

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS

# FALCON POINTE SECTION FOUR-SOUTH FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.P., BEING THE OWNER OF A CALLED 169.66 ACRE TRACT RECORDED IN TRV 2000102740, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF THE JOHN BECKHAM SURVEY 16, ABSTRACT NO. 55, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.853 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION FOUR-SOUTH", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TERRABROOK FALCON POINTE, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: TERRABROOK FALCON POINTE GP, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: E. William Meyer  
NAME: E. William Meyer  
TITLE: Asst Vice President

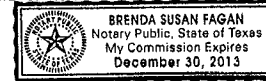
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 27th DAY OF June, 2011, A.D.

Brenda Fagan NOTARY PUBLIC, STATE OF TEXAS

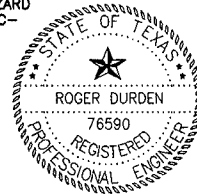
MY COMMISSION EXPIRES: 12-30-13



NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD HAZARD AREA AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C-0280H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

Roger Durden  
ROGER DURDEN, P.E. NO. 76590  
400 WEST 15TH STREET  
SUITE 500  
AUSTIN, TEXAS 78701

6/21/2011  
DATE

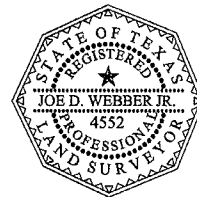


STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS

THAT I, JOE D. WEBBER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Joe D. Webber  
JOE D. WEBBER, R.P.L.S. NO. 4552  
400 WEST 15th ST., SUITE 430  
AUSTIN, TEXAS 78701

6-21-11  
DATE



### CITY CERTIFICATION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: \_\_\_\_\_  
CHAIRMAN - NAJI NORDER

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON DATE INDICATED ABOVE.

BY: \_\_\_\_\_ ATTEST:  
PLANNING DIRECTOR - TREY FLETCHER  
CITY SECRETARY - KAREN THOMPSON

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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_.

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

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THE RESTRICTIVE COVENANTS APPLICABLE TO THE LAND WITHIN THE LIMITS OF THE SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2005198711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

### BENCHMARKS:

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM EXPRESSED IN U.S. SURVEY FEET. SURFACE VALUES MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.

TBM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK Q, FALCON POINTE SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE AND DOVE HOLLOW LOOP.  
SURFACE NORTHING: 10142237.9034  
SURFACE EASTING: 3165120.4183  
SURFACE ELEVATION: 870.82

TBM# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK "X", FALCON POINTE SECTION 5, ON BARLEY FIELD PASS.  
SURFACE NORTHING: 10143340.4948  
SURFACE EASTING: 3163713.6989  
SURFACE ELEVATION: 708.59

TBM# 883: 1/2" IRON ROD WITH ALUMINUM CAP IN CONCRETE SET IN THE EAST SIDE OF LOT 19, BLOCK F, FALCON POINTE SECTION 8B, AT THE INTERSECTION OF SQUAW CREEK LAKE AND GIBBSON CREEK DRIVE.  
SURFACE NORTHING: 10143585.4416  
SURFACE EASTING: 3165455.7870  
SURFACE ELEVATION: 665.51

TBM# 884: 1/2" IRON ROD WITH PLASTIC CAP IN CONCRETE SET ON THE NORTH SIDE OF KELLY LANE DIRECTLY ACROSS FROM LOT 5, BLOCK D, FALCON POINTE SECTION 8B.  
SURFACE NORTHING: 10144272.0608  
SURFACE EASTING: 3165584.7959  
SURFACE ELEVATION: 657.10



AECOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580

OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

### NOTES:

1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
5. MINIMUM 4 FT. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL THE STREETS IN THE SUBDIVISION. ORTHOGONAL SIDEWALK RAMP FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
6. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.
7. BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.
8. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
9. WATER IMPACT FEE RATE: \$2,403.00/LUE  
WASTEWATER IMPACT FEE RATE: \$2,414/LUE (PAID BY BUILDER UPON BUILDING PERMIT STAGE)
10. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE UNIFIED DEVELOPEMENT CODE AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF PFLUGERVILLE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
11. OPEN SPACE LOT (BLOCK "F", LOT 26) WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION.
12. W.F. & L EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., OR, THE HOMEOWNER'S ASSOCIATION.
13. THE INTERSECTION SIGHT DISTANCE TRIANGLES SHALL BE PROTECTED FROM ANY ENCROACHMENTS.
14. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
15. WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
16. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
17. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPEMENT CODE.

