KNOW ALL MEN BY THESE PRESENTS:

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: Dillin My

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.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 12- 30-13

BRENDA SUSAN FAGAN Notary Public, State of Texa My Commission Expires December 30, 2013

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 DUBOEN, P.E. NO. 76590 400 WEST 15TH STREET SUITE 500 AUSTIN, TEXAS 78701

6 /21/2011 DATE

6-21-11 DATE



STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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 SUBDIMISION CODE OF THE CITY OF PELUGERVILLE, 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.

Ja N. U. L. J. NO. 4552 400 WEST 15th ST., SUITE 430

AUSTIN, TEXAS 78701





1. FALCON POINTE AMENDED A.L.U.R. NO. 1, AS RECORDED IN O.P.R.T.C.T. DOCUMENT NO. 2003061167.

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

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

## **FALCON POINTE SECTION FOUR-SOUTH** FINAL PLAT

\_\_ DAY OF \_\_\_ \_, 20\_\_\_, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY. CHAIRMAN - NAJI NORDER

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

ATTEST:

PLANNING DIRECTOR - TREY FLETCHER

CITY SECRETARY - KAREN THOMPSON

STATE OF TEXAS COUNTY OF TRAVIS

CITY CERTIFICATION

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 \_\_\_\_\_\_,

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

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_.M., THIS THE \_\_\_\_\_ DAY OF

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: 670.82

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: 10143340.4994
SURFACE ELEVATION: 708.59
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 88, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBSON CREEK DRIVE, SURFACE NORTHING: 10143585.4416
SURFACE EASTING: 3165495.7870
SURFACE LEVATION: 685.51

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 88.

SURFACE NORTHING: 10144272.0608

SURFACE EASTING: 3185584.7959

SURFACE ELEVATION: 657.10

AECOM

## NOTES:

- 1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PELUGERYILLE.
- OF PETLOGENIUE.

  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 INCESSARY 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. ORTHOSONAL SIDEWALK RAMPS 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, NADBS DATUM EXPRESSED IN U.S. SUPKEY FEET. ALL DISTANCES MAY BE CONVERTED TO GRID VALUES BY DIMONG BY THE COMBINED SCALE FACTOR OF 1,00012.

  8. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.

- WATER IMPACT FEE RATE: \$2,403.00\LUE
   WASTEWATER IMPACT FEE RATE: \$2,414/LUE (PAID BY BUILDER UPON BUILDING PERMIT STAGE)
- PERMIT STAVE)

  10. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE UNITED DEVELOPEMENT CODE AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF PFLUGERVILE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE OTTY OF PFLUGERVILLE.
- 11. OPEN SPACE LOT (BLOCK "F", LOT 28) WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY, THE DEVELOPER, TERRABROCK 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.
- 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 DEVELOPMENT CODE.

ACREAGE: 17.853 TOTAL ACRES

NUMBER OF BLOCKS: NUMBER OF LOTS:

