

AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ October 27, 2016 at 7:30 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Recognition of Service to Exiting Commissioners.
4. Swearing in of the new Planning and Zoning Commissioners: Place 2 (John Cosgrove) and Place 1 (Laura Lantrip).
 - New Commissioners takes their place on dais
5. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman
6. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman

7. Election of Secretary
 - a. Nomination for position of Secretary
 - b. Discussion of nominees
 - c. Election of Secretary

8. Approval of Minutes:
Regular Planning & Zoning Meeting: October 13, 2016

9. Director's report to P & Z Commissioners on actions taken by the City Council at the October 20, 2016 meeting.

10. Review meeting protocol

11. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

12. Subdivision Case 16-SFP-006: Consider action on the Lots 5A & 5B South San Gabriel Ranches Portion of Lot 5 Replat for 5.1927 acres more or less; WCAD Parcel R037777; generally located at the southeast corner of Norwood Drive and County Road 270; Leander, Williamson County, Texas.

13. Subdivision Case 15-FP-035: Consider action on the Palmera Ridge Section 4 Final Plat for 14.46 acres more or less; WCAD Parcel R031607; generally located at the future western extension of Palmera Ridge Boulevard; Leander, Williamson County, Texas. Applicant/Agent: Randall Jones & Associates Engineering, Inc. (Brent Jones) on behalf of M/I Homes of Austin, LLC.

14. Subdivision Case 16-FP-023: Consider action on the Bluffs at Crystal Falls Section 3, Phase 3C Final Plat for 14.352 acres more or less; TCAD Parcel 844910; generally located approximately 150 feet south from the southwest corner of the intersection of Osage Drive and Yaupon Range Drive; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Taylor Morrison at Crystal Falls LLC (Michael Slack).

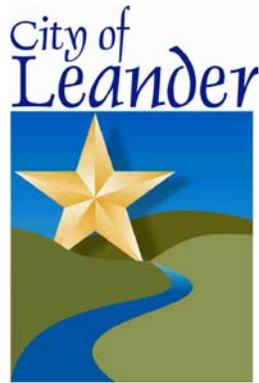
Regular Agenda

15. Meeting Adjourned at

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 21st day of October, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Robin Griffin – Planning Manager



Minutes

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ October 13, 2016 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 Morgan Cotten
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:00 pm
2. Roll Call
All Commissioners were present
3. Approval of Minutes:
Regular Planning & Zoning Meeting: September 22, 2016
Motion made by Commissioner Anderson to approve the minutes, seconded by Commissioner Means. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the October 11, 2016 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the October 11, 2016.**
5. Review meeting protocol
Chairman Sokol referred to the printed meeting protocol.
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizen wished to speak.

Consent Agenda

7. Subdivision Case 16-SFP-011: Consider action on the Cantwell Tract Subdivision Replat for 19.70 acres more or less; WCAD Parcel R497327; generally located to the northeast of the intersection of 183A Toll and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Harrison Hudson (Kimley-Horn) on behalf of 19.7 Crystal Falls, J.V.
8. Subdivision Case 16-TOD-FP-007: Consider action on the Oak Creek, Phase 4, Section 2 Final Plat for 13.579 acres more or less; WCAD Parcel R540162; generally located to the northeast of the intersection of Coulee Drive and South Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
9. Subdivision Case 16-TOD-FP-008: Consider action on the Oak Creek, Phase 3 Final Plat for 11.739 acres more or less; WCAD Parcel R529007; generally located to the southwest of the intersection of W. Broade Street and South Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
10. Subdivision Case 16-TOD-FP-009: Consider action on the Oak Creek, Phase 3 Final Plat for 12.429 acres more or less; WCAD Parcel R529006; generally located to the southeast of the intersection of Cactus Apple Street and Middle Brook Drive; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Chair Sid Sokol read into the minutes that Oak Creek Phase 3 should be Oak Creek Phase 4, Section 1.

11. Subdivision Case 16-FP-024: Consider action on the Travisso, Phase 2, Section 1L Final Plat for 12.785 acres more or less; TCAD Parcel 863593; generally located to the northwest of the intersection of Travisso Pkwy and RM 1431; Leander, Travis County, Texas. Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Travisso Ltd.

Commissioner Hines moved to approve the consent agenda with staff recommendations. Commissioner Cotten seconded the motion. Motion passed unanimously.

Public Hearing

12. Zoning Case 16-Z-022: Hold a public hearing and consider action on the rezoning of a parcel located at 6301 N. Bagdad Rd; WCAD Parcel R031629 for 11.0959 acres more or less. Currently, the property is zoned SFU-2-B (Single Family Urban) and the applicant is proposing SFL-2-A (Single Family Limited) and SFL-2-B (Single Family Limited) Leander, Williamson County, Texas. Agent: Randall Jones & Associates Engineering, Inc. (Amy Little) on behalf of Richard A. Alley Estate.

a) Staff Presentation

Martin Siwek, Planner, discussed the proposed zoning change.

b) Applicant Presentation

No applicant was present.

c) Open Public Hearing

**Chair Sokol opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chair Sokol closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

**Commissioner Schwendenmann moved to approve the zoning request with staff recommendation, Commissioner Anderson seconded the motion.
Motion passed unanimously.**

Regular Agenda

Don Gill postponed his presentation.

13. Presentation by Don Gill on proposed storage facilities within the City of Leander.

a) Presentation

b) Discussion

14. Meeting Adjourned at **7:25**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary



EXECUTIVE SUMMARY

OCTOBER 27, 2016

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- Agenda Subject:** Subdivision Case 16-SFP-006: Consider action on the Lots 5A & 5B South San Gabriel Ranches Portion of Lot 5 Replat for 5.1927 acres more or less; WCAD Parcel R037777; generally located at the southeast corner of Norwood Drive and County Road 270; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the short form final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Lisa Moguel on behalf of Kathy Aubin.
- Financial Consideration:** None
- Recommendation:** This final plat includes 2 non-residential lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the short form final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the short form final plat for the subject property.
- Attachments:** 1. Short Form Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner
- 10/20/2016

