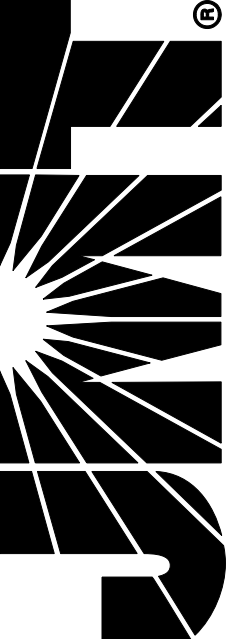


50' 0" 50' 100'



TBPE FIRM REG. NO. F-16341



KELLY LANE PHASE 2

FROM FALCON POINTE TO MOORLYNCH
ROW EXHIBIT

PRELIMINARY
NOT FOR CONSTRUCTION, RECORDING,
OR PERMIT PURPOSES
TBM FIRM REG. NO. F-16341
ENGINEER: MICHAEL CURL
P.E. NO. 126986 DATE: 2/13/2020

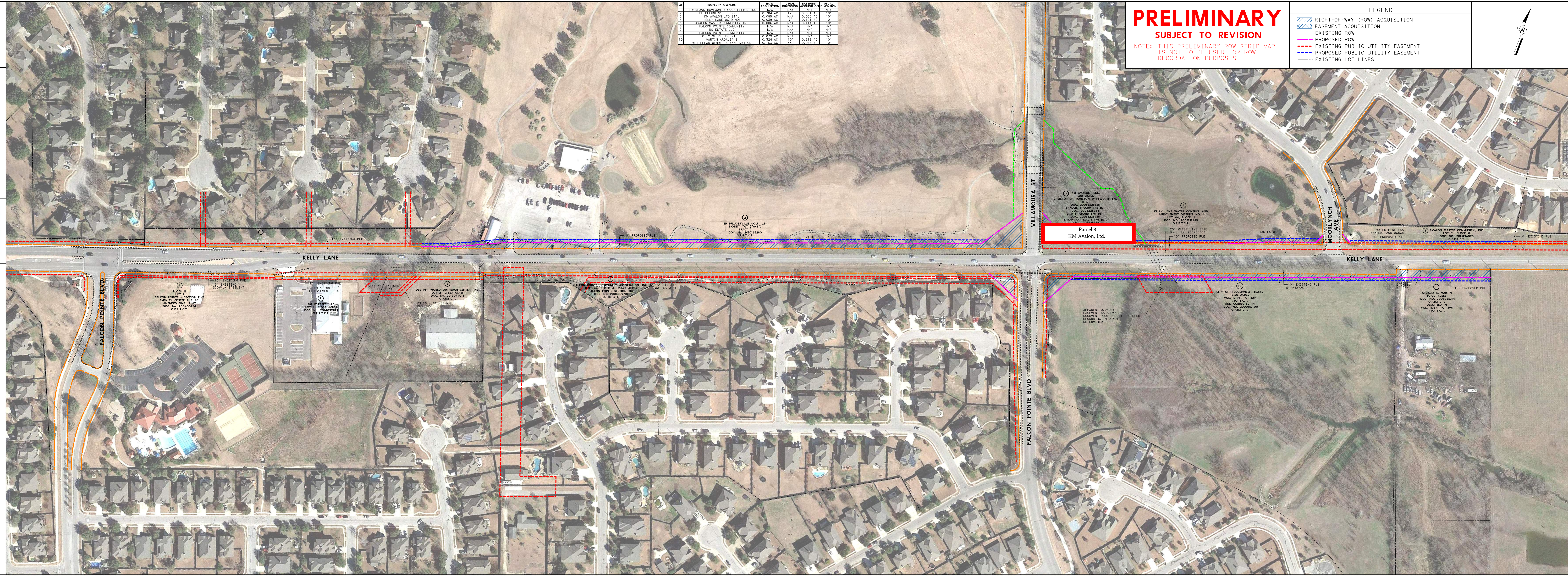
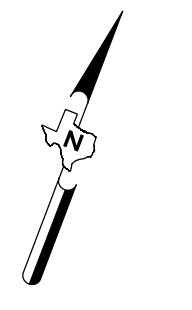
	PROPERTY OWNER	ROW ACQUISITION	USUAL DIMENSION	EASEMENT ACQUISITION	USUAL DIMENSION
1	BLACKHAWK HOMEOWNERS ASSOCIATION, INC.	N/A	N/A	N/A	N/A
2	BH PFLUGERVILLE GOLF LP	0.784 AC	15'	0.391 AC	15'
3	KM AVALON LTD P.A.L.	0.785 AC	N/A	0.452 AC	15'
4	KELLY LANE W/O.D. INC.	0.035 AC	7'	0.121 AC	15'
5	AVALON MASTER COMMUNITY, INC.	0.706 AC	N/A	0.112 AC	15'
6	FALCON POINTE COMMUNITY	N/A	N/A	N/A	N/A
7	CITY OF PFLUGERVILLE	N/A	N/A	N/A	N/A
8	FALCON POINTE COMMUNITY	N/A	N/A	N/A	N/A
9	CITY OF PFLUGERVILLE	0.278 AC	N/A	N/A	N/A
10	MARTIN ERDIA, I.A.E.	0.324 AC	15'	0.216 AC	15'
11	WILHELMUS, WINSKE & ANGE, V.L.L.P.	0.161 AC	35'	0.066 AC	15'

PRELIMINARY

SUBJECT TO REVISION

NOTE: THIS PRELIMINARY ROW STRIP MAP IS NOT TO BE USED FOR ROW RECORDATION PURPOSES

LEGEND	
	RIGHT-OF-WAY (ROW) ACQUISITION
	EASEMENT ACQUISITION
	EXISTING ROW
	PROPOSED ROW
	EXISTING PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING LOT LINES



Parcel 8
KM Avalon, Ltd.

KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
LOT 44, BLOCK G
DOC. NO. 200821489
O.P.R.T.C.T.

AVALON MASTER COMMUNITY, INC.
LOT 51, BLOCK G
DOC. NO. 200821489
O.P.R.T.C.T.

BLOCK R
FALCON POINTE - SECTION FIVE
AMENITY CENTER #12
AMENDED FINAL PLAT
DOC. NO. 201407749
O.P.R.T.C.T.

MS BOSTER, P.L.L.C.
LOT 11, BLOCK A
DOC. NO. 201407749
O.P.R.T.C.T.

DESTINY WORLD OUTREACH CENTER, INC.
LOT 2, 2.22 ACRES
DOC. NO. 2019074016
O.P.R.T.C.T.

FALCON POINTE COMMUNITY ASSOCIATION, INC.
LOT 2, 2.22 ACRES
DOC. NO. 200821489
O.P.R.T.C.T.

APPARENT 0.230 ACRE
EASEMENT AS SHOWN ON
DOCUMENT PROVIDED BY ENGINEER
RECORDING INFO NOT
DETERMINED

CITY OF PFLUGERVILLE, TEXAS
15.60 ACRES
VOL. 1319, PG. 829
8/27/11
AND CORRECTED IN
DOC. NO. 200821489
O.P.R.T.C.T.

AROLIA E. MARTIN
10.00 ACRES
DOC. NO. 200556379
3/14/11
DESCRIBED IN
VOL. 1174, PG. 394
R.P.R.T.C.T.