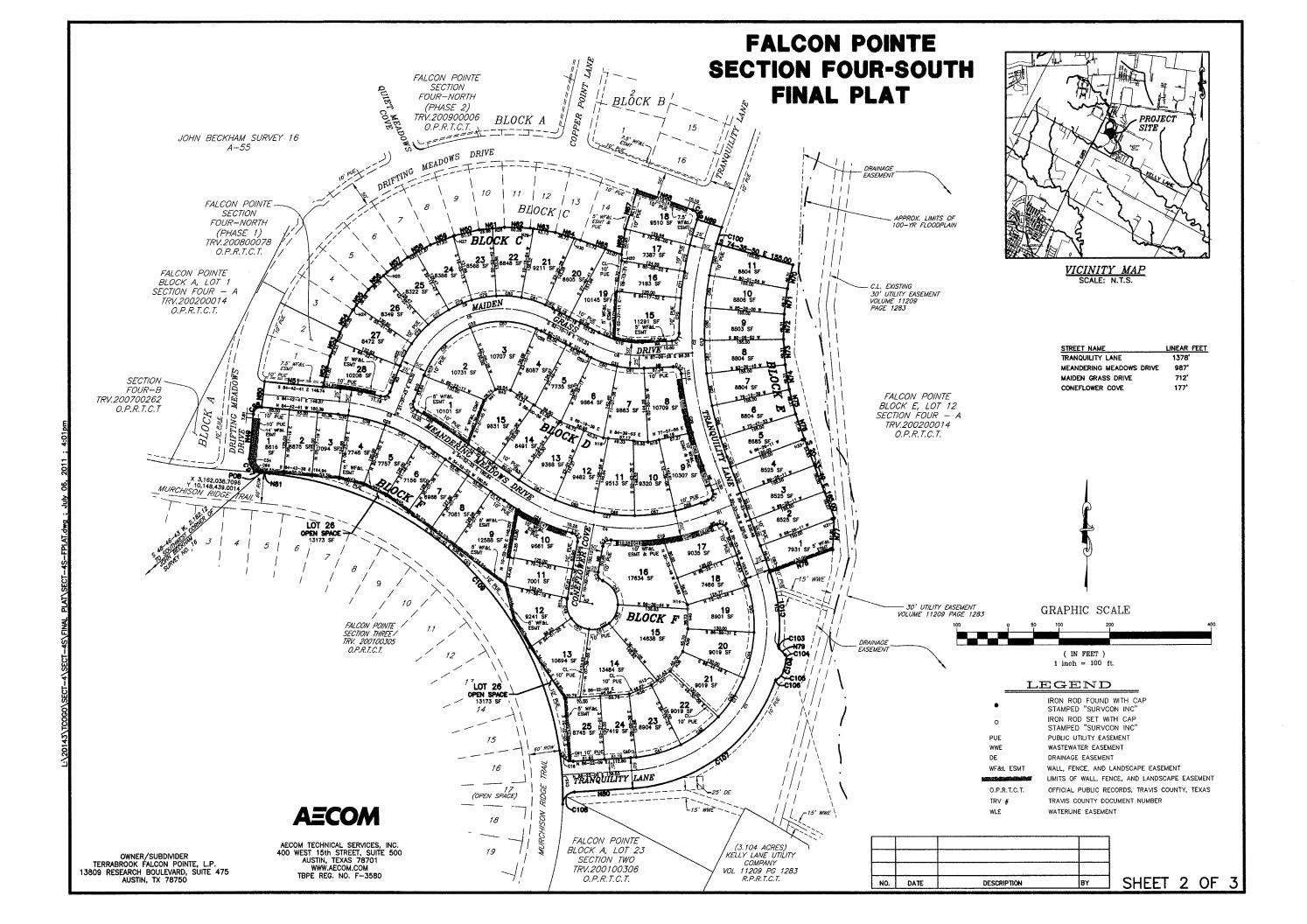
1 OPEN SPACE LOT 65 RESIDENTAL LOTS 66 LOTS TOTAL

CUMULATIVE DENSITY CALCULATION	S	
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, FRE-A, AMENDED FRE-A, FVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SAY-A, SEVEN, SIV-B, FOUR—B, FOUR—NORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED ALUR. No. 1 DISTRICT.		
AMENDED A.L.U.R. No. 1 DISTRICT. 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		196.32
LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITED SECTION SECTION ONE, THO, THREE, FOUR-A, FIVE-A, AMENDED FIVE-R, FIVE-B, AMENITY CENTER, AMENDED AMENITY CENTER, SIX-A, SVEN, SIX-B, FOUR-B, FOUR-NORTH (PHASE 1), AND FOUR-NORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED ALLUR. No. 1 DISTRICT.		
RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS		
CUMULATIVE DENSITY		3.49 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	20	0
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN PREVIOUS SUBMITTED SECTION SECTION ONE, TWO, THREE, FOUR-A, FINE-A, MARNED FIVE-A, FINE-B, AMENITY CENTER, ALENDED AMENITY CENTER, SIX-A, SEVEN, SIX-B, FOUR-B, FOUR-NORTH (PHASE 1), AMP FOUR-HORTH (PHASE 2) WITHIN THE FALCON POINTE AMENDED ALULR, 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 LANDSAGE IN PREVIOUS SUBMITTED SECTION SECTION ON TWO. THREE, FOUR—A, FIVE—A, AMENDED FIVE—A, FIVE—B, AMENTY CENTER, AMENDED AMENTAL CHAIRS, SIX—A, SEVEN, FOUR—B, AND FOUR—NORTH (PHASE 1) WITHIN THE FALCON POINTE AMENDED ALLJR. NO. 1 DISTRICT.	-	56.27
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	_	56.57

