



TRV 201400105
10 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME:

FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

OWNERS NAME: TRAVISSO, LTD
TMC TRAVISSO GP LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2014069610

RETURN:

HEATH MELTON
11200 LAKELINE BLVD
STE 105A
AUSTIN, TX 78717
512-532-2105

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 14, 2014 03:53 PM

201400105

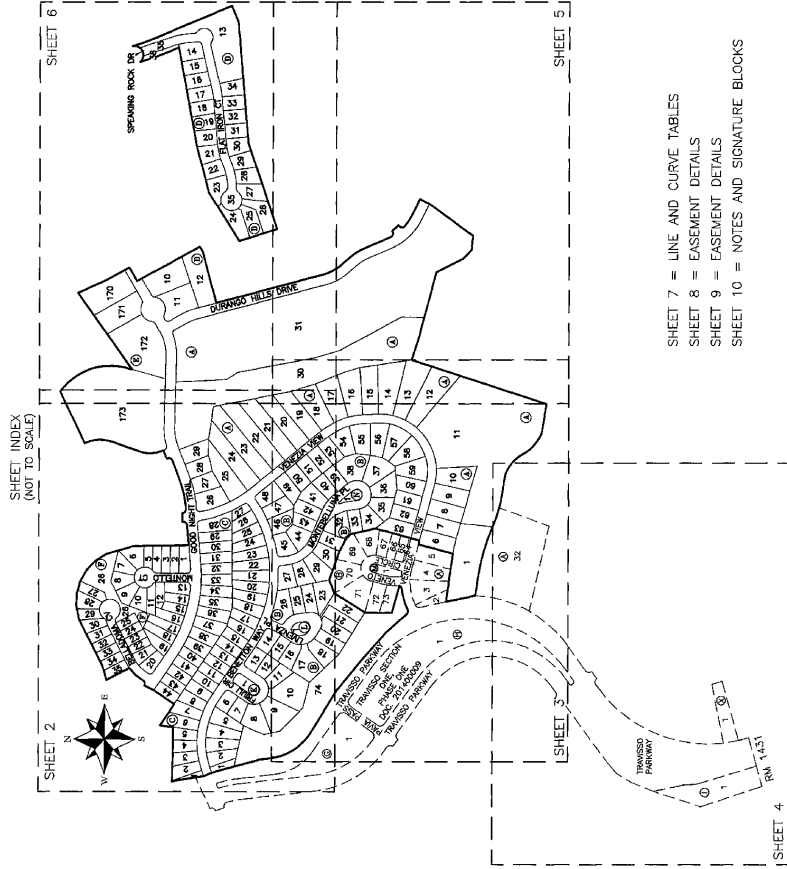
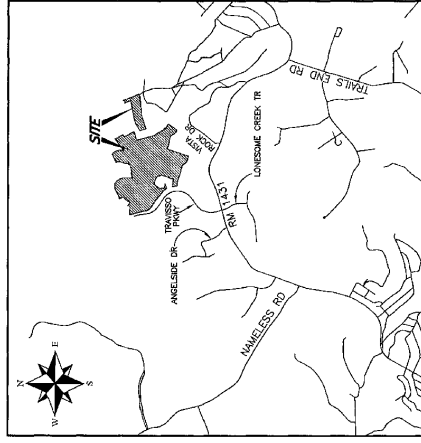
RODRIGUEZA: \$291.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

FINAL PLAT OF
TRAVISSO SECTION ONE,
PHASE TWO

LEGEND:

●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND
⊙	PUNCH HOLE IN CONCRETE FOUND
○	1/2" IRON ROD WITH G&R CAP SET
△	MAG NAIL SET
▲	CALCULATED POINT
⊕	BLOCK NAME
⊖	PUBLIC UTILITY EASEMENT
⊗	PUBLIC SAFETY EASEMENT
⊘	PRIVATE DRIVE & PUBLIC UTILITY EASEMENT
⊙	PERMANENT WATER QUALITY BMP EASEMENT
⊚	WATERWAY BUFFER ZONE EASEMENT
⊛	WATER QUALITY DETENTION POND
⊜	WATER RECLAMATION PLANT
⊝	DRAINAGE EASEMENT
⊞	WATER EASEMENT
⊟	WASTEWATER EASEMENT
⊠	WATER/WASTEWATER EASEMENT
⊡	WASTEWATER/DRAINAGE EASEMENT
⊢	LOT AREA IN SQUARE FEET
⊣	LIMITS OF WBZE
⊤	SIDEWALK REQUIRED



SHEET 7 = LINE AND CURVE TABLES
SHEET 8 = EASEMENT DETAILS
SHEET 9 = EASEMENT DETAILS
SHEET 10 = NOTES AND SIGNATURE BLOCKS

OWNER AND DEVELOPER:
TRAVISSO, LTD.
11200 LAKELINE BOULEVARD, SUITE 150A
AUSTIN, TEXAS 78717

SURVEYOR:
GAR SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TEXAS 78728

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

SUBMITTAL DATE: FEBRUARY 11, 2014
TOTAL AREA OF THIS PLAT: 122.674 ACRES
TOTAL NUMBER OF LOTS: 203
RESIDENTIAL: 186
NON-RESIDENTIAL: 17

