°29'59"W	42.28'
L12	N34°38'47"E	58.92'
L13	N69°10'08"W	42.06'
L14	N69°10'08"W	44.99'
L15	S43°10'18"W	27.50'
L16	S43°10'18"W	21.91'
L17	N40°04'00"W	57.46'
L18	N40°04'00"W	57.46'
L19	N61°29'59"W	52.96'
L20	N61°29'59"W	52.96'
L21	S56°06'01"E	13.96'
L22	S52°05'47"E	71.51'
L23	S58°12'57"E	70.96'
L24	S16°07'15"E	12.89'
L25	N29°07'22"E	65.19'

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	66°44'52"	20.00'	24.00'	N10°37'47"E	22.58'	13.68'
C2	10°03'44"	503.00'	88.34'	S55°36'10"W	88.22'	44.28'
C3	99°44'02"	60.00'	104.44'	S55°46'25"W	91.75'	71.17'
C4	31°02'11"	503.00'	272.47'	S28°08'24"W	269.15'	139.67'
C5	16°58'32"	503.00'	149.03'	S52°08'46"W	148.48'	75.06'
C6	37°57'00"	503.00'	333.16'	S31°35'48"W	327.11'	172.95'
C7	18°36'51"	697.00'	226.44'	S35°36'08"W	225.45'	114.23'
C8	6°28'24"	697.00'	78.75'	S15°51'28"W	78.71'	39.42'
C9	88°15'49"	20.00'	30.81'	N25°02'14"W	27.85'	19.40'
C10	84°32'10"	20.00'	29.51'	N68°33'47"E	26.90'	18.18'
C11	28°24'28"	325.00'	161.14'	S54°57'54"E	159.49'	82.26'
C12	28°24'28"	375.00'	185.93'	S54°57'54"E	184.03'	94.92'
C13	15°20'21"	225.00'	60.24'	N48°25'50"W	60.06'	30.30'
C14	49°59'41"	20.00'	17.45'	S31°06'10"E	16.90'	9.33'
C15	249°19'10"	50.00'	217.57'	S49°14'05"W	82.25'	72.32'
C16	125°21'29"	20.00'	43.76'	N12°44'45"W	35.54'	38.71'
C17	89°18'20"	20.00'	31.17'	N85°24'50"W	28.11'	19.76'
C18	6°45'41"	155.00'	18.29'	S46°33'09"W	18.28'	9.16'
C19	6°45'41"	205.00'	24.19'	S46°33'09"W	24.18'	12.11'
C20	82°25'04"	20.00'	28.78'	N84°23'20"E	26.36'	17.52'
C21	89°32'56"	20.00'	31.26'	S01°36'10"E	28.17'	19.84'
C22	6°18'37"	625.00'	68.83'	N43°13'19"W	68.80'	34.45'
C23	21°25'58"	575.00'	215.09'	N50°47'00"W	213.84'	108.82'
C24	7°06'21"	625.00'	77.51'	N57°56'48"W	77.46'	38.81'
C25	9°28'28"	325.00'	53.74'	S64°25'55"E	53.68'	26.93'
C26	18°55'01"	325.00'	107.40'	S50°13'40"E	106.91'	54.19'
C27	5°38'22"	375.00'	36.91'	S66°20'57"E	36.90'	18.47'
C28	13°07'04"	375.00'	85.86'	S56°58'14"E	85.67'	43.12'
C29	9°39'02"	375.00'	63.16'	S45°35'11"E	63.09'	31.66'
C30	8°44'55"	225.00'	34.36'	N45°08'08"W	34.32'	17.21'
C31	6°35'25"	225.00'	25.88'	N52°48'18"W	25.87'	12.95'
C32	30°14'20"	50.00'	26.39'	N21°13'29"W	26.08'	13.51'
C33	36°39'31"	50.00'	31.99'	N54°40'25"W	31.45'	16.56'
C34	34°49'22"	50.00'	30.39'	S89°35'09"W	29.92'	15.68'
C35	63°52'51"	50.00'	55.75'	S40°14'02"W	52.90'	31.17'
C36	34°46'33"	50.00'	30.35'	S09°05'41"E	29.88'	15.66'
C37	48°56'33"	50.00'	42.71'	S50°57'13"E	41.42'	22.76'
C38	8°38'49"	575.00'	86.78'	N57°10'34"W	86.70'	43.47'
C39	9°58'38"	575.00'	100.13'	N47°51'51"W	100.00'	50.19'
C40	2°48'31"	575.00'	28.19'	N41°28'16"W	28.18'	14.10'