NO.	DATE	DESCRIPTION	BY

SHEET 1 OF 3

3 C. State Land Land (...) a



CURVE	TADIC	

NATE TIPLE			i			CURVE TABLE		
	NOTE TABL		l note	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
NOTE	DISTANCE	BEARING	1	531.90	106-55-58	285.00	N32-54-10E	458.00
1 2	54.77 25.00	N69-26-11E N79-27-30W	2	474.85 203.11	38-52-01 29-50-19	700.00 390.00	N01-07-49W S69-47-31E	465.80 200.82
3	55.18	N21-37-43E	4	398.52	55-41-28	410.00	S82-43-06E	383.01
4 5	57.36 14.77	N87-09-28E S69-26-11W	' 5   6	319.01 101.71	96-11-58 30-40-13	190.00 190.00	N69-43-42E S77-30-26E	282.84 100.50
6	50.65	S10-32-30W	' 7   8	79.69 22.16	11-00-09 84-39-45	415.00 15.00	S79-12-37E N63-57-35E	79.57 20.20
7 8	14.77 52.04	N69-26-11E N20-33-49W	, 9	360.98	96-11-58	215.00	N69-43-42E	320.05
9	57.36	S87~09~28W	10 11	88.32 22.75	30-40-13 86-54-05	165.00 15.00	S77-30-26E N43-42-25E	87.27 20.63
10 11	55.18 14.77	S21-37-43W S69-26-11W	12	228.36	18-02-49	725.00	N09-16-47E	227.42
12 13	2.39 14.27	S10-32-30W N53-37-16E	13 14	457.89 151.92	38-52-01 28-04-40	675.00 310.00	S01-07-49E S06-31-29E	449.16 150.40
14	8.17	N 0-48-50W	15	105.93	9-38-03	630.00	N03-01-33W	105.81
15 16	1.34 14.77	N21-37-43E N69-26-11E	16 17	37.43 485.25	85-47-18 106-55-58	25.00 260.00	S50-44-13E N32-54-10E	34.03 417.82
17	1.70	S58-00-59E	18 19	23.56 197.44	90~00~00 26~00~20	15.00 435.00	N65-33-49W S82-26-21W	21.21 195.75
18 19	9.29 21.92	584-39-03E N77-57-55E	20	22.23	84-54-01	15.00	S52-59-30W	20.25
20 21	11.84 11.84	N 1-30-51W N 1-30-51W	21	20.07 223.98	76-39-27 256-39-27	15,00 50.00	S27-47-14E S62-12-46W	18.61 78.45
22	1.34	N21-37-43E	23	22.23 147.94	84-54-01 19-29-10	15.00 435.00	N31-54-31W N64-36-57W	20.25 147.23
23 24	18.06 10.81	N22-31-21E N37-58-50E	25	190.09	29-50-19	365.00	N69-47-31W	187.94
25	10.51 18.41	N45-42-37E N61-09-31E	26 27	59.11 374.22	8-09-40 55-41-28	415.00 385.00	S58-57-12E S82-43-06E	59.06 359.66
26 27	2.76	N68-54-01E	28	23.56	90-00-00	15.00	N24-26-11E	21.21
28 29	23.40 7.15	N84-21-44E S80-11-14E	29	185.03 22.75	14-37-22 86-54-05	725.00 15.00	N13-15-08W N49-23-30W	184.53 20.63
30	12.72	S72-37-33E	31 32	115.09 277.03	30-40-13 96-11-58	215.00 165.00	N77-30-26W S69-43-42W	113.72 245.62
31 32	5.00 5.00	N701130E S701130W	33	22.16	84-39-45	15.00	S20-42-09E	20.20
33	5.00	N70-11-30E	34 35	27.27 19.76	62-29-32 3-06-07	25.00 365.00	N25-57-27W S83-09-38E	25.94 19.76
34 35	5.00 20.94	S70~11-30W N20-33-49W	36	74.48	11-41-29	365.00	S75-45-50E	74.35
36 37	46.87 45.70	N67-41-34E N53-37-16E	' 37   38	74.48 21.37	114129 32114	365.00 365.00	S640420E S563259E	74.35 21.36
38	45.70	N33-22-33E	39	96.01	12-38-45 2-22-48	435.00 260.00	\$75-45-33W N85-10-45E	95.81 10.80
39 40	45.70 46.90	N13-07-51E N 0-48-50W	40	10.80 91.87	20-14-43	260.00	N73-51-59E	91.39
41	28.74 29.54	N43-42-28E S87-08-45E	42 43	91.87 91.87	20-14-43 20-14-43	260.00 260.00	N53-37-16E N33-22-33E	91.39 91.39
42 43	48.93	S75-21-22E	44	91.87	20-14-43	260.00	N13-07-51E	91.39
44 45	48.89 53.26	S64-04-20E S54-01-26E	45 46	91.87 15.10	20-14-43 3-19-36	260.00 260.00	N07-06-52W N18-54-02W	91.39 15.09
46	69.97	S13-20-27E	47	114.42 101.43	15-04-15 13-21-35	435.00 435.00	S66-49-24E N88-45-43E	114.09 101.20
47 48	63.55 16.27	530-38-32E N84-43-19W	49	39.07	44-46-15	50.00	S11-50-38E	38.08
49 50	87.83 50.03	N 5-17-19E N 7-10-11E	50 51	41.98 41.96	48-06-20 48-04-57	50.00 50.00	S58-16-56E N73-37-26E	40.76 40.74