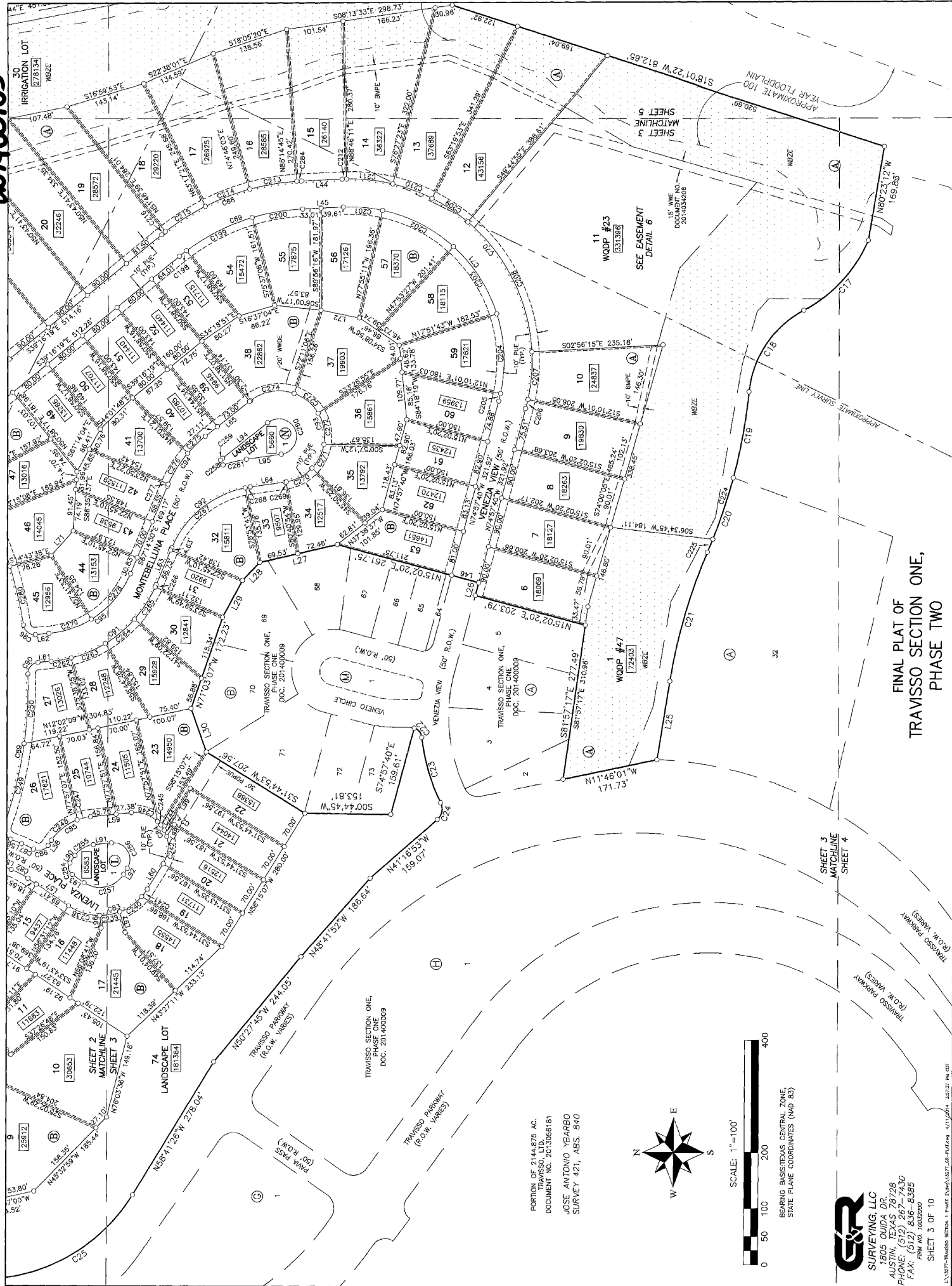
LINEAR FEET OF NEW STREETS
BELLADONNA COVE: 498
GODD NIGHT TRAIL: 2547
MONTELLA COURT: 281
MONTICELLI COURT: 451
FRULLI CIRCLE: 484
LINEXZA PLACE: 508
MONTEBELLUNA PLACE: 1139
MONTEZIA VIEW: 2167
DURANGO HILLS DRIVE: 1709
FLAT IRON COURT: 847
SPEAKING ROCK DRIVE: 364
TOTAL: 12485

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8585
www.gandrsurveying.com

SHEET 1 OF 10

EA13077-MUNISO SECTION 1, PHASE TWO\A13077_09-PLAT.dwg 4/17/2014 3:07:37 PM GJT

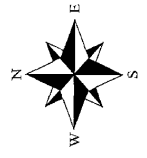
20400105



FINAL PLAT OF
 TRAVISSO SECTION ONE,
 PHASE TWO

PORTION OF 0.144,875 AC.
 TRAVISSO, LTD.
 DOCUMENT NO. 2013066181

JOSE ANTONIO YBARBO
 SURVEY 421, ABS. 840



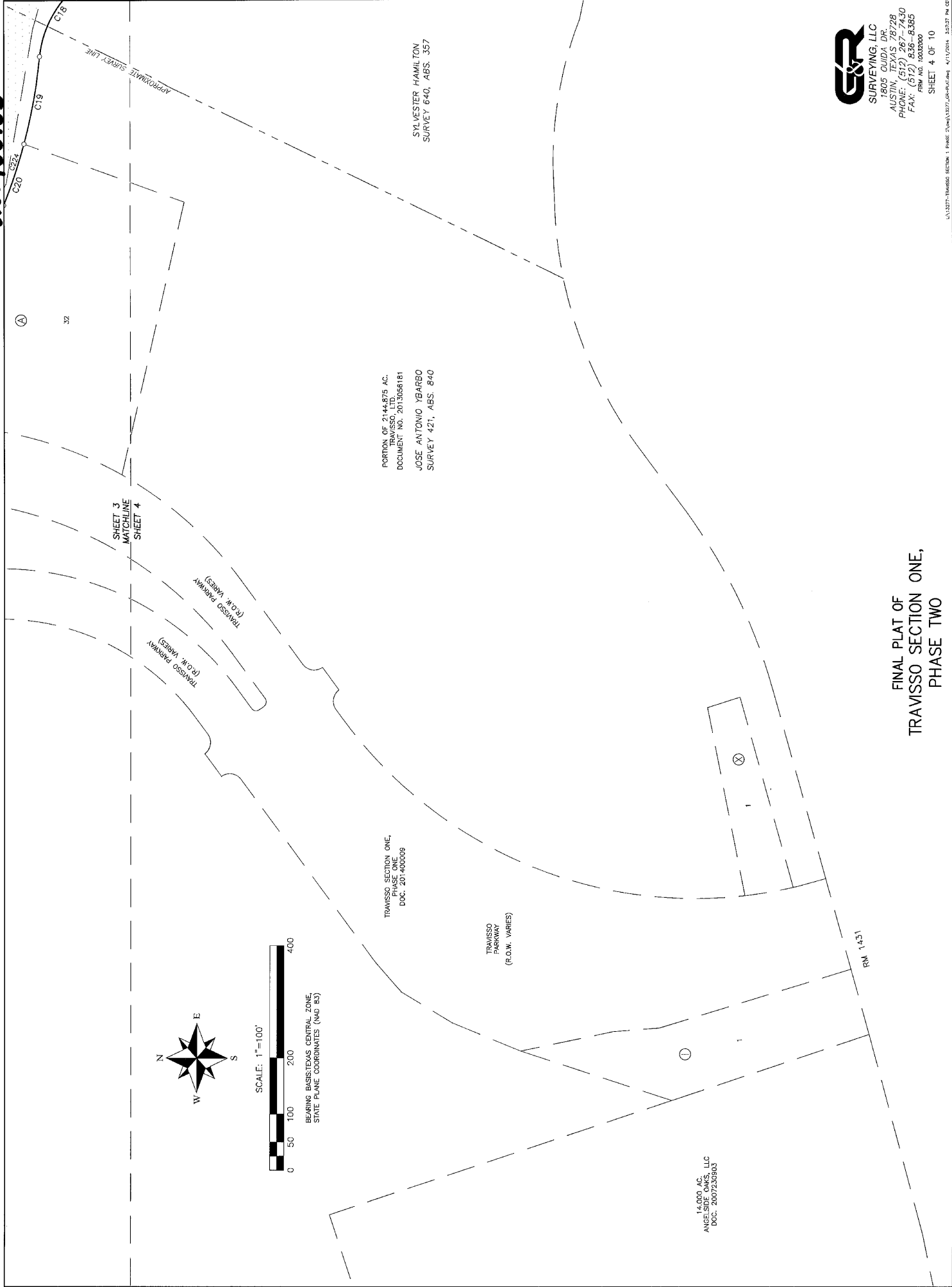
SCALE: 1"=100'



