TRV
3 PGS

201500069

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: TRAVISSO PHASE 2, SECTION 1A

OWNERS NAME: TRAVISSO, LTD., TMC TRAVISSO GP, LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE- 2015045501

RETURN:

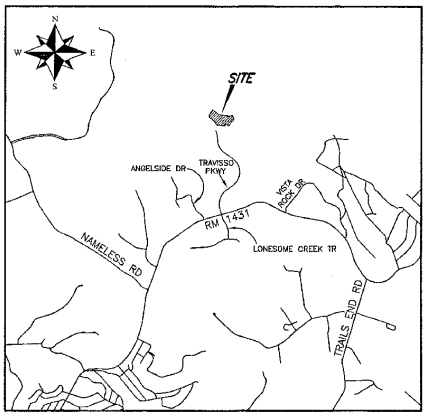
TAYLOR MORRISON
KRISTIN ZAMARA
512-426-4112

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mar 27, 2015 02:39 PM 201500069
PEREZTA: $102.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

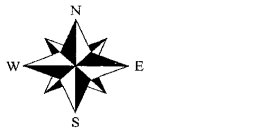
2015000069

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1A



LOCATION MAP
(NOT TO SCALE)

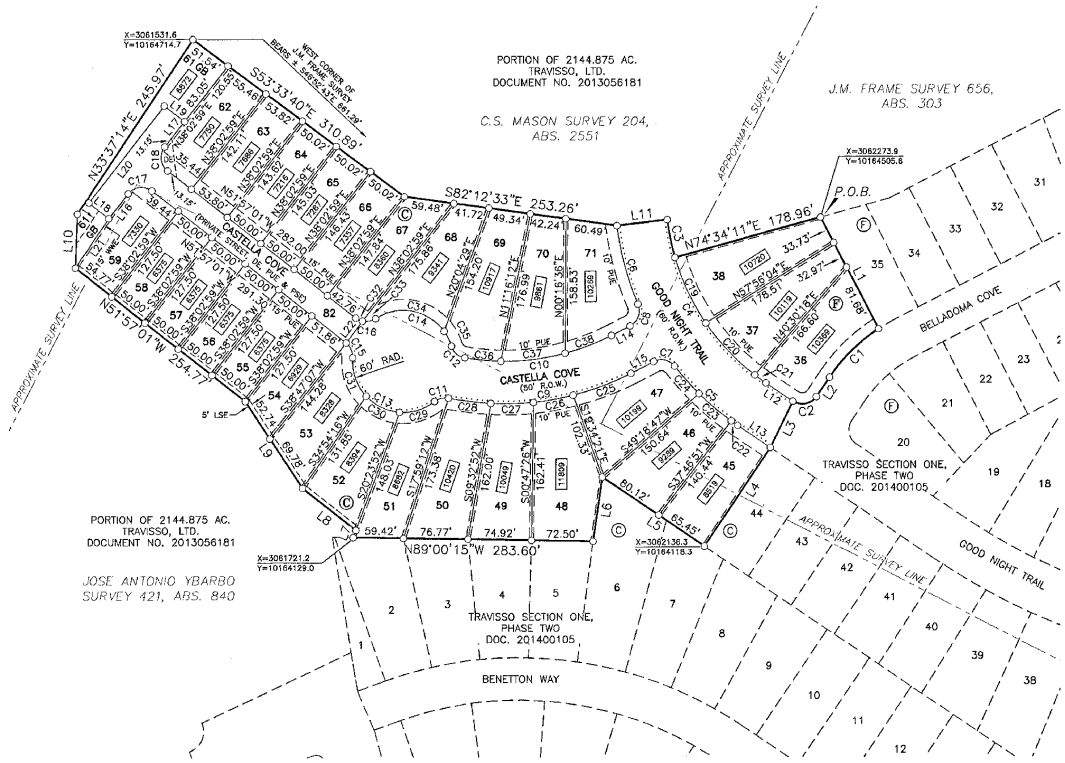
LEGEND:	
o	= 1/2" IRON ROD WITH G&R CAP SET
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
PSE	= PUBLIC SAFETY EASEMENT
WWE	= WASTEWATER EASEMENT
LSE	= LANDSCAPE EASEMENT
DE	= DRAINAGE EASEMENT
GB	= GREENBELT
6549	= LOT AREA IN SQUARE FEET
.....	= SIDEWALK REQUIRED