50 51	114.09	S84-42-41E	52	41.42	47-27-50	50.00	N25-51-02E	40.25
52 53	61.82 50.29	N13-53-53E N22-31-21E	53	59.55 59.11	68-14-05 8-09-40	50.00 415.00	N31-59-55W N58-57-12W	56.09 59.06
54	50.28	N30-15-04E	55 56	117.00 133.23	9-14-47 46-15-49	725.00 165.00	S10-33-50E N44-45-38E	116.87 129.64
55 56	50.29 50.29	N37-58-50E N45-42-37E	57	133.23	46-15-49	165.00	S88-58-33E	129.64
57 58	50.28 50.28	N53-26-24E N61-09-31E	58 59	10.57 8.78	3-40-19 2-20-24	165.00 215.00	S64-00-29E S63-20-31E	10.57 8.78
59	50.29	N68-54-01E	60	53.89	14-21-41 13-58-10	215.00	S71-41-33E	53.75
60 61	50.28 50.28	N76-37-11E N84-21-44E	61	52.42 68.03	5-22-35	215.00 725.00	S85-51-29E N17-52-32W	52.29 68.01
62	50.28 50.28	S87-55-06E S80-11-14E	63	1.52 79.80	0-13-34 11-52-33	385.00 385.00	S54-59-09E S61-02-13E	1.52 79.66
63 64	51.45	S72-37-33E	65	79.80	11-52-33	385.00	S72-54-46E	79.66
65 66	84.79 50.95	S70-26-27E N 9-00-55E	66	79.80 79.80	11-52-33 11-52-33	385.00 385.00	S84-47-19E N83-20-08E	79.66 79.66
67	80.11	N16-48-17E	68	53.50 54.09	7-57-41 18-46-57	385.00 165.00	N73-25-01E S83-27-03E	53.45 53.85
68 69	115.14 50.00	S70-26-47E S71-41-49E	70	68.98	5-27-05	725.00	N02-58-55E	68.95
70 71	49.31 49.31	\$12-41-07W \$ 7-15-01W	71 72	53.18 53.18	4-12-10 4-12-10	725.00 725.00	N07-48-33E N12-00-43E	53.17 53.17
72	49.31	S 1-48-55W	73	53.02	4-11-24	725.00	N16-12-29E	53.01 79.57
73 74	49.31 49.31	S 3-37-11E S 9-03-18E	74 75	79.69 48.18	11-00-09 12-50-23	415.00 215.00	S79-12-37E N28-02-54E	48.08
75	49.31 51.46	S14-29-24E S19-34-14E	76	49.38 49.38	130934 130934	215.00 215.00	N41-02-52E N54-12-26E	49.27 49.27
76 77	61.85	S 3-20-03W	78	49.38	13-09-34	215.00	N67-22-00E	49.27
78 79	130.00 17.73	\$70-21-37\ \$43-05-48E	79	49.38 49.38	13-09-3 <del>4</del> 13-09-34	215.00 215.00	N80-31-34E S86-18-53E	49.27 49.27
80	113.96	S86-22-09W	81	49.38 16.52	13-09-34 4-24-13	215.00 215.00	S730919E S642226E	49.27 16.52
81	16.27	N84-43-19W	83	5.00	0~55~27	310.00	N20-06-06W	5.00
			84 85	39.54 64.03	3-21-23 5-26-06	675.00 675.00	N18-53-08W N14-29-24W	39.53 64.01
			86	64.03 64.03	5-26-06 5-26-06	675.00 675.00	N09-03-18W N03-37-12W	64.01 64.01
_	-	N A #	87	64.02	5-26-03	675.00	NO1-48-53E	64.00
А	ECC	<i>)N</i> I	1 89	64.04 64.03	5-26-09 5-26-06	675.00 675.00	N07-14-59E N12-41-07E	64.02 64.01
			91	8.51	19-30-13	25.00	S83-52-45E	8.47
AECOM .	TECHNICAL S	ERVICES, INC.	92	34.23 33.52	11-53-15 4-24-54	165.00 435.00	\$68-06~57E \$57-04-49E	34.17 33.51
400 WES	T 15th STRE	ET, SUITE 500	94	28.92 845.33	66-17-05 76-52-45	25.00 630.00	N40-59-06W N46-16-56W	27.34 783.33
Αŧ	JSTIN, TEXAS WWW.AECOM		96	12.01	27-31-06	25.00	N70-57-46W	11.89
TBF	E REG. NO.		97   98	39.27 23.56	90-00-38 90-00-00	25.00 15.00	N39-43-00W N50-17-19E	35.36 21.21
			99	23.23	88-44-59	15.00	S26-04-18E	20.98
TERRAT	OWNER/SUE	BDIVIDER ON POINTE, L.P.	100	34.17 146.92	2-54-01 27-09-13	675.00 310.00	S16-51-11W S06-03-46E	34.17 145.54
	9 RESEARCH	H BOULEVARD	102	4.42 9.55	50-36-38 54-42-15	5.00 10.00	S17-47-29E S15-44-40E	4.27 9.19
	, SUITE AUSTIN, TX		1 104	21.32	3-42-06	330.00	S13-27-31W	21.32
	VOSTIM, IX	. 70700	1 105	25.52 1.55	48-44-52 44-27-47	30.00 2.00	S39-41-00W S41-49-32W	24.76 1.51
			107	372.94 36.90	66-46-30 84-34-40	320.00 25.00	S52-58-54W S44-04-49W	352.19 33.64
			108	951.26	86-30-48	630.00	N41-27-55W	863.44
			1					