BEARING BASSETTEXAS CENTRAL ZONE.
 STATE PLANE COORDINATES (NAD 83)

SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8335
 FIRM NO. 1002000

201400105



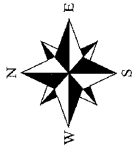
PORTION OF 0.144,875 AC.
 TRAVISCO, LTD.
 DOCUMENT NO. 2013068181
 JOSE ANTONIO YBARBO
 SURVEY 421, ABS. 840

SYLVESTER HAMLTON
 SURVEY 640, ABS. 357

TRAVISCO SECTION ONE,
 DOC. 201400009

TRAVISCO
 PARKWAY
 (R.O.W. VARIES)

14,000 AC.
 ANGELSIDE OAKS, LLC
 DOC. 200723693



SCALE: 1"=100'



BEARING BASISTEXAS CENTRAL ZONE,
 STATE PLANE COORDINATES (NAD 83)

FINAL PLAT OF
 TRAVISCO SECTION ONE,
 PHASE TWO

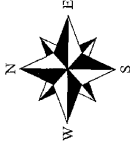
GR
 SURVEYING, LLC
 1805 GUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FIRM NO. 10032900

SHEET 4 OF 10

201400105

J.H. HARRIS SURVEY 96,
ABS. 2150
FOR DEED AC.
CITY OF LEANDER
VOL. 108533, PG. 1355

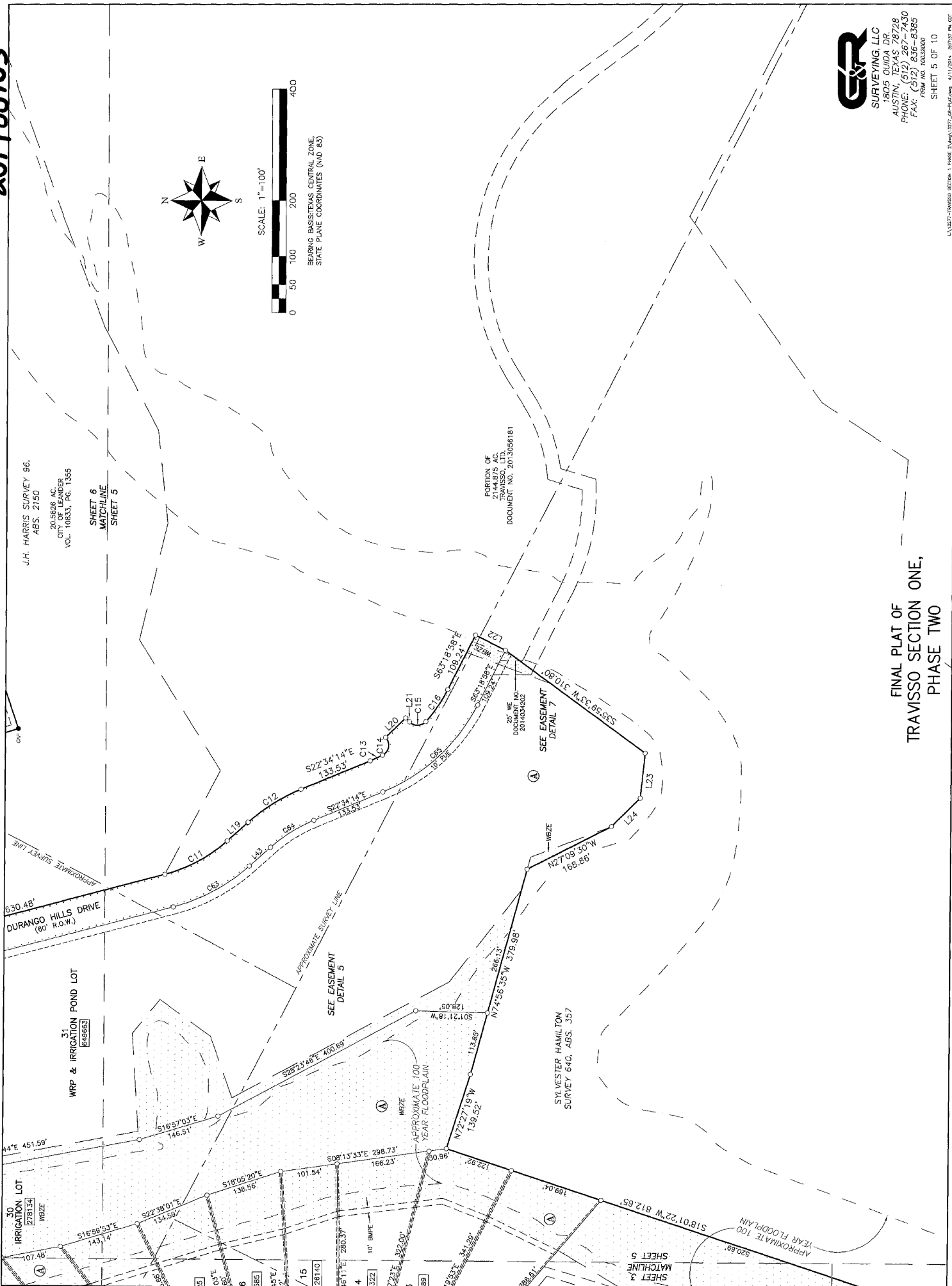
SHEET 6
MATCHLINE
SHEET 5



SCALE: 1"=100'



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



PORTION OF
Z144,875 AC.
SURVEY
DOCUMENT NO. 2013086181

25' WE
DOCUMENT NO.
201400105

SYLVESTER HAMILTON
SURVEY 640, ABS. 357

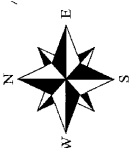
FINAL PLAT OF
TRAVISSO SECTION ONE,
PHASE TWO



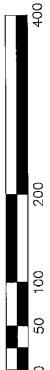
ER
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FORM NO. 10020060
SHEET 5 OF 10

LV13277-TRAVISSO SECTION ONE PHASE TWO 4/11/2014 3:03:37 PM CDT

201400105



SCALE: 1"=100'



BEARING BASISTEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

1.046 AC. TRACT AS
CITY OF LEANDER
DOC. 2012030632

89.4176 AC.
CITY OF LEANDER
VOL. 10833, PG. 1355

60' PRIVATE
STREET DRAIN,
P.S.E. & P.U.E.)