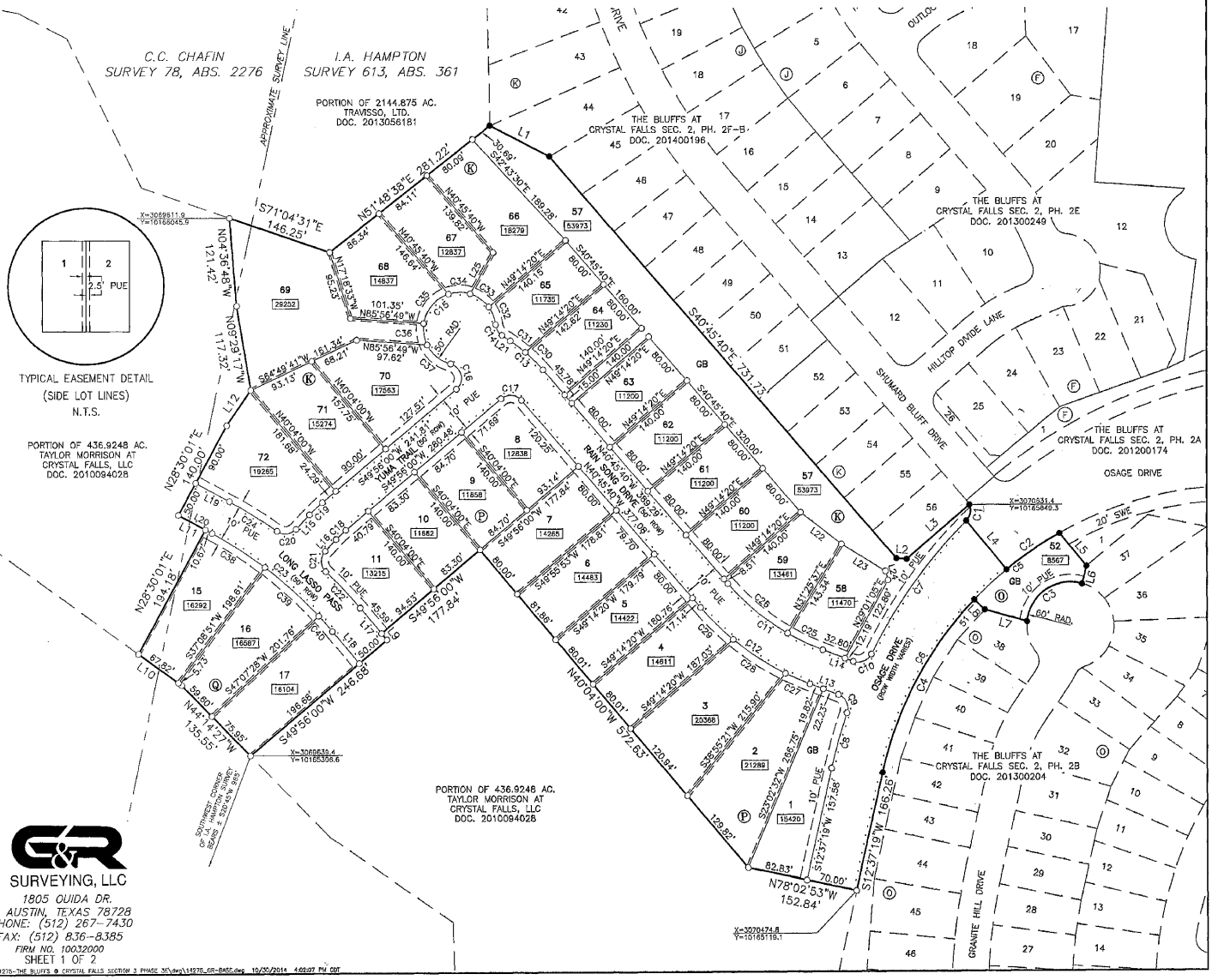
OWNER AND DEVELOPER:
TAYLOR MORRISON AT CRYSTAL FALLS, LLC
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

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: SEPTEMBER 2, 2014
TOTAL AREA OF THIS PLAT: 14.070 ACRES
TOTAL NUMBER OF LOTS: 31
RESIDENTIAL: 28
GREENBELT: 3

LINEAR FEET OF NEW STREETS:
LONG LASSO PASS: 335
YUMA TRAIL: 412
RAIN SONG DRIVE: 782
OSAGE DRIVE: 525
TOTAL: 2054



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

SHEET 1 OF 2

L:\14275-THE BLUFFS @ CRYSTAL FALLS SECTION 3 PHASE 3E\dwg\14275_GR-BASE.dwg 10/30/2014 4:03:07 PM CDT

201500043

FINAL PLAT OF
THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3E

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 14.070 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE C.C. CHAFIN SURVEY 78, ABSTRACT NO. 2276, BEING A PORTION OF THAT 436.9248 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2010094028, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 14.070 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER AND TRAVIS COUNTY TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3E", AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 31st DAY OF October, 2014 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 31st DAY OF October 2014 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
Polly J. Hagerty
(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: 10.3.17

POLLY J HAGERTY
Notary Public, State of Texas
My Commission Expires
October 03, 2017

PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

2. FOUR FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF LONG LASSO PASS, YUMA TRAIL AND RAIN SONG DRIVE. FIVE FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF OSAGE DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, 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.

3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

6. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.

7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (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. (SEE TYPICAL EASEMENT DETAIL).

8. 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.

9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

10. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

11. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

12. ACCESS TO LONG LASSO PASS IS PROHIBITED FOR LOT 72, BLOCK K AND LOT 11, BLOCK P. ACCESS TO RAIN SONG DRIVE IS PROHIBITED FOR LOT 70, BLOCK K AND LOT 8, BLOCK P.

13. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.

14. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 57, BLOCK K, LOT 52, BLOCK O AND LOT 1, BLOCK P.

15. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS UNDER DOCUMENT NO. 2012206635.

17. 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.

18. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC 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. FOR ALL OTHER LOTS, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN THE DWELLING.

19. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND TRAVIS COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GRACY TITLE, A STEWART COMPANY, GF NO. 01247-29071, ISSUED AUGUST 21, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 10-30-14
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

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 MAP (FIRM) PANEL NO. 48491C 0465 E, 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
512-259-3882

STATE OF TEXAS
SAMUEL D. KIGER
89353
LICENSED
PROFESSIONAL ENGINEER
10/31/14

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 11th DAY OF November, 2014 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.

J. JEFF SEILER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE 17th DAY OF February 2015 A.D. AT 3:13 O'CLOCK P.M., AND

DULY RECORDED ON THE 17th DAY OF February 2015 A.D. AT 3:13 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201500043

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF February 2015 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

CLINTON

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

L:\14275-THE BLUFFS @ CRYSTAL FALLS SECTION 3 PHASE 3E\dwg\14275_08-BASE.dwg 10/30/2014 4:02:07 PM CDT