## FALCON POINTE SECTION FOUR-SOUTH FINAL PLAT

METES AND BOUNDS DESCRIPTION
17.183 ACRE
JOHN BECKHAM SURVEY NO. 16
ABSTRACT NO. 55
TRAVIS COUNTY, TEXAS

BEING A 17.853 ACRES (777,656 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN BECKHAM SURVEY NO. 16, ABSTRACT NO. 55, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 169.66 ACRE TRACT CONVEYED TO TERRABROOK FALCON POINTE, LP, AS RECORDED IN TRAVIS COUNTY DOCUMENT NO. TRV 2000102740 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 17.853 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

BEGINNING AT A 1/2-INCH IRON ROD (WITH CAP STAMPED "SURVCON INC.") FOUND LOCATED IN THE SOUTH BOUNDARY LINE OF FALCON POINT SECTION FOUR-B AS RECORDED UNDER DOCUMENT NO. 200700262 IN THE O.P.R.T.C.T.; AND IN THE NORTH RIGHT-OF-WAY LINE OF MURCHISON RIDGE TRAIL (60' WIDE) AND IN THE EAST RIGHT-OF-WAY LINE OF DRIFTING MEADOWS DRIVE (50' WIDE). SAID POINT ALSO BEING IN THE ARC OF A CURVE TO THE RIGHT;