LANDSCAPE LOT
15975

SEE EASEMENT
DETAIL 8

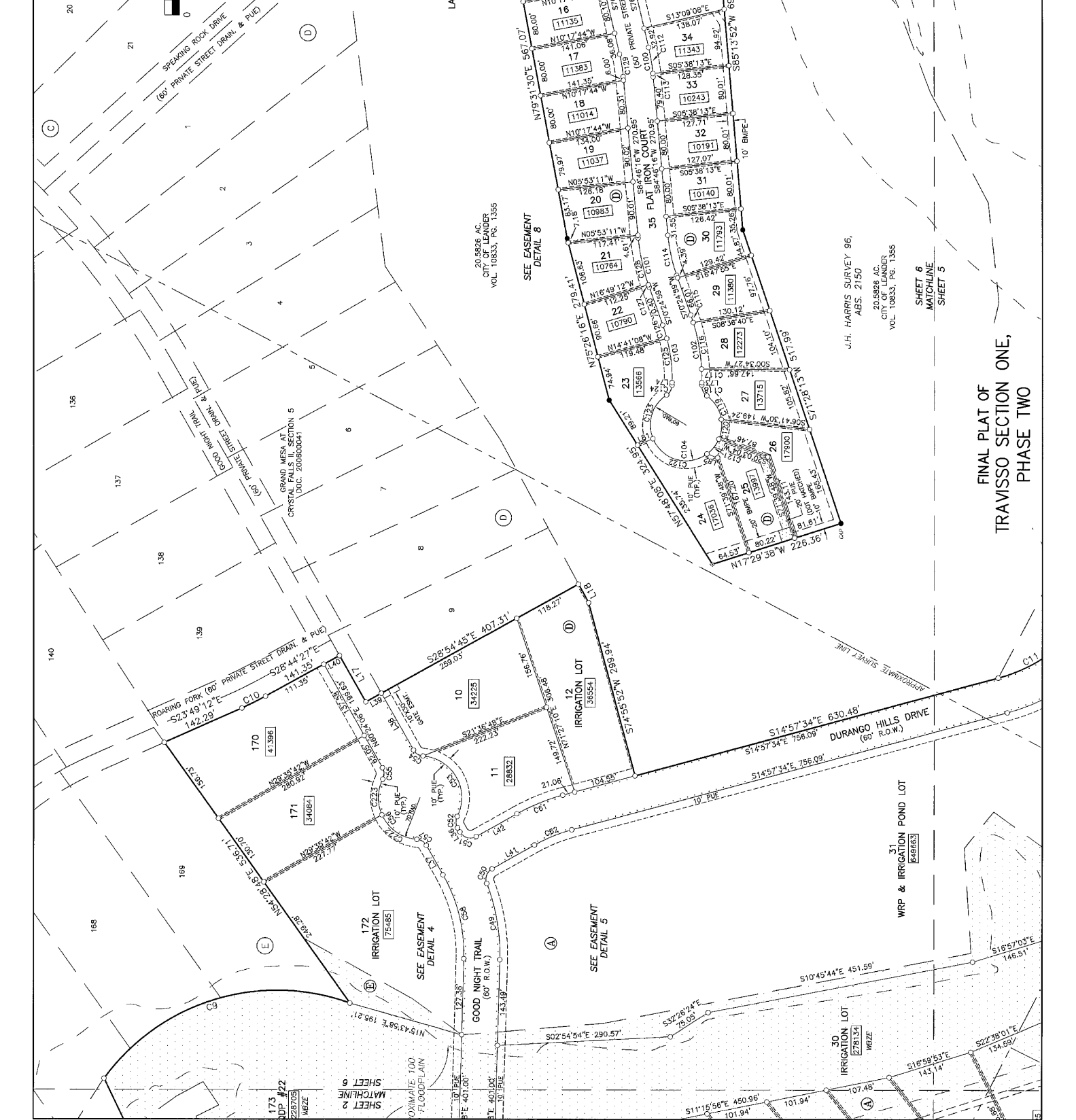
20.5826 AC.
CITY OF LEANDER
VOL. 10833, PG. 1385

SEE EASEMENT
DETAIL 6

J.H. HARRIS SURVEY 96,
ABS. 2150
CITY OF LEANDER
VOL. 10833, PG. 1385

SEE EASEMENT
DETAIL 5

W.R.P. & IRRIGATION POND LOT
84863



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FORM NO. 10020000

941877-000000 SECTION 1 PHASE 2 941877-000000 SECTION 4 4710294 - 35337 94 027

FINAL PLAT OF
TRAVISSO SECTION ONE,
PHASE TWO

SHEET 6
MATCHLINE
SHEET 5

173
WDP #22
228705
WBZE

SHEET 6
MATCHLINE
SHEET 2

IRRIATION LOT
75485

SEE EASEMENT
DETAIL 4

GOOD NIGHT TRAIL
(60' R.O.W.)