SCALE: 1"=100'

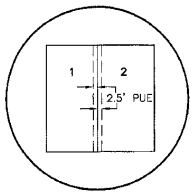
0 50 100 200 400

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



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	22°46'39"	205.00'	81.50'	S45°24'17"W	80.96'	41.29'
C2	90°00'00"	20.00'	31.42'	N79°00'57"E	28.28'	20.00'
C3	9°42'01"	270.00'	45.71'	S11°31'59"E	45.66'	22.91'
C4	49°18'04"	270.00'	232.33'	S31°20'01"E	225.22'	123.90'
C5	17°49'26"	330.00'	102.66'	S47°04'20"E	102.24'	51.75'
C6	16°40'20"	330.00'	96.02'	S15°01'15"E	95.69'	48.35'
C7	79°00'09"	20.00'	27.58'	N77°39'41"W	25.44'	16.49'
C8	86°11'39"	20.00'	30.09'	N19°44'25"E	27.33'	18.71'
C9	38°59'29"	325.00'	221.17'	N82°19'59"E	216.93'	115.06'
C10	37°03'27"	275.00'	177.86'	N81°21'58"E	174.78'	92.17'
C11	50°04'37"	20.00'	17.48'	S76°47'25"W	16.93'	9.34'
C12	62°55'04"	20.00'	21.96'	S48°38'47"E	20.88'	12.24'
C13	132°32'35"	60.00'	138.80'	S61°58'36"E	109.86'	136.50'
C14	106°08'19"	60.00'	111.15'	N70°15'25"W	95.92'	79.82'
C15	56°14'43"	20.00'	19.63'	N23°49'40"W	18.85'	10.69'
C16	71°22'33"	20.00'	24.91'	S87°38'18"E	23.33'	14.37'
C17	90°00'00"	20.00'	31.42'	S83°02'59"W	28.28'	20.00'
C18	90°00'00"	20.00'	31.42'	S06°57'01"E	28.28'	20.00'
C19	18°12'09"	270.00'	85.78'	S25°29'04"E	85.42'	43.25'
C20	17°59'49"	270.00'	84.81'	S43°35'03"E	84.46'	42.76'
C21	3°24'05"	270.00'	16.03'	S54°17'00"E	16.03'	8.02'
C22	1°37'17"	330.00'	9.34'	S55°10'24"E	9.34'	4.67'
C23	8°39'59"	330.00'	49.92'	S50°01'48"E	49.87'	25.01'
C24	7°32'10"	330.00'	43.40'	S41°55'42"E	43.37'	21.73'
C25	12°48'16"	325.00'	72.63'	N69°14'23"E	72.48'	36.47'
C26	8°23'56"	325.00'	47.64'	N79°50'29"E	47.60'	23.86'
C27	8°52'30"	325.00'	50.34'	N88°28'42"E	50.29'	25.22'
C28	8°54'47"	325.00'	50.56'	S82°37'40"E	50.51'	25.33'
C29	42°35'39"	60.00'	44.60'	N73°02'56"E	43.58'	23.39'
C30	42°45'09"	60.00'	44.77'	S64°16'40"E	43.74'	23.49'
C31	47°11'47"	60.00'	49.42'	S19°18'12"E	48.04'	26.21'
C32	25°31'10"	20.00'	8.91'	S64°42'36"E	8.83'	4.53'
C33	45°51'23"	20.00'	16.01'	N79°36'07"E	15.58'	8.46'
C34	87°15'44"	60.00'	91.38'	N79°41'42"W	82.80'	57.20'
C35	18°52'35"	60.00'	19.77'	N26°37'33"W	19.68'	9.97'
C36	8°57'08"	275.00'	42.97'	S84°34'53"E	42.92'	21.53'
C37	15°56'12"	275.00'	76.49'	N82°58'27"E	76.24'	38.49'
C38	12°10'07"	275.00'	58.40'	N68°55'18"E	58.30'	29.31'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S27°22'55"E	148.36'
L2	S34°00'57"W	27.54'
L3	S26°05'21"W	60.58'
L4	S34°00'57"W	140.00'
L5	N55°59'03"W	145.57'
L6	S08°11'24"W	76.41'
L7	N20°23'52"E	9.12'
L8	N51°53'43"W	80.39'
L9	N33°24'49"W	122.52'
L10	N02°08'07"E	63.42'
L11	N83°18'28"E	60.00'
L12	N55°59'03"W	38.53'
L13	N55°59'03"W	46.89'
L14	S62°50'14"W	24.58'
L15	S62°50'14"W	30.23'
L16	S38°02'59"W	37.50'
L17	N38°02'59"E	37.50'
L18	N51°57'01"W	30.00'
L19	N51°57'01"W	30.00'
L20	N38°02'59"E	145.00'
L21	S34°13'42"W	70.16'
L22	S36°49'46"W	31.96'



