

STATE OF TEXAS
COUNTY OF TRAVIS

FALCON POINTE - SECTION SIXTEEN FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.P., OWNER OF A CALLED 149.599 ACRE TRACT RECORDED IN TRV 2000105424, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF THE JOHN DAVIS SURVEY 13, ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.761 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION SIXTEEN", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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 _____, 2013, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2013, A.D. AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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: _____

NAME: _____

TITLE: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 2013, 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.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. WILLIAM MEYER, 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 _____ DAY OF _____, 2013, A.D.

_____ NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

DATE

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 RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. A 10 FT. HIKE AND BIKE TRAIL WILL BE CONSTRUCTED ALONG THE EAST RIGHT OF WAY LINE OF COLORADO SAND DRIVE.
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 AND COORDINATES 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 DEVELOPMENT 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. 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.
12. SIGHT TRIANGLES AT THE INTERSECTION OF TWO PUBLIC STREETS SHALL BE PROTECTED FROM ENCROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING MAY BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH MANNER SO AS TO MATERIALLY IMPAIR A VEHICLE DRIVER'S VISION. SIGHT TRIANGLES ARE FORMED AT THE INTERSECTION OF TWO RIGHT-OF-WAY LINES AND EXTEND FOR 30 FEET ALONG EACH RIGHT-OF-WAY LINE FROM THE POINT OF INTERSECTION.
13. 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.
14. WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
15. 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.
16. 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.
17. NO BUILDING CONSTRUCTED IN THIS SUBDIVISION MAY BE LOCATED CLOSER THAN 25 FEET FROM THE FRONT LOT LINE, 5 FEET FROM THE SIDE LOT LINE OR 20 FEET FROM REAR LOT LINE.
18. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
19. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
20. ALL OPEN SPACE LOTS (LOT 15 BLOCK B, LOT 6 BLOCK F, LOT 1 BLOCK E, LOT 1 BLOCK A, LOT 1 BLOCK B, LOT 25 BLOCK A) WITHIN THE BOUNDARIES OF THE PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., AND AFTER TITLE TRANSFER, BY THE HOMEOWNER'S ASSOCIATION.

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, DARRELL D. WHITE, 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.

DARRELL D. WHITE, R.P.L.S. NO. 4816
10000 METRIC BLVD, SUITE 200
AUSTIN, TEXAS 78758

DATE

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 2013, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
CHAIRMAN - TOM ANKER

ZONING:
1. FALCON POINTE AMENDED A.L.U.R. NO. 2 SOUTH
AMENDED AGREEMENT APPROVED THROUGH
ORDINANCE NO. 999-09-04-28

ACREAGE: 19.761 TOTAL ACRES
NUMBER OF BLOCKS: 5
NUMBER OF LOTS: 77
6 OPEN SPACE LOTS
83 LOTS TOTAL

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

ATTEST:

BY: _____
PLANNING DIRECTOR - EMILY BARRON

_____ CITY SECRETARY - KAREN THOMPSON

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: 10143340.4946
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 LANE 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: 10144272.0808
SURFACE EASTING: 3165584.7959
SURFACE ELEVATION: 657.10

CUMULATIVE DENSITY CALCULATIONS

NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT = 77

NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS = 468
PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B, SECTION EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION NINE-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 14 (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.
TOTAL NUMBER OF UNITS = 545

TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT. = 3.92

TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT. = 13.51
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B, SECTION EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION NINE-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 14 (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.
TOTAL ACREAGE = 161.84
CUMULATIVE DENSITY = 3.37 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 EIGHT-A AMENDED, SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B, SECTION EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION NINE-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 14 (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.
TOTAL COMMERCIAL ACREAGE = 0

TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT. = 2.33

TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B, SECTION EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION NINE-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 14 (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE = 30.52

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

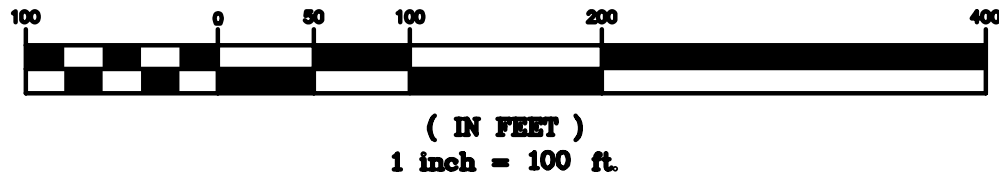
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com

AECOM

AECOM TECHNICAL SERVICES, INC.
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580
JUNE 2013

FALCON POINTE - SECTION SIXTEEN FINAL PLAT

GRAPHIC SCALE



1 inch = 100 ft.