SEE EASEMENT
DETAIL 5

IRRIATION LOT
34225

IRRIATION LOT
35854

IRRIATION LOT
34225

IRRIATION LOT
34225

IRRIATION LOT
34225

IRRIATION LOT
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IRRIATION LOT
34225

IRRIATION LOT
34225

201400105

FINAL PLAT OF
TRAVISSO SECTION ONE,
PHASE TWO

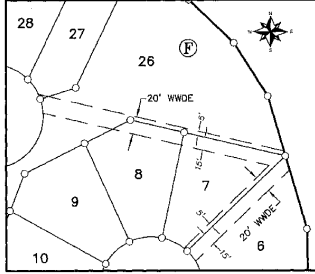
LINE NUMBER	LINE TABLE	DISTANCE
1	N62°05'21"E	78.41'
2	N62°05'21"E	60.58'
3	N43°00'57"E	27.84'
4	N64°48'50"E	76.80'
5	N77°41'59"E	73.64'
6	S74°06'11"E	73.64'
7	S80°00'14"E	73.64'
8	S86°09'49"W	73.64'
9	S87°51'14"W	71.65'
10	S81°00'17"W	71.65'
11	S83°27'15"E	73.90'
12	N03°00'10"W	53.90'
13	N01°08'02"W	33.66'
14	N01°08'02"W	4.99'
15	N68°53'59"E	50.00'
16	N01°06'02"E	80.00'
17	S45°03'04"W	9.69'
18	S82°00'42"E	50.21'
19	S84°00'42"E	50.21'
20	S44°16'55"E	50.21'
21	S86°02'02"E	60.00'
22	S87°02'02"E	60.00'
23	S87°02'02"E	60.00'
24	S87°02'02"E	60.00'
25	N80°52'27"W	141.65'
26	S74°57'15"E	70.95'
27	N13°04'55"W	141.69'
28	N13°04'55"W	74.88'
29	N81°34'53"E	74.88'
30	S70°48'50"W	82.95'
31	S70°48'50"W	70.79'
32	N22°40'09"W	90.07'
33	N22°40'09"W	90.07'
34	N85°08'30"E	33.01'
35	N85°08'30"E	33.01'
36	N60°24'06"E	56.81'
37	N60°24'06"E	56.81'
38	N62°24'06"E	109.45'
39	N62°24'06"E	109.45'
40	S24°42'14"E	30.00'
41	S24°42'14"E	30.00'
42	S24°42'14"E	30.00'
43	S24°42'14"E	30.00'
44	S24°42'14"E	30.00'
45	S24°42'14"E	30.00'
46	S24°42'14"E	30.00'
47	S24°42'14"E	30.00'
48	S24°42'14"E	30.00'
49	S24°42'14"E	30.00'
50	S24°42'14"E	30.00'
51	S24°42'14"E	30.00'
52	S24°42'14"E	30.00'
53	S24°42'14"E	30.00'
54	S24°42'14"E	30.00'
55	S24°42'14"E	30.00'
56	S24°42'14"E	30.00'
57	S24°42'14"E	30.00'
58	S24°42'14"E	30.00'
59	S24°42'14"E	30.00'
60	S24°42'14"E	30.00'
61	S24°42'14"E	30.00'
62	S24°42'14"E	30.00'
63	S24°42'14"E	30.00'
64	S24°42'14"E	30.00'
65	S24°42'14"E	30.00'
66	S24°42'14"E	30.00'
67	S24°42'14"E	30.00'
68	S24°42'14"E	30.00'
69	S24°42'14"E	30.00'
70	S24°42'14"E	30.00'
71	S24°42'14"E	30.00'
72	S24°42'14"E	30.00'
73	S24°42'14"E	30.00'
74	S24°42'14"E	30.00'
75	S24°42'14"E	30.00'
76	S24°42'14"E	30.00'
77	S24°42'14"E	30.00'
78	S24°42'14"E	30.00'
79	S24°42'14"E	30.00'
80	S24°42'14"E	30.00'
81	S24°42'14"E	30.00'
82	S24°42'14"E	30.00'
83	S24°42'14"E	30.00'
84	S24°42'14"E	30.00'
85	S24°42'14"E	30.00'
86	S24°42'14"E	30.00'
87	S24°42'14"E	30.00'
88	S24°42'14"E	30.00'
89	S24°42'14"E	30.00'
90	S24°42'14"E	30.00'
91	S24°42'14"E	30.00'
92	S24°42'14"E	30.00'
93	S24°42'14"E	30.00'
94	S24°42'14"E	30.00'
95	S24°42'14"E	30.00'
96	S24°42'14"E	30.00'
97	S24°42'14"E	30.00'
98	S24°42'14"E	30.00'
99	S24°42'14"E	30.00'
100	S24°42'14"E	30.00'

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	300.00'	20.00'	31.42°	S42°00'57"E	28.28'	20.00'	C96	862.00'	20.00'	31.42°	S42°00'57"E	28.28'	20.00'
C2	2246.30'	208.00'	81.50°	N42°24'14"E	70.00'	208.00'	C97	2414.51'	208.00'	81.50°	N42°24'14"E	70.00'	208.00'
C3	867.17'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'	C98	2414.51'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'
C4	834.88'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'	C99	2414.51'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'
C5	834.88'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'	C100	2414.51'	20.00'	30.12°	S80°00'14"E	31.90'	20.00'
C6	800.00'	20.00'	31.42°	S42°00'57"E	27.84'	20.00'	C101	2414.51'	20.00'	31.42°	S42°00'57"E	27.84'	20.00'
C7	492.55'	175.00'	124.99°	N01°08'02"W	106.83'	175.00'	C102	2414.51'	175.00'	124.99°	N01°08'02"W	106.83'	175.00'
C8	457.98'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'	C103	2414.51'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'
C9	457.98'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'	C104	2414.51'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'
C10	457.98'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'	C105	2414.51'	225.00'	168.41°	N01°08'02"W	106.83'	225.00'
C11	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'	C106	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'
C12	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'	C107	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'
C13	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'	C108	172.28'	300.00'	111.97°	S82°00'42"E	44.26'	300.00'
C14	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'	C109	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'
C15	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'	C110	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'
C16	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'	C111	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'
C17	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'	C112	108.32'	200.00'	24.40°	S45°03'04"W	32.90'	200.00'
C18	857.70'	184.97'	182.24°	S74°06'11"E	78.21'	184.97'	C113	857.70'	184.97'	182.24°	S74°06'11"E	78.21'	184.97'
C19	857.70'	184.97'	182.24°	S74°06'11"E	78.21'	184.97'	C114	857.70'	184.97'	182.24°	S74°06'11"E	78.21'	184.97'
C20	816.92'	140.44'	140.44°	S74°06'11"E	78.21'	140.44'	C115	816.92'	140.44'	140.44°	S74°06'11"E	78.21'	140.44'
C21	816.92'	140.44'	140.44°	S74°06'11"E	78.21'	140.44'	C116	816.92'	140.44'	140.44°	S74°06'11"E	78.21'	140.44'
C22	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C117	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C23	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C118	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C24	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C119	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C25	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C120	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C26	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C121	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C27	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'	C122	148.22'	350.00'	122.02°	S72°30'48"W	121.40'	350.00'
C28	281.45'	308.22'	164.62°	S80°00'14"E	101.28'	308.22'	C123	281.45'	308.22'	164.62°	S80°00'14"E	101.28'	308.22'
C29	281.45'	308.22'	164.62°	S80°00'14"E	101.28'	308.22'	C124	281.45'	308.22'	164.62°	S80°00'14"E	101.28'	308.22'
C30	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'	C125	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'
C31	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'	C126	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'
C32	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'	C127	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'
C33	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'	C128	147.17'	205.00'	51.17°	S69°46'59"W	50.98'	205.00'
C34	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C129	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C35	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C130	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C36	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C131	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C37	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C132	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C38	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C133	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C39	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'	C134	842.24'	155.00'	23.55°	S85°08'30"E	23.55'	155.00'
C40	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'	C135	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'
C41	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'	C136	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'
C42	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'	C137	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'
C43	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'	C138	281.42'	60.00'	86.50°	S89°19'51"E	60.00'	60.00'
C44	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'	C139	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'
C45	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'	C140	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'
C46	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'	C141	857.24'	200.00'	29.83°	S83°27'15"E	21.54'	200.00'
C47</													