TYPICAL EASEMENT DETAIL
(SIDE LOT LINES)
N.T.S.

OWNER AND DEVELOPER:
TRAVISSO, LTD.
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: DECEMBER 10, 2014
TOTAL AREA OF THIS PLAT: 7.022 ACRES
TOTAL NUMBER OF LOTS: 30
RESIDENTIAL: 28
NON-RESIDENTIAL: 2

LINEAR FEET OF NEW STREETS
COSTELLA COVE (PUBLIC): 408
COSTELLA COVE (PRIVATE): 471
GOOD NIGHT TRAIL: 301
TOTAL: 1180

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

L:\14344-TRAVISSO SECTION 2 PHASE 2A\dwg\14344_GR-BASE.dwg 3/5/2015 12:37:47 PM CST

2015000069

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1A

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

THAT TRAVISSO, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 7.022 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 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 7.022 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 PHASE 2, SECTION 1A", 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 6th DAY OF March, 2015 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 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 6th DAY OF March, 2015 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
Kristin Zamora
(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: 11-2-15

KRISTIN ZAMORA
Notary Public, State of Texas
My Commission Expires
November 02, 2015

PLAT NOTES

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

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

3. 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.

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

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

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

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 PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PANEL NOS. 48453C 0095H FOR TRAVIS COUNTY, EFFECTIVE SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

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. 5 FOOT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GOOD NIGHT TRAIL AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 4 FOOT SIDEWALKS SHALL BE INSTALLED ON SOUTH SIDE OF COSTELLA COVE AS DEPICTED BY SIDEWALK DOTS SHOWN HEREON. 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.

11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

12. 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.

13. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.

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

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

16. 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.

17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION OF ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

18. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

19. 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.

20. THIS PROPERTY IS SUBJECT TO BLANKET TYPE UTILITY EASEMENTS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO(S). 2014047606, 2014080540 AND 2014129650, AS AMENDED IN ADDENDUM TO UTILITY EASEMENT IN DOCUMENT NO. 2014129608, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

21. LOT 61, BLOCK C, SHALL BE OWNED AND MAINTAINED BY THE HOA.

22. THE 5 FOOT LANDSCAPE EASEMENT SHOWN ALONG THE REAR OF LOTS 52-59, BLOCK C, IS DEDICATED TO THE HOA FOR ACCESS AND MAINTENANCE OF WALLS AND/OR FENCES.