THENCE, 39.27 FEET ALONG THE ARC OF SAID CURVE, AND EAST RIGHT-OF-WAY LINE OF DRIFTING MEADOWS DRIVE, TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'38", AND A CHORD BEARING NORTH 39°43'00" WEST, 35.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SIRVCON INC." A.K. A. ABCOMI FOUND FOR CORNER:

THENCE, NORTH 05°17′19" EAST, A DISTANCE OF 87.83 FEET, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF DRIFTING MEADOWS DRIVE TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) FOUND MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, 23.56 FEET ALONG THE ARC OF SAID CURVE, AND EAST RIGHT-OF-WAY LINE OF DRIFTING MEADOWS DRIVE, TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING NORTH 50°17'19" EAST, 21.21 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) FOUND FOR CORNER AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF MEANDERING MEADOWS DRIVE (50' WIDE);

THENCE, NORTH 07°10'11" BAST, A DISTANCE OF 50.03 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) FOUND FOR CORNER AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF MEANDERING MEADOWS DRIVE (50' WIDE) AND ALSO BEING THE SOUTH BOUNDARY LINE OF FALCON POINTE SECTION FOUR-NORTH (PHASE I) AS RECORDED UNDER DOCUMENT NO. 200800078 IN THE ORDER TO THE SOUTH BOUNDARY LINE OF FALCON POINTE SECTION FOUR-NORTH (PHASE I) AS RECORDED UNDER DOCUMENT NO. 200800078 IN THE

THENCE, SOUTH 84°42'41" EAST, A DISTANCE OF 114.09 FEET ALONG THE SOUTH BOUNDARY LINE OF FALCON POINTE SECTION FOUR-NORTH (PHASE I) TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURYCON INC." A.K.A. AECOM) FOUND MAKKING THE SOUTHEAST CORNER OF FOUR-NORTH (PHASE I);

THENCE, NORTH 13°53'53" BAST, A DISTANCE OF 61.82 FEET ALONG THE EAST BOUNDARY LINE OF SAID FALCON POINTE SECTION FOUR-NORTH (PHASE I) TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. ABCOM) FOUND FOR CORNER;

THENCE, NORTH 22°31'21" EAST, A DISTANCE OF 50.29 FEET TO A 12-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) FOUND MARKING THE NORTHEAST CORNER OF SAID FALCON POINTE SECTION FOUR-NORTH (PHASE I), SAME BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK "C", FALCON POINTE SECTION FOUR-NORTH (PHASE II) AS RECORDED UNDER DOCUMENT NO. 200900006 IN THE OP R.T.C.T.

THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK "C", FALCON POINTE SECTION FOUR-NORTH (PHASE II) THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- NORTH 30°15'04" EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER:
- NORTH 37°58'50" EAST, A DISTANCE OF 50.29 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 3. NORTH 45°42'37" EAST, A DISTANCE OF 50.29 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 4. NORTH 53°26'24" EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 5. NORTH 61°09'31" EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP
- STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

  6. NORTH 68°54'01" EAST. A DISTANCE OF 50.29 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP
- 7. NORTH 76°37'11" EAST. A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP
- STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 8. NORTH 84°21'44" EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- SOUTH 87°55′06″ EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- SOUTH 80°11'14" EAST, A DISTANCE OF 50.28 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 11. SOUTH 72°37'33" EAST, A DISTANCE OF 51.45 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 12. SOUTH 70°26′27" EAST, A DISTANCE OF 84.79 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "C", FALCON POINTE SECTION FOUR-NORTH (PHASE II) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1. THENCE, NORTH 09°00'55" EAST, A DISTANCE OF 50.95 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;
- 2. THENCE, NORTH 16°48'17" EAST, A DISTANCE OF 80.11 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) FOUND FOR CORNER AND BEING LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED DRIFTING MEADOWS DRIVE;

THENCE, SOUTH 70°26'47" BAST, A DISTANCE OF 115.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRIFTING MEADOWS DRIVE TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." AK.A. AECOM) SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, SOUTH  $70^\circ 26^\circ 47''$  EAST, A DISTANCE OF 115.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRIFTING MEADOWS DRIVE TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, 23.23 FEET ALONG THE ARC OF SAID CURVE, AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRIFTING MEADOWS DRIVE, TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°44'59", AND A CHORD BEARING SOUTH 26°04'18" EAST, 20.98 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER AND BEING IN THE WEST RIGHT-OF-WAY LINE OF TRANQUILITY LANE (50 WIDE);