LOTS 5A & 5B, SOUTH SAN GABRIEL RANCHES PORTION OF LOT 5 REPLAT RECORDED IN CABINET B, SLIDES 86-87

SHORT FORM FINAL PLAT

LEGEND

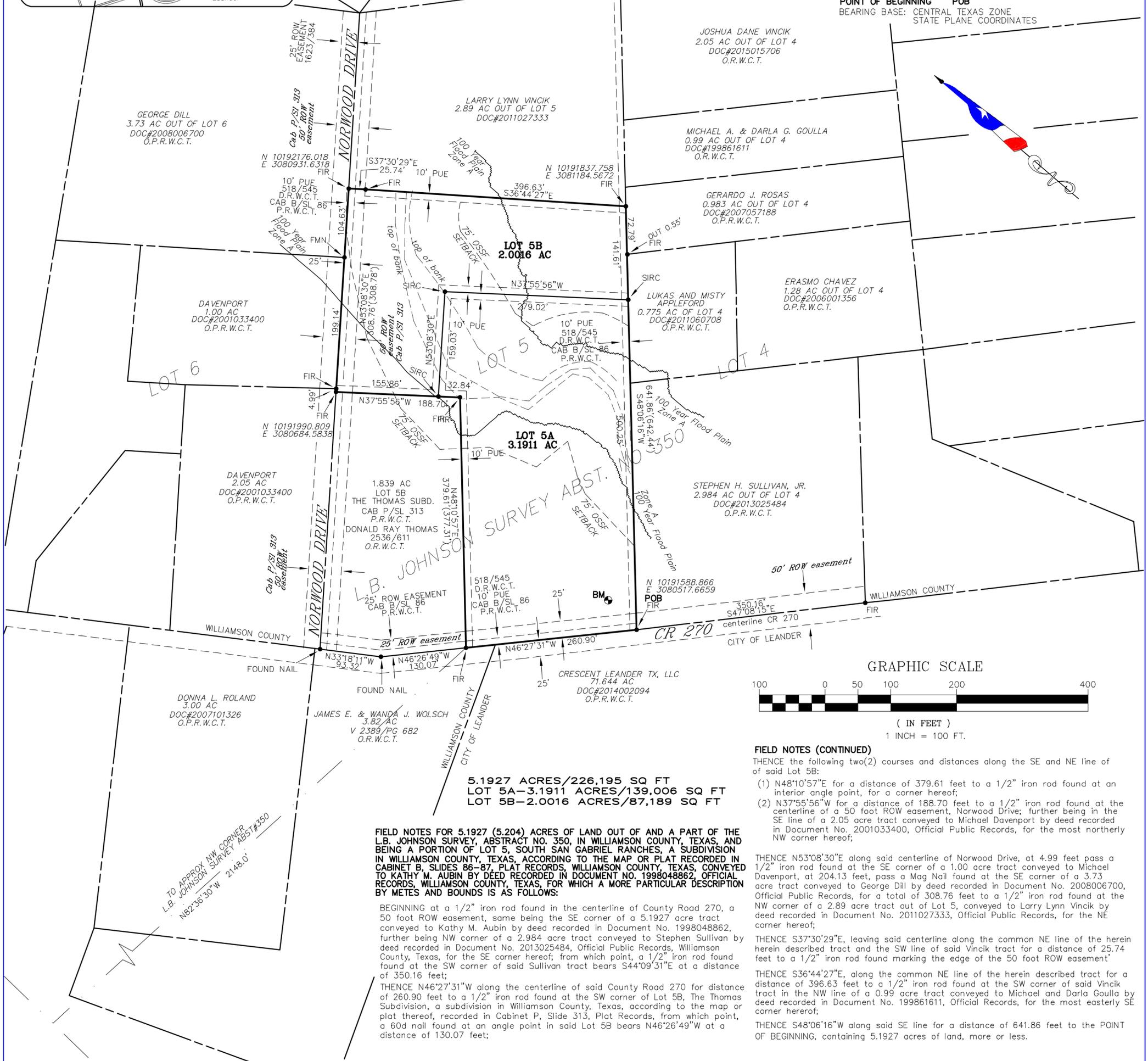
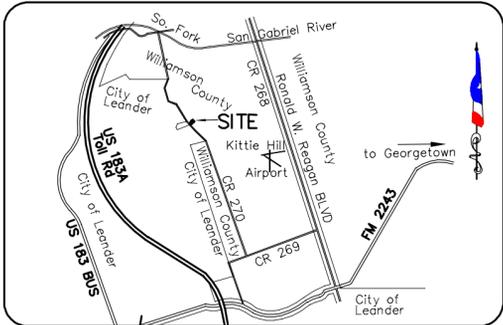
FIRC FOUND 1/2" IRON ROD W/CAP
 FIR FOUND 1/2" IRON ROD
 SIRC SET 1/2" IRON ROD W/CAP
 LABELED "WATERLOO RPLS 4324"

PUE PUBLIC UTILITY EASEMENT
 OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
 ORWCT OFFICIAL RECORDS WILLIAMSON COUNTY TEXAS
 PRWCT PLAT RECORDS WILLIAMSON COUNTY TEXAS
 (RECORD CALL)

BOUNDARY LINE
 ADJOINER LINE
 EASEMENT LINE

BM BENCHMARK:
 SPINDLE SET IN UPOLE.
 ELEVATION 925.36' NAVD88
POINT OF BEGINNING POB
 BEARING BASE: CENTRAL TEXAS ZONE
 STATE PLANE COORDINATES

LOCATION MAP not to scale



GRAPHIC SCALE



(IN FEET)
 1 INCH = 100 FT.

FIELD NOTES (CONTINUED)

THENCE the following two(2) courses and distances along the SE and NE line of said Lot 5B:
 (1) N48°10'57"E for a distance of 379.61 feet to a 1/2" iron rod found at an interior angle point, for a corner hereof;
 (2) N37°55'56"W for a distance of 188.70 feet to a 1/2" iron rod found at the centerline of a 50 foot ROW easement, Norwood Drive; further being in the SE line of a 2.05 acre tract conveyed to Michael Davenport by deed recorded in Document No. 2001033400, Official Public Records, for the most northerly NW corner hereof;

THENCE N53°08'30"E along said centerline of Norwood Drive, at 4.99 feet pass a 1/2" iron rod found at the SE corner of a 1.00 acre tract conveyed to Michael Davenport, at 204.13 feet, pass a Mag Nail found at the SE corner of a 3.73 acre tract conveyed to George Dill by deed recorded in Document No. 2008006700, Official Public Records, for a total of 308.76 feet to a 1/2" iron rod found at the NW corner of a 2.89 acre tract out of Lot 5, conveyed to Larry Lynn Vincik by deed recorded in Document No. 2011027333, Official Public Records, for the NE corner hereof;

THENCE S37°30'29"E, leaving said centerline along the common NE line of the herein described tract and the SW line of said Vincik tract for a distance of 25.74 feet to a 1/2" iron rod found marking the edge of the 50 foot ROW easement'

THENCE S36°44'27"E, along the common NE line of the herein described tract for a distance of 396.63 feet to a 1/2" iron rod found at the SW corner of said Vincik tract in the NW line of a 0.99 acre tract conveyed to Michael and Darla Goulla by deed recorded in Document No. 199861611, Official Records, for the most easterly SE corner hereof;

THENCE S48°06'16"W along said SE line for a distance of 641.86 feet to the POINT OF BEGINNING, containing 5.1927 acres of land, more or less.