ACREAGE: 17.853 TOTAL ACRES

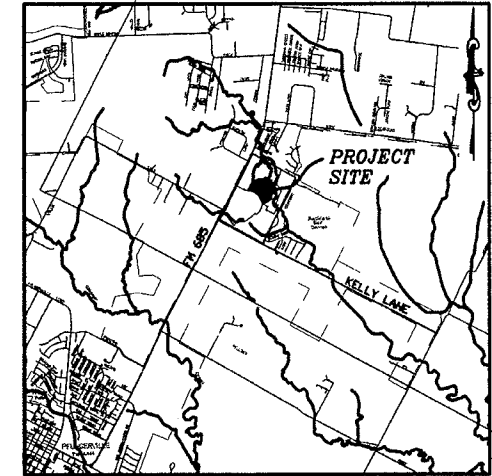
NUMBER OF BLOCKS: 4  
NUMBER OF LOTS: 1 OPEN SPACE LOT  
65 RESIDENTIAL LOTS  
66 LOTS TOTAL

CUMULATIVE DENSITY CALCULATIONS	
NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 65
NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS SUBMITTED SECTION ONE, TWO, THREE, FOUR-A, FIVE-A, AMENDED FIVE-A, FIVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SIX-A, SEVEN, SIX-B, FOUR-B, FOUR-NORTH (PHASE 1), AND FOUR-NORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED A.L.U.R. NO. 1 DISTRICT.	= 697
TOTAL NUMBER OF UNITS	= 762
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 3.88
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 17.85
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED SECTION ONE, TWO, THREE, FOUR-A, FIVE-A, AMENDED FIVE-A, FIVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SIX-A, SEVEN, SIX-B, FOUR-B, FOUR-NORTH (PHASE 1), AND FOUR-NORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED A.L.U.R. NO. 1 DISTRICT.	= 196.32
RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS	= 218.05
CUMULATIVE DENSITY	= 3.49 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN PREVIOUS SUBMITTED SECTION ONE, TWO, THREE, FOUR-A, FIVE-A, AMENDED FIVE-A, FIVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SIX-A, SEVEN, SIX-B, FOUR-B, FOUR-NORTH (PHASE 1), AND FOUR-NORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED A.L.U.R. NO. 1 DISTRICT.	= 29.31
TOTAL COMMERCIAL ACREAGE (AMENITY CENTER AND SECTION 4A)	= 29.31
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	= 0.30
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS SUBMITTED SECTION ONE, TWO, THREE, FOUR-A, FIVE-A, AMENDED FIVE-A, FIVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SIX-A, SEVEN, FOUR-B, AND FOUR-NORTH (PHASE 1) WITHIN THE FALCON POINTE AMENDED A.L.U.R. NO. 1 DISTRICT.	= 56.27
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 56.57

NO.	DATE	DESCRIPTION	BY

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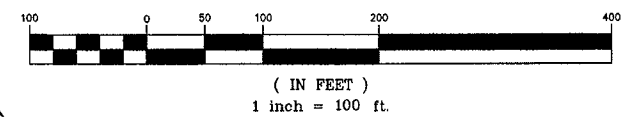
# FALCON POINTE SECTION FOUR-SOUTH FINAL PLAT



VICINITY MAP  
SCALE: N.T.S.

STREET NAME	LINEAR FEET
TRANQUILITY LANE	1378'
MEANDERING MEADOWS DRIVE	987'
MAIDEN GRASS DRIVE	712'
CONEFLOWER COVE	177'

GRAPHIC SCALE



## LEGEND

- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON INC"
- PUE PUBLIC UTILITY EASEMENT
- WWE WASTEWATER EASEMENT
- DE DRAINAGE EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- LIMITS OF WALL, FENCE, AND LANDSCAPE EASEMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- TRV # TRAVIS COUNTY DOCUMENT NUMBER
- WLE WATERLINE EASEMENT

NO.	DATE	DESCRIPTION	BY

JOHN BECKHAM SURVEY 16  
A-55

FALCON POINTE SECTION FOUR-NORTH (PHASE 1)  
TRV.200800078  
O.P.R.T.C.T.

FALCON POINTE BLOCK A, LOT 1 SECTION FOUR - A  
TRV.200200014  
O.P.R.T.C.T.

SECTION FOUR-B  
TRV.200700262  
O.P.R.T.C.T.

FALCON POINTE BLOCK E, LOT 12 SECTION FOUR - A  
TRV.200200014  
O.P.R.T.C.T.

FALCON POINTE SECTION THREE  
TRV. 200100305  
O.P.R.T.C.T.

**AECOM**

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TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

FALCON POINTE BLOCK A, LOT 23 SECTION TWO  
TRV.200100306  
O.P.R.T.C.T.

(3.104 ACRES)  
KELLY LANE UTILITY COMPANY  
VOL 11209 PG 1283  
R.P.R.T.C.T.

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