23. LOT 82, BLOCK "C" IS FOR PRIVATE STREET, DRAINAGE, PUBLIC UTILITY AND PUBLIC SAFETY EASEMENT AND SHALL BE OWNED AND MAINTAINED BY TRAVISSO HOMEOWNER'S ASSOCIATION, INC. SAID PUBLIC UTILITY EASEMENT IS TO INCLUDE CABLE AND TELECOMMUNICATION UTILITIES. THE FIRST AMENDMENT TO TRAVISSO MASTER COVENANTS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2015025981, WHICH IMPOSE THE REQUIREMENT FOR HOA MAINTENANCE OBLIGATIONS ASSOCIATED WITH PRIVATE STREETS AND THE CITY'S AUTHORITY TO RECOVER ATTORNEY'S FEES AND EXPENSES INCURRED IN JUDICIAL ENFORCEMENT. A PUBLIC UTILITY EASEMENT OVER, UPON, UNDER, IN AND ACROSS THE PROPERTY DESIGNATED AS PRIVATE STREETS IN THIS PLAT (THE "EASEMENT PROPERTY") IS HEREBY GRANTED TO THE CITY OF LEANDER (THE "CITY"). THE PROPERTY INTEREST AND EASEMENT IS GRANTED AND CONVEYED TO THE CITY FOR THE PURPOSE OF THE CITY'S EXERCISE OF THE EXCLUSIVE AUTHORITY, RIGHT AND POWER TO CONTROL, MANAGE, REGULATE, FRANCHISE, LICENSE AND ADMINISTER THE USE AND OCCUPANCY OF THE EASEMENT PROPERTY BY THIRD PARTIES, INCLUDING, BUT NOT LIMITED TO, UTILITIES, CABLE TELEVISION AND PUBLIC SERVICE PROVIDERS WHO DESIRE TO USE THE EASEMENT PROPERTY FOR THE PURPOSE OF PROVIDING ANY SERVICE OR PRODUCT TO ADJOINING OR ABUTTING PROPERTY OR TO ANY OTHER PROPERTY WITHIN THE TRAVISSO PHASE 2, SECTION 1A SUBDIVISION, EXCEPT AS OTHERWISE PROVIDED HEREIN; PROVIDED THAT THE CITY SHALL NOT HAVE ANY DUTY OR RESPONSIBILITY TO DESIGN, MAINTAIN, OR REPAIR THE EASEMENT PROPERTY. THE CITY SHALL EXERCISE EXCLUSIVE AUTHORITY, RIGHT AND POWER GRANTED HEREIN IN SUBSTANTIALLY THE SAME MANNER THAT THE CITY EXERCISES SUCH AUTHORITY, RIGHT AND POWER OVER THE STREETS, EASEMENTS AND RIGHTS-OF-WAY LOCATED WITHIN THE CITY, INCLUDING, BUT NOT LIMITED TO: (A) THE RIGHT AND POWER TO DEMAND AND REQUIRE THIRD PARTIES TO OBTAIN FRANCHISE, LICENSE, OR PERMIT FOR THE USE AND OCCUPANCY OF THE EASEMENT PROPERTY; (B) THE RIGHT AND POWER TO REQUIRE ANY AND ALL SUCH THIRD PARTIES TO PAY FEES ESTABLISHED AND COLLECTED BY THE STATE OF TEXAS FOR THE USE AND OCCUPANCY OF CITY STREETS AND RIGHTS-OF-WAY IN LIEU OF A REQUIREMENT FOR A FRANCHISE, PERMIT, OR LICENSE GRANTED BY THE CITY; AND (C) THE RIGHT AND POWER TO REQUIRE ALL SUCH THIRD PARTIES TO REPAIR THE EASEMENT PROPERTY AND ALL CUTS, EXCAVATORS AND DAMAGES MADE BY THEM WITHIN THE EASEMENT PROPERTY IN COMPLIANCE WITH CITY OR TRAVIS COUNTY STANDARDS AND SPECIFICATIONS. TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 IS HEREBY AUTHORIZED TO USE THE EASEMENT PROPERTY FOR THE PURPOSE OF EXCAVATING FOR, LAYING, CONSTRUCTING, PLACING, OPERATING, MAINTAINING, RECONSTRUCTING, REPLACING, REBUILDING, UPGRADING, RENEWING, REMOVING, INSPECTING, PATROLLING, CHANGING, MODIFYING, OR REPAIRING WATER, WASTEWATER AND DRAINAGE FACILITIES. THIS EASEMENT SHALL BE BINDING UPON GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER.