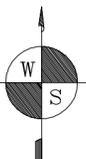
FIELD NOTES FOR 5.1927 (5.204) ACRES OF LAND OUT OF AND A PART OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, SOUTH SAN GABRIEL RANCHES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET B, SLIDES 86-87, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED TO KATHY M. AUBIN BY DEED RECORDED IN DOCUMENT NO. 1998048862, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the centerline of County Road 270, a 50 foot ROW easement, same being the SE corner of a 5.1927 acre tract conveyed to Kathy M. Aubin by deed recorded in Document No. 1998048862, further being NW corner of a 2.984 acre tract conveyed to Stephen Sullivan by deed recorded in Document No. 2013025484, Official Public Records, Williamson County, Texas, for the SE corner hereof; from which point, a 1/2" iron rod found at the SW corner of said Sullivan tract bears S44°09'31"E at a distance of 350.16 feet;

THENCE N46°27'31"W along the centerline of said County Road 270 for distance of 260.90 feet to a 1/2" iron rod found at the SW corner of Lot 5B, The Thomas Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet P, Slide 313, Plat Records, from which point, a 60d nail found at an angle point in said Lot 5B bears N46°26'49"W at a distance of 130.07 feet;

**5.1927 ACRES/226,195 SQ FT
 LOT 5A-3.1911 ACRES/139,006 SQ FT
 LOT 5B-2.0016 ACRES/87,189 SQ FT**

TO APPROX NW CORNER
 L.B. JOHNSON SURVEY ABST#350
 N82°36'30"W 2148.0'



WATERLOO SURVEYORS INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716-0176
 Phone: 512-481-9602
 www.waterloosurveyors.com
 FIRM# 10124400
 J14762P

OWNER: KATHY M. AUBIN
ACREAGE: 5.1927 ACRE/226,195 SQ FT
SURVEYOR: THOMAS P. DIXON R.P.L.S. 4324
NUMBER OF BLOCKS: ONE BLOCK
LINEAR FEET OF NEW STREETS: NONE
PLAT SUBMITTAL DATE: JUNE 1, 2016
BENCHMARK: SPINDLE SET IN UPOLE ALONG CR 270;
 ELEVATION 814.80' NAVD 88
PATENT SURVEY: 5.1297 ACRES OUT OF THE L.B. JOHNSON SURVEY, ABSTRACT NO. 350, IN WILLIAMSON COUNTY, TEXAS.
NUMBER OF LOTS BY TYPE: TWO LOTS FOR COMMERCIAL USE



EXECUTIVE SUMMARY

OCTOBER 27, 2016

-
- Agenda Subject:** Subdivision Case 15-FP-035: Consider action on the Palmera Ridge Section 4 Final Plat for 14.46 acres more or less; WCAD Parcel R031607; generally located at the future western extension of Palmera Ridge Boulevard; Leander, Williamson County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Randall Jones & Associates Engineering, Inc. (Brent Jones) on behalf of M/I Homes of Austin, LLC.
- Financial Consideration:** None
- Recommendation:** This final plat includes 66 single family residential lots and 3 HOA Landscape lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner
- 10/20/2016

PALMERA RIDGE SECTION 4

BEING A 14.46 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS
SCALE: 1"=100'

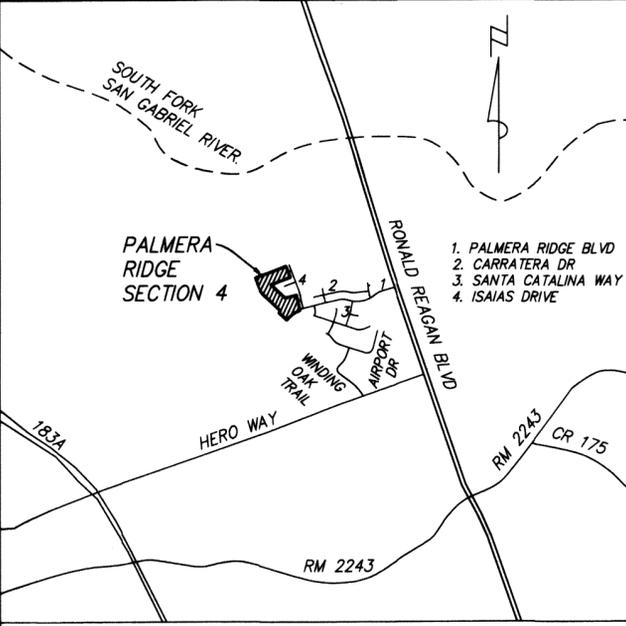


LEGEND:

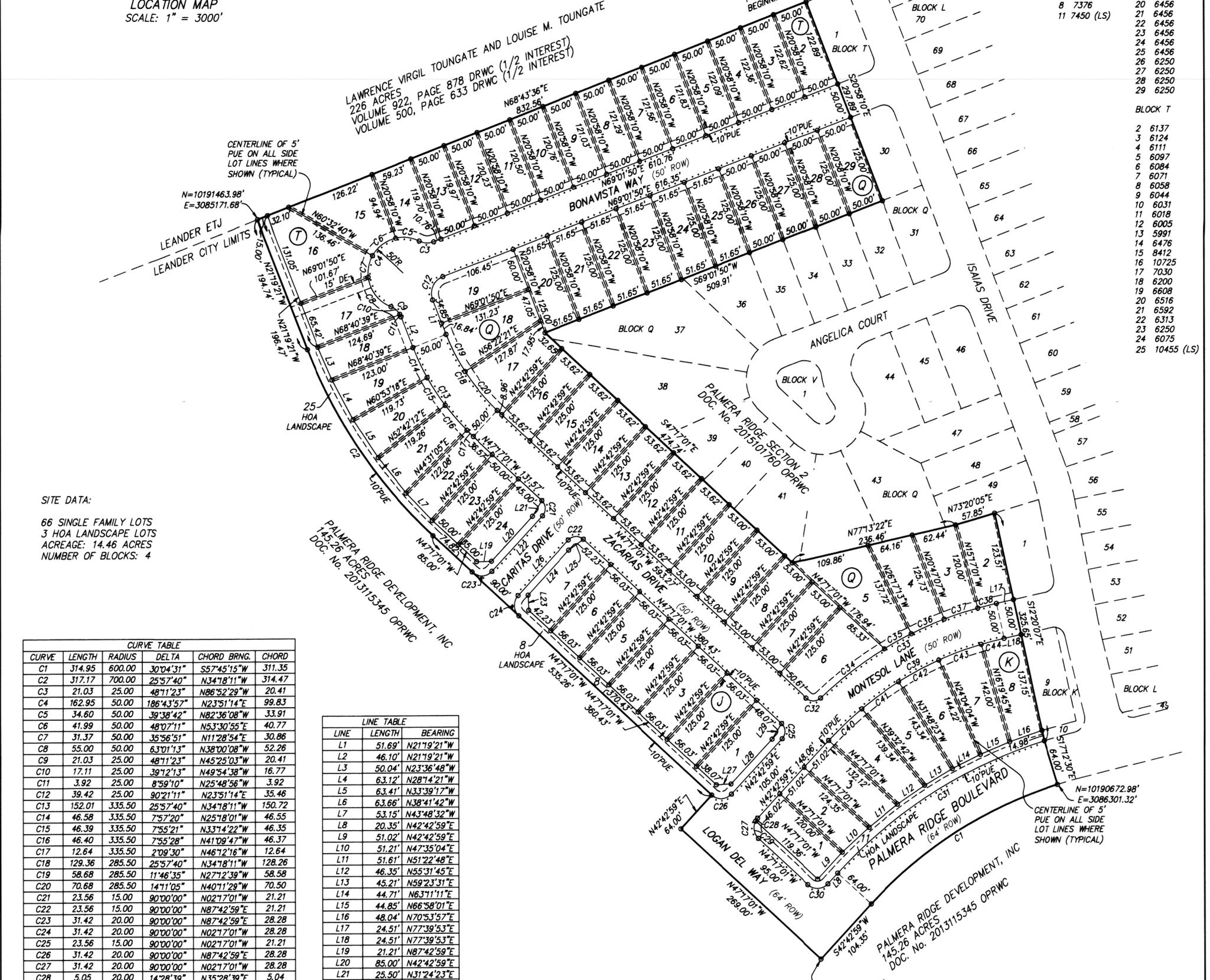
- = SET 1/2" IRON ROD (WITH RJ SURVEYING CAP)
- = FOUND CONCRETE MONUMENT
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- Ⓛ = BLOCK NAME
- = 4' SIDEWALK REQUIRED
- OPRWC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC= DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- WWE = WASTEWATER EASEMENT
- HOA = HOME OWNERS ASSOCIATION