THENCE, SOUTH 71°41'49" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER AND BEING IN THE EAST RIGHT-OF-WAY LINE OF TRANQUILITY LANE AND IN THE ARC OF A CURVE TO THE LEFT;

THENCE, 34.17 FEET ALONG THE ARC OF SAID CURVE, AND EAST RIGHT-OF-WAY LINE OF TRANQUILITY LANE, TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 2°54'01", AND A CHORD BEARING SOUTH 16°51'11" WEST, 34.17 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER AND BEING IN THE WEST RIGHT-OF-WAY LINE OF TRANOULLITY LANE (50' WIDE):

THENCE, SOUTH 74°35′50" EAST, A DISTANCE OF 155.00 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 12°41'07" WEST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM SET FOR CORNER:

THENCE, SOUTH 07°15'01" WEST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVICON INC." A.K.A. AECOM) SET FOR CORNER:

THENCE, SOUTH 01°48'55" WEST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 03°37'11" EAST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER:

THENCE, SOUTH 09°03'18" EAST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 14°29'24" EAST, A DISTANCE OF 49.31 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM SET FOR CORNER:

THENCE, SOUTH 19°34'14" EAST, A DISTANCE OF 51.46 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 20°33'49" BAST, A DISTANCE OF 165.00 FEBT TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 03°20'03" WEST, A DISTANCE OF 61.85 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP

THENCE, SOUTH 70°21'37" WEST, A DISTANCE OF 130.00 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER AND BEING IN THE ARC OF A CURVE TO THE CORNER AND BEING THE CORN

THENCE, 146.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 27°09'13", AND A CHORD BEARING SOUTH 06°03'46" EAST, 145.54 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER AND MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE, 4.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 50°36′39°, AND A CHORD BEARING SOUTH 174°7729° EAST, 4.27 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC" A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 43°05′48" EAST, A DISTANCE OF 17.73 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, 9.55 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF  $54^\circ42^\circ16^\circ$ , AND A CHORD BEARING SOUTH  $15^\circ44^\circ40^\circ$  EAST, 9.19 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET FOR CORNER;

THENCE, SOUTH 13°27'31" WEST, A DISTANCE OF 21.32 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, 25.52 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°44′52", AND A CHORD BEARING SOUTH 39°41′00" WEST, 24.76 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING A REVERSE CURVE TO THE LETT.

THENCE, 1.55 FEBT ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 44°27'47", AND A CHORD BEARING SOUTH 41°49'33" WEST, 1.51 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING A REVERSE CURVE TO THE PIGET.

THENCE, 372.94 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 66°46'30", AND A CHORD BEARING SOUTH 52°58'54" WEST, 352.19 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVICON INC." A.K.A. ABCOM) SET FOR CORNER;

THENCE, SOUTH 86°22'09" WEST, A DISTANCE OF 113.96 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 36.90 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF \$4\*3440°, AND A CHORD BEARING SOUTH 44\*90449° WEST, 33.64 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVICON INC." A K.A. ABCOM) SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED MURCHISON RIDGE TRAIL AND BEING IN THE ARC OF A CURVE TO THE LEFT.

THENCE, 951.26 FEET ALONG THE ARC OF SAID CURVE, AND NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MURCHISON RIDGE TRAIL TO THE LEFT HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 86°30'48", AND A CHORD BEARING NORTH 41°27'55" WEST, 863.44 FEET TO A 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED "SURVCON INC." A.K.A. AECOM) SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED MURCHISON RIDGE TRAIL AND BEING IN THE ARC OF A CURVE TO THE LEFT;

THENCE, NORTH 84°43'19" WEST, A DISTANCE OF 16.27 FEET CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF A FOREMENTIONED MURCHISON RIDGE TRAIL. TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 17.853 ACRES (777,555 SQUARE FEET) OF LAND, MORE OR LESS.



SHEET 3 OF 3