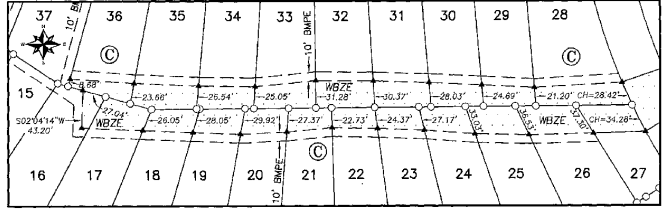
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FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

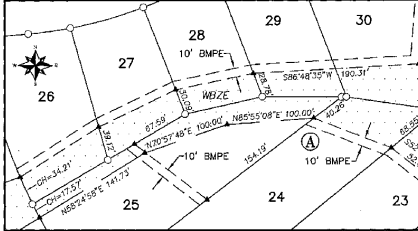
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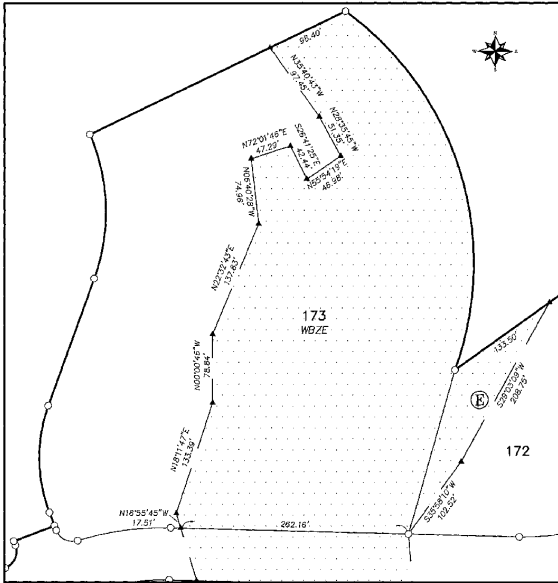
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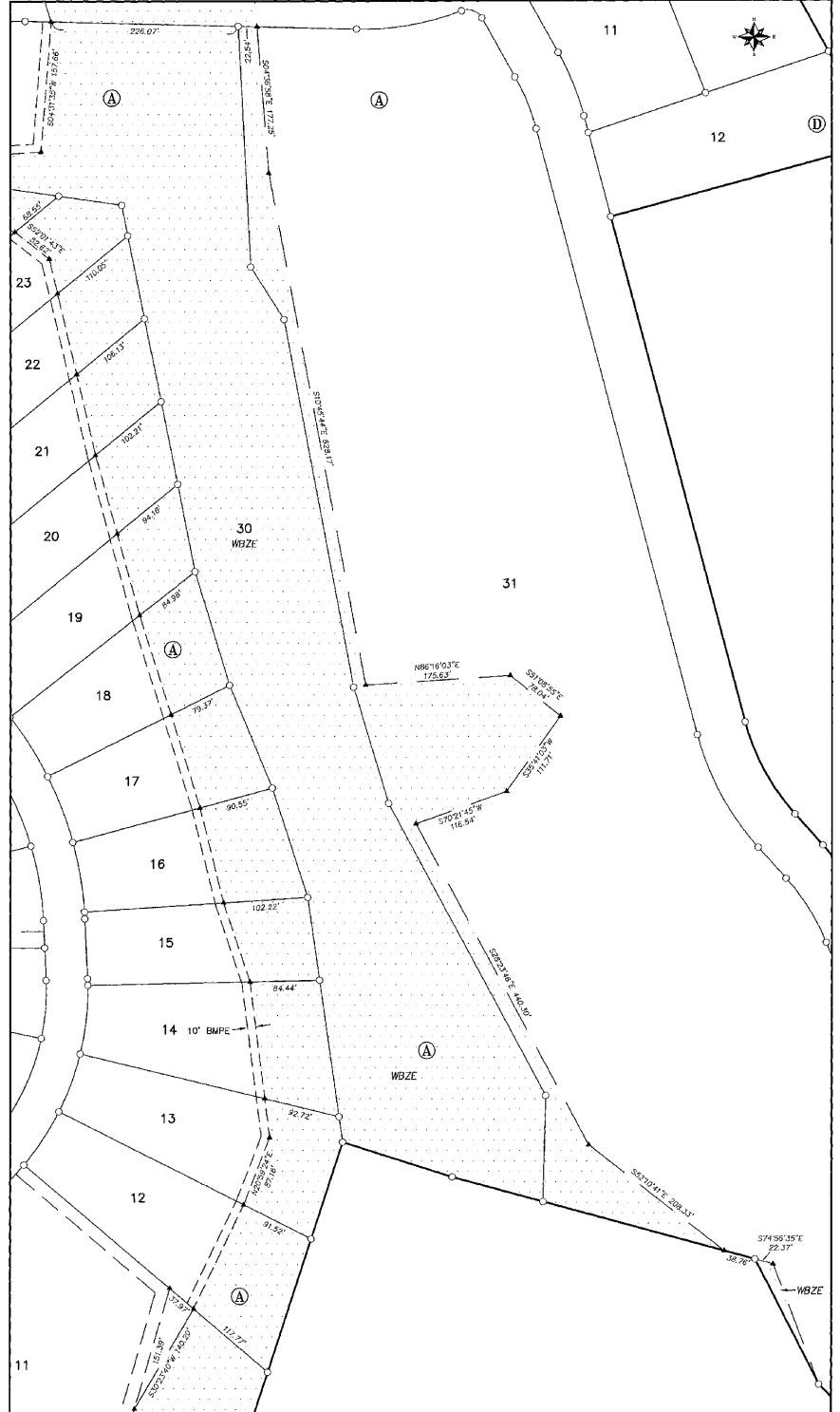
EASEMENT DETAIL 3