**LOT AREAS:
(SQUARE FEET)**

BLOCK J	BLOCK Q
1 6459	2 6639
2 7003	3 6887
3 7003	4 7439
4 7003	5 10985
5 7003	6 9016
6 7003	7 6625
7 6978	8 6625
8 8738 (LS)	9 6625
	10 6625
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	15 6702
	16 6702
	17 8092
	18 7970
	19 7748
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LOCATION MAP
SCALE: 1" = 3000'



SITE DATA:
66 SINGLE FAMILY LOTS
3 HOA LANDSCAPE LOTS
ACREAGE: 14.46 ACRES
NUMBER OF BLOCKS: 4

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	314.95	600.00	30°04'31"	S57°45'15"W	311.35
C2	317.17	700.00	25°57'40"	N34°18'11"W	314.47
C3	21.03	25.00	48°11'23"	N86°52'29"W	20.41
C4	162.95	50.00	186°43'57"	N23°51'14"E	99.83
C5	34.80	50.00	39°38'42"	N82°36'08"W	33.91
C6	41.99	50.00	48°07'11"	N53°30'55"E	40.77
C7	31.37	50.00	35°56'51"	N11°28'54"E	30.86
C8	55.00	50.00	63°01'13"	N38°00'08"W	52.26
C9	21.03	25.00	48°11'23"	N45°25'03"W	20.41
C10	17.11	25.00	39°12'13"	N49°54'38"W	16.77
C11	3.92	25.00	8°59'10"	N25°48'58"W	3.92
C12	39.42	25.00	90°21'11"	N23°51'14"E	35.46
C13	152.01	335.50	25°57'40"	N34°18'11"W	150.72
C14	46.58	335.50	7°57'20"	N25°18'01"W	46.55
C15	46.39	335.50	7°57'21"	N33°14'22"W	46.35
C16	46.40	335.50	7°55'28"	N41°09'47"W	46.37
C17	12.64	335.50	2°09'30"	N46°12'16"W	12.64
C18	129.36	285.50	25°57'40"	N34°18'11"W	128.26
C19	58.68	285.50	11°46'35"	N27°12'39"W	58.58
C20	70.68	285.50	14°11'05"	N40°11'29"W	70.50
C21	23.56	15.00	90°00'00"	N02°17'01"W	21.21
C22	23.56	15.00	90°00'00"	N87°42'59"E	21.21
C23	31.42	20.00	90°00'00"	N87°42'59"E	28.28
C24	31.42	20.00	90°00'00"	N02°17'01"W	28.28
C25	23.56	15.00	90°00'00"	N02°17'01"W	21.21
C26	31.42	20.00	90°00'00"	N87°42'59"E	28.28
C27	31.42	20.00	90°00'00"	N02°17'01"W	28.28
C28	5.05	20.00	14°28'39"	N35°28'39"E	5.04
C29	26.36	20.00	75°31'21"	N09°31'21"W	24.49
C30	31.42	20.00	90°00'00"	N87°42'59"E	28.28
C31	348.54	664.00	30°04'31"	N57°45'15"E	344.56
C32	22.54	15.00	86°04'40"	N89°40'39"E	20.47
C33	284.29	525.00	31°01'34"	N62°09'06"E	280.83
C34	112.99	525.00	12°19'51"	N52°48'14"E	112.77
C35	43.47	525.00	4°44'38"	N61°20'28"E	43.45
C36	50.41	525.00	5°30'06"	N66°27'50"E	50.39
C37	50.41	525.00	5°30'06"	N71°57'56"E	50.39
C38	27.02	525.00	2°56'54"	N76°11'26"E	27.01
C39	289.73	475.00	34°56'54"	N60°11'26"E	285.26
C40	64.16	475.00	7°44'19"	N46°35'08"E	64.11
C41	64.16	475.00	7°44'19"	N54°19'27"E	64.11
C42	64.16	475.00	7°44'19"	N62°03'46"E	64.11
C43	64.16	475.00	7°44'19"	N69°48'05"E	64.11
C44	33.11	475.00	3°58'38"	N75°40'04"E	33.10

LINE	LENGTH	BEARING
L1	51.69	N21°19'21"W
L2	46.10	N21°19'21"W
L3	50.04	N23°36'48"W
L4	63.12	N28°14'21"W
L5	63.41	N33°39'17"W
L6	63.66	N38°41'42"W
L7	53.15	N43°48'32"W
L8	20.35	N42°42'59"E
L9	51.02	N42°42'59"E
L10	51.21	N47°35'04"E
L11	51.61	N51°22'48"E
L12	46.35	N55°31'45"E
L13	45.21	N59°23'31"E
L14	44.71	N63°11'11"E
L15	44.85	N66°58'01"E
L16	48.04	N70°53'57"E
L17	24.51	N77°39'53"E
L18	24.51	N77°39'53"E
L19	21.21	N87°42'59"E
L20	85.00	N42°42'59"E
L21	25.50	N31°24'23"E
L22	105.00	N42°42'59"E
L23	21.21	N02°17'01"W
L24	85.00	N42°42'59"E
L25	25.50	N54°01'35"E
L26	105.00	N42°42'59"E
L27	21.21	N87°42'59"E
L28	85.00	N42°42'59"E
L29	25.50	N31°24'23"E

STREETS TABLE	NAME	LENGTH	ROW WIDTH
	PALMERA RIDGE BOULEVARD	436'	64'
	LOGAN DEL WAY	237'	64'
	BONAVISTA WAY	667'	50'
	CARITAS DRIVE	165'	50'
	MONTESEL LANE	530'	50'
	ZACARIAS DRIVE	875'	50'
	TOTAL	2910'	

LAND USE TABLE:	
SINGLE FAMILY:	10.44 ACRES
LANDSCAPE:	0.52 ACRES
RIGHT OF WAY:	3.50 ACRES
TOTAL:	14.46 ACRES

DEVELOPER & OWNER:
M/I HOMES OF AUSTIN, LLC
405 STATE HIGHWAY 121, SUITE

PALMERA RIDGE SECTION 4

BEING A 14.46 ACRE TRACT OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125, CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE TALBOT CHAMBERS SURVEY, ABSTRACT No. 125 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 24.76 ACRE TRACT OF LAND CONVEYED TO M/I HOMES OF AUSTIN, LLC. BY DEED RECORDED IN DOCUMENT No. 2015016048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the South Line of that 226 Acre Tract of land conveyed to Lawrence Virgil Toungate and Louise M. Toungate by deed recorded in Volume 922, Page 178 of the Deed Records of Williamson County, Texas and the Northwest Corner of Lot 1, Block L, Palmira Ridge Section 2, according to the plat thereof recorded in Document No. 2015101760 of the Official Public Records of Williamson County, Texas;

THENCE across said 24.76 Acre Tract the following seven courses;