24. A PUBLIC SAFETY EASEMENT IS HEREBY GRANTED FOR ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

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 PHASE 2, SECTION 1A" IN TRAVIS COUNTY, TEXAS (THE PLAT), SAID DEED OF TRUST BEING FILED OF RECORD UNDER CLERK'S FILE NO. 2013067751 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: _____
NAME: Jerry Schillaci
TITLE: SVP

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 11 DAY OF March, 2015 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
Cheryl Shelby
(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: 4/8/18

CHERYL SHELBY
Notary Public, State of Texas
My Commission Expires
April 08, 2018

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. 01247-34041, ISSUED DECEMBER 15, 2014, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. McLAUGHLIN 03-05-15
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. 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
512-259-3882

STATE OF TEXAS
SAMUEL D. KIGER
89353
LICENSED
PROFESSIONAL ENGINEER

3-6-15

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE 26th DAY OF March, 2015 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 SEIFER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: Ellen Pizzalato
ELLEN PIZZALATE, 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 27th DAY OF March, 2015 A.D. AT 2:39 O'CLOCK P.M., AND DULY RECORDED ON THE 27th DAY OF March, 2015 A.D. AT 2:39 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2015000069

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAY OF March, 2015 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY _____ DEPUTY
I. PEREZ

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

201500069

FINAL PLAT OF
TRAVISSO PHASE 2, SECTION 1A

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF 7.022 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSE ANTONIO YBARBO SURVEY 421, ABSTRACT NO. 840, THE C.S. MASON SURVEY 204, ABSTRACT NO. 2551 AND THE J.M. FRAME SURVEY 656, ABSTRACT NO. 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; SAID 7.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP SET AT THE NORTHWESTERLY CORNER OF LOT 35, BLOCK F, TRAVISSO SECTION ONE, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400105, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 2144.875 ACRE TRACT WITH THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO THE FOLLOWING NINE (9) COURSES:

1. S27°22'55"E, A DISTANCE OF 148.38 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 81.50 FEET AND A CHORD WHICH BEARS S45°24'17"W, A DISTANCE OF 80.96 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
3. S34°00'57"W, A DISTANCE OF 27.54 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS S79°00'57"W, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
5. S26°05'21"W, A DISTANCE OF 60.58 FEET TO AN IRON ROD WITH G&R CAP SET;
6. S34°00'57"W, A DISTANCE OF 140.00 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT ;
7. N55°59'03"W, A DISTANCE OF 145.57 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S08°11'24"W, A DISTANCE OF 76.41 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N89°00'15"W, A DISTANCE OF 283.60 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE NORTHERLY LINE OF SAID TRAVISSO SECTION ONE, PHASE TWO AND CONTINUING OVER AND ACROSS SAID 2144.875 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

1. N20°23'52"E, A DISTANCE OF 9.12 FEET TO AN IRON ROD WITH G&R CAP SET;
2. N51°53'43"W, A DISTANCE OF 80.39 FEET TO AN IRON ROD WITH G&R CAP SET;
3. N33°24'49"W, A DISTANCE OF 122.52 FEET TO AN IRON ROD WITH G&R CAP SET;
4. N51°57'01"W, A DISTANCE OF 254.77 FEET TO AN IRON ROD WITH G&R CAP SET;
5. N02°08'07"E, A DISTANCE OF 63.42 FEET TO AN IRON ROD WITH G&R CAP SET;
6. N33°37'14"E, A DISTANCE OF 245.97 FEET TO AN IRON ROD WITH G&R CAP SET FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
7. S53°33'40"E, A DISTANCE OF 310.89 FEET TO AN IRON ROD WITH G&R CAP SET;
8. S82°12'33"E, A DISTANCE OF 253.26 FEET TO AN IRON ROD WITH G&R CAP SET;
9. N83°18'28"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
10. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 45.71 FEET AND A CHORD WHICH BEARS S11°31'59"E, A DISTANCE OF 45.66 FEET TO AN IRON ROD WITH G&R CAP SET;
11. N74°34'11"E, A DISTANCE OF 178.96 FEET TO TO THE POINT OF BEGINNING, HAVING AN AREA OF 7.022 ACRES OF LAND, MORE OR LESS.

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