EASEMENT DETAIL 4



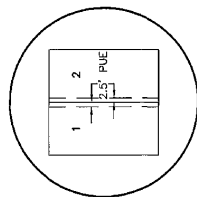
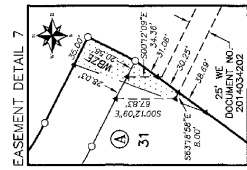
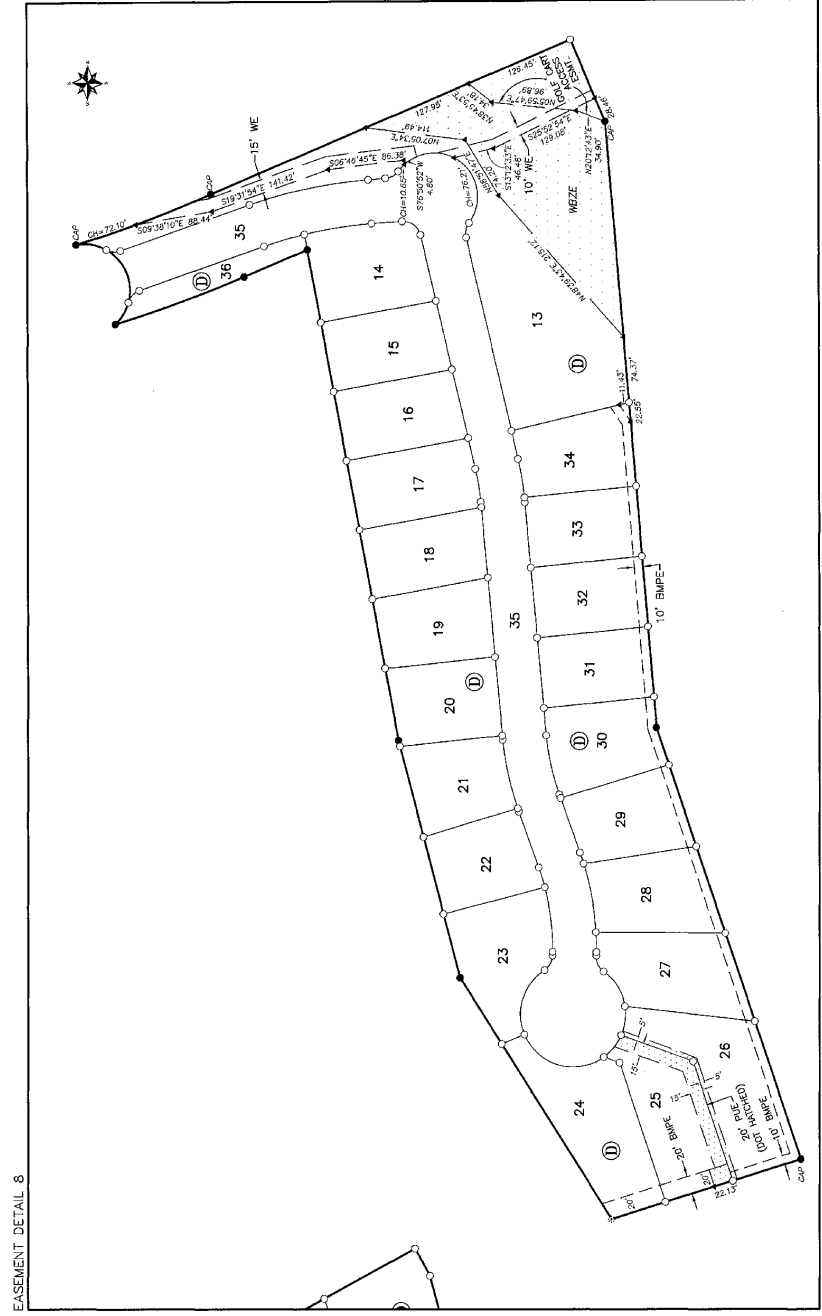
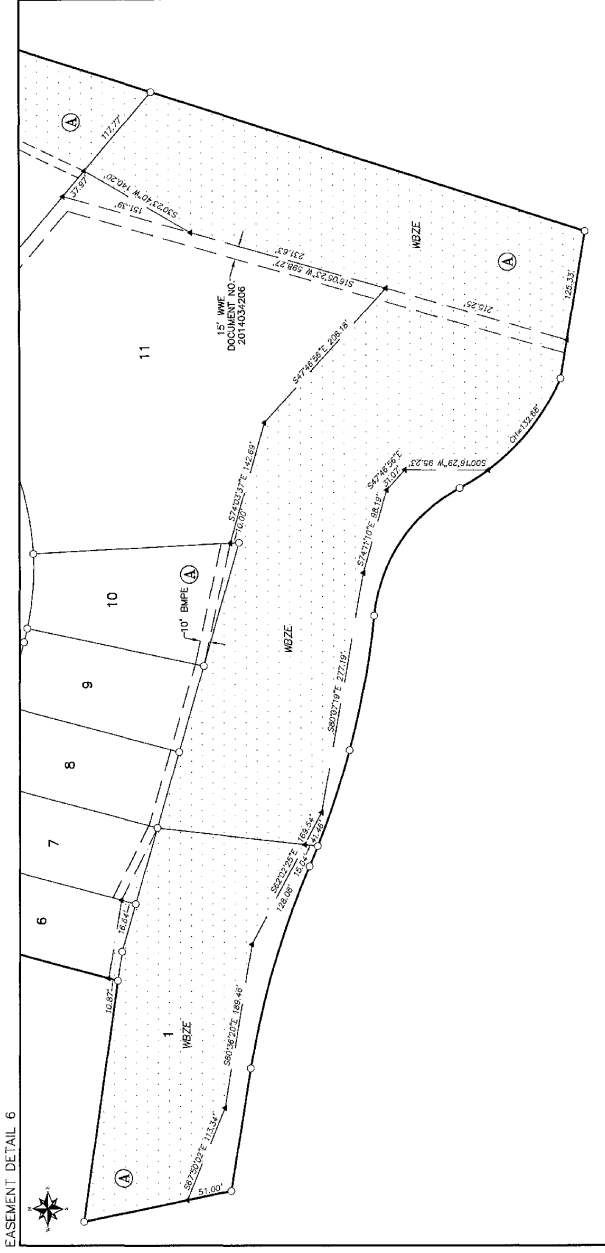
EASEMENT DETAIL 5



G&R
 SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FIRM NO. 100320000

SHEET 8 OF 10

FINAL PLAT OF
TRAVISO SECTION ONE,
PHASE TWO



ER
SURVEYING, LLC
1805 QUIDA DR
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 9 OF 10

291

5-14-14

201400105

FINAL PLAT OF TRAVISSO SECTION ONE, PHASE TWO

STATE OF TEXAS: COUNTY OF TRAVIS:

DEDICATION STATEMENT: THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 122.674 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE SYLVESTER HAMILTON SURVEY 840, ABSTRACT 357, THE J.H. HARRIS SURVEY 96, ABSTRACT 2150 AND THE J.M. FRAME SURVEY 656, ABSTRACT 303, BEING A PORTION OF THAT 2144.875 ACRE TRACT OF LAND CONVEYED TO TRAVISSO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2013056181 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 122.674 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 "TRAVISSO SECTION ONE, PHASE TWO", 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 16th DAY OF April, 2014 A.D.