1. S.20°58'10"E. a distance of 297.89 feet to a 1/2" iron rod set;
2. S.69°01'50"W. a distance of 509.91 feet to a 1/2" iron rod set;
3. S.47°17'01"E. a distance of 474.74 feet to a 1/2" iron rod set;
4. N.77°13'22"E. a distance of 236.46 feet to a 1/2" iron rod set;
5. N.73°20'05"E. a distance of 57.85 feet to a 1/2" iron rod set;
6. S.12°20'07"E. a distance of 325.65 feet to a 1/2" iron rod set;
7. S.17°12'30"E. a distance of 64.00 feet to a 1/2" iron rod set in the South Line of said 24.76 Acre Tract and at a point on a non-tangent curve to the left;

THENCE along the South and West Lines of said 24.76 Acre Tract the following seven courses;

1. Southwesterly along the arc of said curve, a distance of 314.95 feet, said curve having a radius of 600.00 feet, a central angle of 30°04'31" and a chord bearing S.57°45'15"W., 311.35 feet to a 1/2" iron rod set;
2. S.42°42'59"W. a distance of 104.35 feet to a 1/2" iron rod set;
3. N.47°17'01"W. a distance of 269.00 feet to a 1/2" iron rod set;
4. N.42°42'59"E. a distance of 64.00 feet to a 1/2" iron rod set;
5. N.47°17'01"W. a distance of 535.26 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
6. Northwesterly, along the arc of said curve to the right a distance of 317.17 feet, said curve having a radius of 700.00 feet, a central angle of 25°57'40", and a chord bearing N.34°18'11"W., 314.47 feet to a 1/2" iron rod set;
7. N.21°19'21"W. a distance of 194.74 feet to a 1/2" iron rod set in the South Line of said 226 Acre Tract and the Northwest Corner of said 24.76 Acre Tract;

THENCE N.68°43'36"E. along the South Line of said 226 Acre Tract and the North Line of said 24.76 Acre Tract a distance of 832.56 feet to the said Point of Beginning.

Containing 14.46 acres, more or less.

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS AND IS SUBJECT TO AND GOVERNED BY THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF LEANDER DATED DECEMBER 5, 2014, AND AS AMENDED THERETO.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A 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 THE 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 OWNED AND 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.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL No. 48491C0455E FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.
9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS. 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.
10. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
11. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT OF WAY OF AN INTERSECTING ARTERIAL STREET.
12. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
13. LOT 8, BLOCK J; LOT 11, BLOCK K; AND LOT 25, BLOCK T ARE FOR LANDSCAPE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. THE HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT No. 2015012973.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN LANDSCAPE LOT 8, BLOCK J; LOT 11, BLOCK K; AND LOT 25, 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 WITHIN 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.
17. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
18. COORDINATES ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83, GRID. GRID TO SURFACE CONVERSION FACTOR = 1.000094

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT M/I HOMES OF AUSTIN, LLC, AS THE OWNER OF THAT CERTAIN 24.76 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2015016048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.46 ACRES AND DO HEREBY DEDICATE ALL ADDITIONAL RIGHT OF WAY, 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 AS SHOWN HEREON TO BE KNOWN AS "PALMERA RIDGE SECTION 4."

M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY:

William G. Peckman
WILLIAM G. PECKMAN, AUSTIN AREA PRESIDENT

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE, THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

R. Brent Jones 2/25/16
R. BRENT JONES, P. E.
PROFESSIONAL ENGINEER NO. 92671



STATE OF TEXAS
COUNTY OF WILLIAMSON

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY UNDER FILE No. GF-100287-SA EFFECTIVE DATE AUGUST 22, 2014. THIS PLAT IS IN CONFORMANCE WITH THE LEANDER SUBDIVISION ORDINANCE.

John Kenneth Weigand 2/25/2016
JOHN KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741

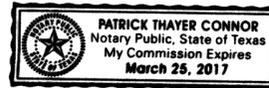


STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF APRIL, 2016 BY WILLIAM G. PECKMAN

Patrick Thayer Connor
NOTARY PUBLIC SIGNATURE



PATRICK T. CONNOR
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 3/25/17 SEAL

APPROVED THIS ___ DAY OF _____, 20___ 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.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ A. D., AT ___ O'CLOCK ___ M. AND WAS DULY RECORDED ON THE ___ DAY OF _____, A. D., AT ___ O'CLOCK ___ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY E. RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: NOV. 5, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

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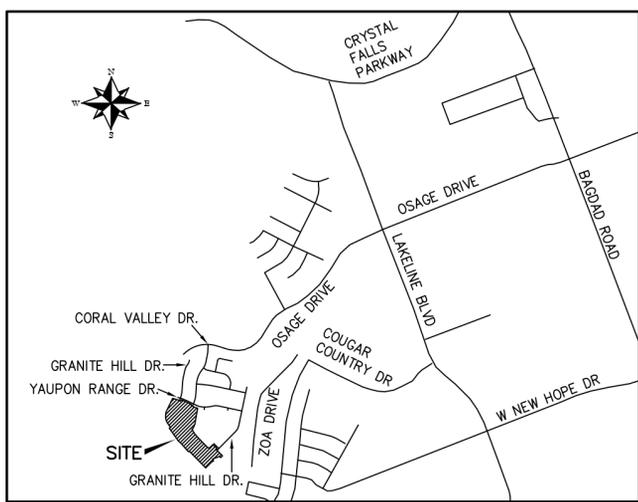
EXECUTIVE SUMMARY

OCTOBER 27, 2016

-
- Agenda Subject:** Subdivision Case 16-FP-023: Consider action on the Bluffs at Crystal Falls Section 3, Ph. 3C Final Plat for 14.352 acres more or less; TCAD Parcel 844910; generally located approximately 150 feet south from the southwest corner of the intersection of Osage Drive and Yaupon Range Drive; Leander, Travis County, Texas.
- Background:** This request is the final step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the final plat satisfies the applicable regulations without requesting any variances.
- Origination:** Applicant/Agent: Sam Kiger, Jay Engineering Co., Inc. on behalf of Taylor Morrison at Crystal Falls LLC (Michael Slack).
- Financial Consideration:** None
- Recommendation:** This final plat includes 68 residential lots, 2 HOA Parkland/Drainage lots, and 1 HOA/Landscape lot. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the final plat.
- Motion:** The Planning & Zoning Commission recommends approval of the final plat for the subject property.
1. All conditions listed in the Subdivision Ordinance Article II, Section 24 (f) (3) regarding the acceptance of the final improvements or the posting of fiscal assurance for the final improvements have been met.
- Attachments:** 1. Final Plat
- Prepared By:** Martin Siwek, AICP, GISP
Planner

10/20/2016

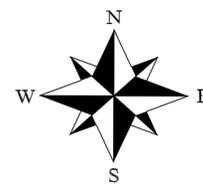
FINAL PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3C



LOCATION MAP
(NOT TO SCALE)

LEGEND:

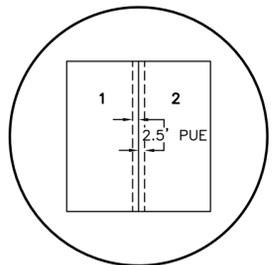
●	= IRON ROD WITH CAP FOUND
◐	= 1/2" IRON ROD FOUND
○	= IRON ROD WITH G&R CAP SET
Ⓜ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
LS	= LANDSCAPE LOT
PL	= PARKLAND LOT
PAE	= PEDESTRIAN ACCESS EASEMENT
HOA	= HOMEOWNER'S ASSOCIATION
6549	= LOT AREA IN SQUARE FEET
.....	= 4' SIDEWALK REQUIRED (SEE PLAT NOTE 10)



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



SCALE: 1"=100'



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



SUBMITTAL DATE: AUGUST 10, 2016
TOTAL AREA OF THIS PLAT: 14.352 ACRES
TOTAL NUMBER OF LOTS: 71
RESIDENTIAL: 68
NON-RESIDENTIAL: 3

LINEAR FEET OF NEW STREETS:
GRANITE HILL DRIVE: 1607
CORAL VALLEY DRIVE: 546
PALE RIDER PASS: 143
TOTAL: 2296

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

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 3

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

METES AND BOUNDS DESCRIPTION:

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	84°01'35"	20.00'	29.33'	S67°48'39"W	26.77'	18.02'
C2	6°01'25"	875.00'	91.99'	N67°09'52"W	91.95'	46.04'
C3	90°00'00"	20.00'	31.42'	N19°09'10"W	28.28'	20.00'
C4	89°59'12"	20.00'	31.41'	N00°23'02"W	28.28'	20.00'
C5	10°25'23"	225.00'	40.93'	S25°43'08"E	40.87'	20.52'
C6	61°25'26"	155.00'	166.17'	S04°51'53"E	158.32'	92.08'
C7	61°25'26"	205.00'	219.77'	S04°51'53"E	209.40'	121.78'
C8	9°48'51"	475.00'	81.36'	S40°29'01"E	81.26'	40.78'
C9	9°48'51"	525.00'	89.93'	S40°29'01"E	89.82'	45.07'
C10	90°00'00"	155.00'	243.47'	N89°36'34"E	219.20'	155.00'
C11	42°57'47"	205.00'	153.72'	S66°52'19"E	150.14'	80.68'
C12	23°56'42"	205.00'	85.67'	N56°34'55"E	85.05'	43.47'
C13	80°42'05"	20.00'	28.17'	S28°12'14"W	25.90'	16.99'
C14	76°12'24"	20.00'	26.60'	N50°15'01"W	24.68'	15.68'
C15	18°47'01"	225.00'	73.76'	S21°32'19"E	73.43'	37.22'
C16	18°47'01"	275.00'	90.15'	S21°32'19"E	89.75'	45.49'
C17	90°00'00"	20.00'	31.42'	S09°25'25"W	28.28'	20.00'
C18	90°00'00"	20.00'	31.42'	S80°34'35"E	28.28'	20.00'
C19	43°42'31"	225.00'	171.64'	N32°34'09"E	167.51'	90.24'
C20	43°42'31"	175.00'	133.50'	N32°34'09"E	130.29'	70.19'
C21	15°07'57"	225.00'	59.42'	S18°16'52"W	59.25'	29.89'
C22	15°07'57"	275.00'	72.63'	S18°16'52"W	72.42'	36.53'
C23	9°39'37"	20.00'	3.37'	S30°37'40"W	3.37'	1.69'
C24	74°21'57"	20.00'	25.96'	S72°38'27"W	24.17'	15.17'
C25	78°39'38"	20.00'	27.46'	N24°49'21"W	25.35'	16.39'
C26	11°20'22"	20.00'	3.96'	N20°10'39"E	3.95'	1.99'
C27	30°14'04"	155.00'	81.79'	S10°43'48"W	80.85'	41.87'
C28	31°11'22"	155.00'	84.38'	S19°58'55"E	83.34'	43.26'
C29	4°46'33"	205.00'	17.09'	S23°27'34"W	17.08'	8.55'
C30	12°09'06"	205.00'	43.48'	S14°59'45"W	43.40'	21.82'
C31	11°57'18"	205.00'	42.77'	S02°56'33"W	42.70'	21.46'
C32	7°50'36"	205.00'	28.06'	S06°57'24"E	28.04'	14.05'
C33	12°27'36"	205.00'	44.58'	S17°06'30"E	44.49'	22.38'
C34	12°14'17"	205.00'	43.79'	S29°27'27"E	43.70'	21.98'
C35	0°34'32"	525.00'	5.27'	S35°51'52"E	5.27'	2.64'
C36	5°12'21"	525.00'	47.70'	S38°45'18"E	47.68'	23.87'
C37	4°01'58"	525.00'	36.95'	S43°22'27"E	36.94'	18.48'
C38	11°27'45"	205.00'	41.01'	S51°07'18"E	40.94'	20.57'
C39	11°53'37"	205.00'	42.55'	S62°47'59"E	42.48'	21.35'
C40	11°33'59"	205.00'	41.38'	S74°31'47"E	41.31'	20.76'
C41	8°02'26"	205.00'	28.77'	S84°20'00"E	28.75'	14.41'
C42	50°34'35"	155.00'	136.82'	S70°40'43"E	132.42'	73.23'
C43	39°25'25"	155.00'	106.65'	N64°19'17"E	104.56'	55.53'
C44	8°21'38"	225.00'	32.83'	S16°19'38"E	32.80'	16.45'
C45	13°19'46"	275.00'	63.98'	S18°48'41"E	63.83'	32.13'
C46	5°27'15"	275.00'	26.18'	S28°12'12"E	26.17'	13.10'
C47	20°36'09"	175.00'	62.93'	N44°07'20"E	62.59'	31.81'
C48	23°06'22"	175.00'	70.57'	N22°16'05"E	70.10'	35.77'
C49	11°08'37"	225.00'	43.76'	N48°51'06"E	43.69'	21.95'
C50	11°28'42"	225.00'	45.08'	N37°32'26"E	45.00'	22.61'
C51	11°28'42"	225.00'	45.08'	N26°03'44"E	45.00'	22.61'
C52	9°36'29"	225.00'	37.73'	N15°31'09"E	37.69'	18.91'
C53	10°38'58"	225.00'	41.82'	S16°02'23"W	41.76'	20.97'
C54	4°28'59"	225.00'	17.60'	S23°36'21"W	17.60'	8.81'
C55	5°53'41"	275.00'	28.29'	S13°39'44"W	28.28'	14.16'
C56	9°14'16"	275.00'	44.34'	S21°13'43"W	44.29'	22.22'
C57	23°30'48"	205.00'	84.13'	N56°47'52"E	83.54'	42.66'
C58	0°25'54"	205.00'	1.54'	N44°49'31"E	1.54'	0.77'

DESCRIPTION OF 14.352 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, 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 AND IN DOCUMENT NO. 2010043397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 14.352 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF LOT 1, BLOCK I, THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3C, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE NORTHEASTERLY CORNER OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600049, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S72°47'46"E, OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 116.32 FEET TO AN IRON ROD WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING THE SOUTHWESTERLY TERMINUS CORNER OF GRANITE HILL DRIVE (50' R.O.W.), AS SHOWN ON THE PLAT OF THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300204, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE SOUTHERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B, THE FOLLOWING SEVEN (7) COURSES:

- S64°09'10"E, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND;
- N25°47'45"E, A DISTANCE OF 14.36 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.33 FEET AND A CHORD WHICH BEARS N67°48'39"E, A DISTANCE OF 26.77 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 91.99 FEET AND A CHORD WHICH BEARS S67°09'52"E, A DISTANCE OF 91.95 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
- S64°09'10"E, A DISTANCE OF 100.29 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 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 S19°09'10"E, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
- S64°09'10"E, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND IN THE WESTERLY LINE OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201500044, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHEASTERLY TERMINUS CORNER OF CORAL VALLEY DRIVE (50' R.O.W.), AS SHOWN ON THE PLAT OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 2, PHASE 2B;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A, THE FOLLOWING TWO (2) COURSES:

- S25°50'50"W, A DISTANCE OF 11.36 FEET TO AN IRON ROD WITH CAP FOUND AT THE MOST WESTERLY CORNER OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A;
- S73°05'35"E, A DISTANCE OF 91.41 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600048, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY LINE AND IN PART THE SOUTHEASTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3B, THE FOLLOWING TEN (10) COURSES:

- S10°03'39"W, A DISTANCE OF 317.83 FEET TO AN IRON ROD WITH CAP FOUND;
- S21°31'29"W, A DISTANCE OF 83.86 FEET TO AN IRON ROD WITH CAP FOUND;
- S40°58'17"W, A DISTANCE OF 39.41 FEET TO AN IRON ROD WITH CAP FOUND;
- S32°40'45"E, A DISTANCE OF 111.73 FEET TO AN IRON ROD WITH CAP FOUND;
- S39°59'40"E, A DISTANCE OF 50.66 FEET TO AN IRON ROD WITH CAP FOUND;
- S45°55'44"E, A DISTANCE OF 143.85 FEET TO AN IRON ROD WITH CAP FOUND;
- S64°39'51"E, A DISTANCE OF 27.29 FEET TO AN IRON ROD WITH CAP FOUND;
- N49°43'51"E, A DISTANCE OF 46.18 FEET TO AN IRON ROD WITH CAP FOUND;
- N44°36'34"E, A DISTANCE OF 60.02 FEET TO AN IRON ROD WITH CAP FOUND;
- S45°22'38"E, A DISTANCE OF 95.00 FEET TO AN IRON ROD WITH CAP FOUND;
- S44°36'34"W, A DISTANCE OF 8.31 FEET TO AN IRON ROD WITH CAP FOUND;
- S47°24'40"E, A DISTANCE OF 50.03 FEET TO AN IRON ROD WITH CAP FOUND;
- S45°23'26"E, A DISTANCE OF 130.00 FEET TO AN IRON ROD WITH CAP FOUND;
- S44°36'34"W, A DISTANCE OF 46.08 FEET TO AN IRON ROD WITH CAP FOUND;
- N83°59'42"W, A DISTANCE OF 6.28 FEET TO AN IRON ROD WITH CAP FOUND;
- N45°23'26"W, A DISTANCE OF 29.80 FEET TO AN IRON ROD WITH CAP FOUND;
- S69°29'33"W, A DISTANCE OF 146.13 FEET TO AN IRON ROD WITH CAP FOUND;
- S59°04'11"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH CAP FOUND;
- S44°36'34"W, A DISTANCE OF 162.73 FEET TO AN IRON ROD WITH CAP FOUND;
- S88°14'36"W, A DISTANCE OF 26.42 FEET TO AN IRON ROD WITH CAP FOUND;
- N50°05'19"W, A DISTANCE OF 61.98 FEET TO AN IRON ROD WITH CAP FOUND;
- N60°11'21"E, A DISTANCE OF 30.15 FEET TO AN IRON ROD WITH CAP FOUND;
- N35°34'35"W, A DISTANCE OF 126.48 FEET TO AN IRON ROD WITH CAP FOUND;
- N20°50'49"W, A DISTANCE OF 61.99 FEET TO AN IRON ROD WITH CAP FOUND;
- N05°09'07"W, A DISTANCE OF 70.01 FEET TO AN IRON ROD WITH CAP FOUND;
- N08°18'06"E, A DISTANCE OF 78.63 FEET TO AN IRON ROD WITH CAP FOUND;
- S35°34'35"E, A DISTANCE OF 1.71 FEET TO AN IRON ROD WITH CAP FOUND;
- N44°36'34"E, A DISTANCE OF 46.69 FEET TO AN IRON ROD WITH CAP FOUND;
- N44°36'34"E, A DISTANCE OF 48.46 FEET TO AN IRON ROD WITH CAP FOUND;
- S12°08'48"E, A DISTANCE OF 18.48 FEET TO AN IRON ROD WITH CAP FOUND;
- S12°08'48"E, A DISTANCE OF 22.01 FEET TO AN IRON ROD WITH CAP FOUND;
- N54°25'25"E, A DISTANCE OF 47.27 FEET TO AN IRON ROD WITH CAP FOUND;
- N54°25'25"E, A DISTANCE OF 47.27 FEET TO AN IRON ROD WITH CAP FOUND;
- N25°50'50"E, A DISTANCE OF 59.96 FEET TO AN IRON ROD WITH CAP FOUND;
- N25°50'50"E, A DISTANCE OF 59.96 FEET TO AN IRON ROD WITH CAP FOUND;
- S44°36'34"W, A DISTANCE OF 42.52 FEET TO AN IRON ROD WITH CAP FOUND;
- S83°22'17"W, A DISTANCE OF 45.44 FEET TO AN IRON ROD WITH CAP FOUND;
- N00°25'49"W, A DISTANCE OF 14.34 FEET TO AN IRON ROD WITH CAP FOUND;
- N89°14'12"W, A DISTANCE OF 14.15 FEET TO AN IRON ROD WITH CAP FOUND;
- N46°19'26"W, A DISTANCE OF 47.27 FEET TO AN IRON ROD WITH CAP FOUND;
- N38°55'45"E, A DISTANCE OF 16.26 FEET TO AN IRON ROD WITH CAP FOUND;
- N42°22'29"W, A DISTANCE OF 20.30 FEET TO AN IRON ROD WITH CAP FOUND;
- N44°12'49"W, A DISTANCE OF 92.23 FEET TO AN IRON ROD WITH CAP FOUND;
- N35°34'35"W, A DISTANCE OF 61.72 FEET TO AN IRON ROD WITH CAP FOUND;
- N04°23'50"W, A DISTANCE OF 22.79 FEET TO AN IRON ROD WITH CAP FOUND;
- N04°23'50"W, A DISTANCE OF 44.30 FEET TO AN IRON ROD WITH CAP FOUND;
- S04°23'50"E, A DISTANCE OF 42.14 FEET TO AN IRON ROD WITH CAP FOUND;
- S04°23'50"E, A DISTANCE OF 24.95 FEET TO AN IRON ROD WITH CAP FOUND;
- N65°28'48"W, A DISTANCE OF 229.40 FEET TO AN IRON ROD WITH CAP FOUND;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE WESTERLY OR SOUTHWESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A, THE FOLLOWING FIVE (5) COURSES:

- S45°22'38"E, A DISTANCE OF 95.00 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET AND A CHORD WHICH BEARS S00°23'02"E, A DISTANCE OF 28.28 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
- S44°36'34"W, A DISTANCE OF 8.31 FEET TO AN IRON ROD WITH CAP FOUND;
- S47°24'40"E, A DISTANCE OF 50.03 FEET TO AN IRON ROD WITH CAP FOUND;
- S45°23'26"E, A DISTANCE OF 130.00 FEET TO AN IRON ROD WITH CAP FOUND AT THE MOST SOUTHERLY CORNER OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A;

THENCE LEAVING THE WESTERLY OR SOUTHWESTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3A AND CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- S44°36'34"W, A DISTANCE OF 46.08 FEET TO AN IRON ROD WITH G&R CAP SET;
- N83°59'42"W, A DISTANCE OF 6.28 FEET TO AN IRON ROD WITH G&R CAP SET;
- N45°23'26"W, A DISTANCE OF 29.80 FEET TO AN IRON ROD WITH G&R CAP SET;
- S69°29'33"W, A DISTANCE OF 146.13 FEET TO AN IRON ROD WITH G&R CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 40.93 FEET AND A CHORD WHICH BEARS S25°43'08"E, A DISTANCE OF 40.87 FEET TO AN IRON ROD WITH G&R CAP SET AT THE END OF SAID CURVE;
- S59°04'11"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD WITH G&R CAP SET;
- S44°36'34"W, A DISTANCE OF 162.73 FEET TO AN IRON ROD WITH G&R CAP SET IN THE COMMON LINE OF SAID 436.9248 ACRE TRACT AND LOT 1, BLOCK A, B.C.R.U.A. SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201000091, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 436.9248 ACRE TRACT AND SAID LOT 1, BLOCK A, B.C.R.U.A. SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

- N44°22'43"W, A DISTANCE OF 457.35 FEET TO A 1/2" IRON ROD FOUND;
- S88°14'36"W, A DISTANCE OF 26.42 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H;

THENCE CONTINUING OVER AND ACROSS SAID 436.9248 ACRE TRACT, WITH THE EASTERLY LINE OF SAID THE BLUFFS AT CRYSTAL FALLS SECTION 3, PHASE 3H, THE FOLLOWING NINE (9) COURSES:

- N41°35'16"W, A DISTANCE OF 224.98 FEET TO AN IRON ROD WITH CAP FOUND;
- N50°05'19"W, A DISTANCE OF 61.98 FEET TO AN IRON ROD WITH CAP FOUND;
- N35°34'35"W, A DISTANCE OF 315.24 FEET TO AN IRON ROD WITH CAP FOUND;
- N60°11'21"E, A DISTANCE OF 30.15 FEET TO AN IRON ROD WITH CAP FOUND;
- N35°34'35"W, A DISTANCE OF 126.48 FEET TO AN IRON ROD WITH CAP FOUND;
- N20°50'49"W, A DISTANCE OF 61.99 FEET TO AN IRON ROD WITH CAP FOUND;
- N05°09'07"W, A DISTANCE OF 70.01 FEET TO AN IRON ROD WITH CAP FOUND;
- N08°18'06"E, A DISTANCE OF 78.63 FEET TO AN IRON ROD WITH CAP FOUND;
- N25°50'50"E, A DISTANCE OF 301.01 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 14.352 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S72°47'46"E	116.32'
L2	S64°09'10"E	50.00'
L3	N25°47'45"E	14.36'
L4	S64°09'10"E	100.29'
L5	S64°09'10"E	50.00'
L6	S25°50'50"W	11.36'
L7	S73°05'35"E	91.41'
L8	S21°31'29"W	83.86'
L9	S40°58'17"W	39.41'
L10	S32°40'45"E	111.73'
L11	S39°59'40"E	50.66'
L12	S45°55'44"E	143.85'
L13	S64°39'51"E	27.29'
L14	N49°43'51"E	46.18'
L15	N44°36'34"E	60.02'
L16	S45°22'38"E	95.00'
L17	S44°36'34"W	8.31'
L18	S47°24'40"E	50.03'
L19	S45°23'26"E	130.00'
L20	S44°36'34"W	46.08'
L21	N83°59'42"W	6.28'
L22	N45°23'26"W	29.80'
L23	S69°29'33"W	146.13'
L24	S59°04'11"W	50.00'
L25	S44°36'34"W	162.73'
L26	S88°14'36"W	26.42'
L27	N50°05'19"W	61.98'
L28	N60°11'21"E	30.15'
L29	N35°34'35"W	126.48'
L30	N20°50'49"W	61.99'
L31	N05°09'07"W	70.01'
L32	N08°18'06"E	78.63'
L33	S35°34'35"E	1.71'
L34	N44°36'34"E	46.69'
L35	N44°36'34"E	48.46'
L36	S12°08'48"E	18.48'
L37	S12°08'48"E	22.01'
L38	N54°25'25"E	47.27'
L39	N54°25'25"E	47.27'
L40	N25°50'50"E	59.96'
L41	N25°50'50"E	59.96'
L42	S44°36'34"W	42.52'
L43	S83°22'17"W	45.44'
L44	N00°25'49"W	14.34'
L45	N89°14'12"W	14.15'
L46	N46°19'26"W	47.27'
L47	N38°55'45"E	16.26'
L48	N42°22'29"W	20.30'
L49	N44°12'49"W	92.23'
L50	N35°34'35"W	61.72'
L51	N04°23'50"W	22.79'
L52	N04°23'50"W	44.30'
L53	S04°23'50"E	42.14'
L54	S04°23'50"E	24.95'
L55	N65°28'48"W	229.40'

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:
THAT TAYLOR MORRISON AT CRYSTAL FALLS, LLC, BEING THE OWNER OF 14.352 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE I.A. HAMPTON SURVEY 613, ABSTRACT NO. 361, AND THE LUCINDA CARTER SURVEY, ABSTRACT NO. 2209, 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 AND IN DOCUMENT NO. 2010043397, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY PLAT SAID 14.352 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 3C", 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 _____ DAY OF _____, 20__ A.D.

MICHAEL SLACK, 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 MICHAEL SLACK, 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 ___ DAY OF _____, 20__ A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES: _____

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 NO. 48453C 0115H 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. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF GRANITE HILL DRIVE, CORAL VALLEY DRIVE AND PALE RIDER PASS AND THE SUBDIVISION SIDE OF YAUPON RANGE 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.
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 WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 90 AND 99, BLOCK I AND LOT 1, BLOCK U.
14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2012206635.
15. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
16. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 2011083212.
18. ACCESS IS PROHIBITED TO PALE RIDER PASS FOR LOT 68, BLOCK I.
19. ACCESS IS PROHIBITED TO GRANITE HILL DRIVE FOR LOT 10, BLOCK AA.

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 STEWART TITLE OF AUSTIN, LLC, GF NO. 01247-60171, ISSUED JULY 6, 2016, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin

PHILLIP L. McLAUGHLIN 09-13-16
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 THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAMUEL D. KIGER, P.E.
STATE OF TEXAS NO. 89353
P.O. BOX 1220
LEANDER, TEXAS 78646-1220
512-259-3882

STATE OF TEXAS:
COUNTY OF TRAVIS:

APPROVED THIS THE _____ DAY OF _____, 20__ 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.

ATTEST: _____

SID SOKOL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

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 _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK ____ M., AND
DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK
____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY
OF _____, 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



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AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
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FIRM NO. 10032000
SHEET 3 OF 3