ADIB R. KHOURY, VICE PRESIDENT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP BY TMC TRAVISSO GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 11200 LAKELINE BOULEVARD, SUITE 150A AUSTIN, TEXAS 78717

STATE OF TEXAS: COUNTY OF HARRIS:

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT:

THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN INDEBTEDNESS SECURED BY THAT CERTAIN DEED OF TRUST (WITH SECURITY AGREEMENT AND ASSIGNMENT OF RENTS) AGAINST THE REAL PROPERTY DESCRIBED THEREIN, A PORTION OF THIS IS DESCRIBED IN THAT CERTAIN FINAL PLAT OF "TRAVISSO SECTION ONE, PHASE TWO" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 201303751 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE SAID LIEN(S) TO SAID PLAT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION HEREBY CONFIRMS THAT TEXAS CAPITAL BANK, NATIONAL ASSOCIATION IS THE PRESENT OWNER OF SAID INDEBTEDNESS AND ALL LIENS SECURING THE PAYMENT THEREOF AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF; HEREBY CONSENTS AND JOINS IN THIS PLAT TO SUBDIVIDE SAID TRACTS AS SHOWN HEREON, ESTABLISH THE REQUIREMENTS SHOWN HEREON, 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.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

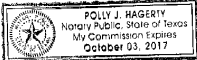
BY: [Signature] NAME: Jerry Schillaci TITLE: Sr Vice President

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 16th DAY OF April, 2014 A.D.

[Signature] POLLY J. HAGERTY Notary Public for the State of Texas My Commission Expires 10-31-17



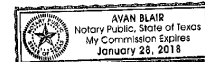
STATE OF TEXAS: COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerry Schillaci.

THE Sr. Vice President OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 April, 2014 A.D.

[Signature] AVAN BLAIR Notary Public for the State of Texas My Commission Expires 1-28-2018



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. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOOD NIGHT TRAIL AND DURANGO HILLS DRIVE AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON.
4. SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE.
23. LOTS 1 AND 74, BLOCK B, LOTS 1 AND 27, BLOCK C, LOT 36, BLOCK D, LOT 26, BLOCK F, LOT 1, BLOCK K, LOT 1, BLOCK L AND LOT 1, BLOCK N SHALL BE MAINTAINED BY THE HOA.
24. BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSINGS.
25. ACCESS TO TRAVISSO PARKWAY IS PROHIBITED FOR LOT 1, BLOCK B AND LOT 1, BLOCK C.
26. ACCESS TO GOOD NIGHT TRAIL IS PROHIBITED FOR LOTS 1 & 20 BLOCK F.
27. ACCESS TO DURANGO HILLS DRIVE IS PROHIBITED FOR LOT 11, BLOCK D.
28. ACCESS TO BENETTON WAY IS PROHIBITED FOR LOTS 6, 13, 14, 26, 27 AND 45 BLOCK B.
29. ACCESS TO VENEZIA VIEW IS PROHIBITED FOR LOT 26, BLOCK A, LOT 48, BLOCK B AND LOTS 27 AND 28, BLOCK C.
30. ACCESS TO MONTELO COURT IS PROHIBITED FOR LOT 13, BLOCK F.
31. FOR LOTS LESS THAN SIXTY FEET WIDE AND ZONED SFC OF SPT, RESIDENTIAL STREET FACING GARAGES SHALL BE LOCATED NO CLOSER TO THE STREET THAN FIVE FEET IN FRONT OF THE DWELLING OR ROOF COVERED PORCH.
32. ALL WATER QUALITY/RETENTION BASINS AND DRAINAGE STRUCTURES WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE CITY OF LEANDER.
33. LOTS 13-36, BLOCK D ARE GOVERNED BY THE CRYSTAL FALLS HOME OWNERS ASSOCIATION, INC.
34. LOT 13, BLK. D SHALL BE OWNED BY CRYSTAL FALLS HOMEOWNERS ASSOCIATION, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. LOTS 1, 11 AND 30, BLK. A AND LOT 173, BLK. E SHALL BE OWNED BY TRAVISSO COMMUNITY, INC. AND/OR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21. LOT 31, BLK. A, LOT 12, BLK. D AND LOT 172, BLK. E SHALL BE OWNED BY THE CITY OF LEANDER.

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 INDEPENDENCE TITLE COMPANY, OF NO. 1220862-COM, ISSUED SEPTEMBER 6, 2012, AND SUPPLEMENTED BY ABSTRACTOR'S REPORT OF A SEARCH OF THE APPROPRIATE COUNTY RECORDS BEGINNING DECEMBER 26, 2012 AND CONTINUING THROUGH MARCH 13, 2014, PROVIDED BY GRACY TITLE, HAVE BEEN SHOWN OR NOTED HEREON.

[Signature] PHILLIP L. McLAUGHLIN 04-11-14 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300 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 AND TRAVIS COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C 0095H DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

[Signature] SAMUEL D. KIGER, P.E. STATE OF TEXAS NO. 89353 P.O. BOX 1220 LEANDER, TEXAS 78646-1220 512-259-3862



STATE OF TEXAS: COUNTY OF TRAVIS:

APPROVED THIS THE 8th DAY OF May, 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.

[Signature] J. JEFF SELLER, CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS ATTEST: ELLEN PIZALATO, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

STATE OF TEXAS: COUNTY OF TRAVIS:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE REMOVED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

[Signature] LOWER COLORADO RIVER AUTHORITY 05-08-2014 DATE

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 14th DAY OF May, 2014 A.D. AT 3:53 O'CLOCK P.M., AND DULY RECORDED ON THE 14th DAY OF May, 2014 A.D. AT 3:53 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201400105

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 14th DAY OF May, 2014 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

[Signature] DEPUTY A. RODRIGUEZ