15' WW ESMT
DOC#
O.P.R.T.C.T.

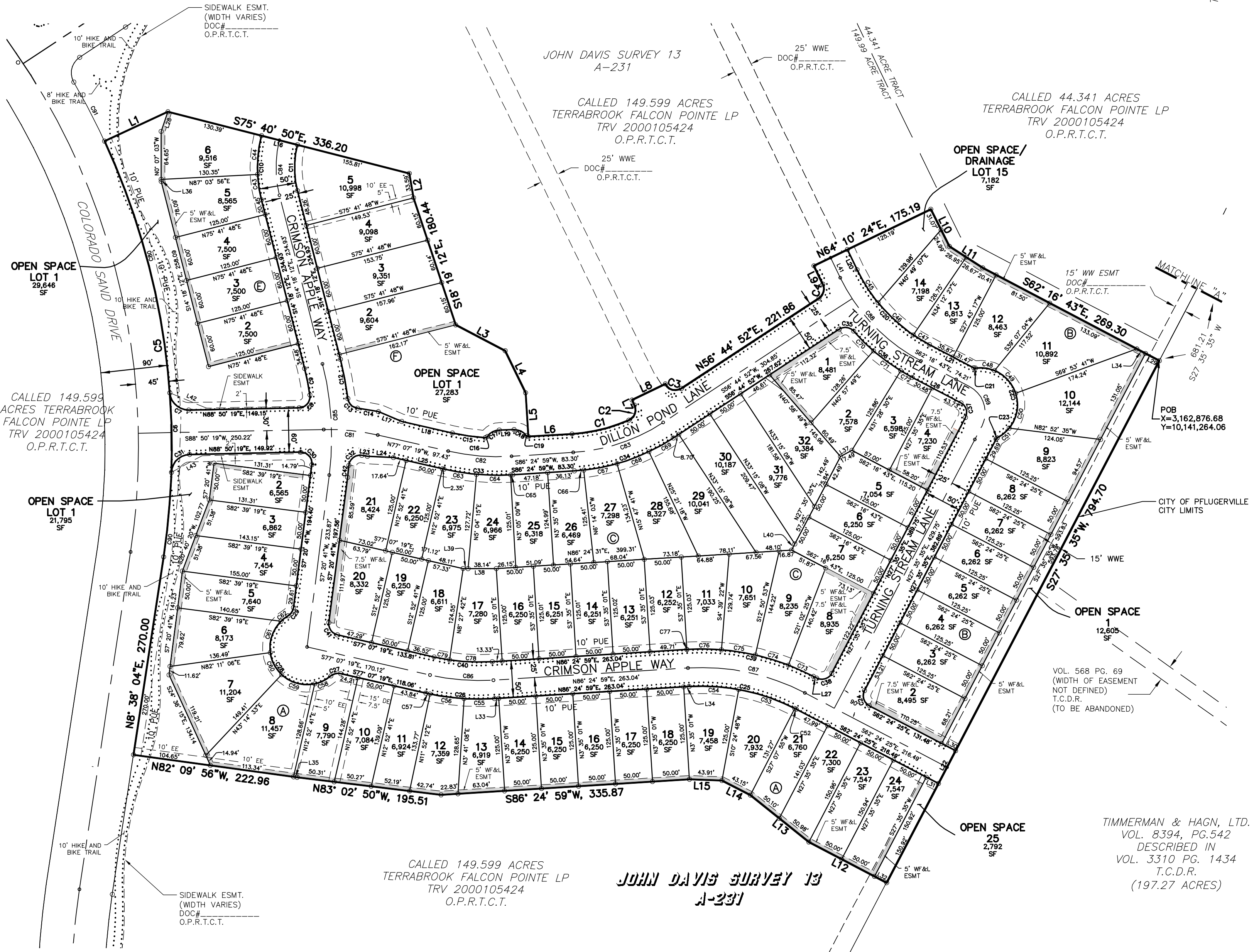
CALLLED 44.341 ACRES
TERRABROOK FALCON POINTE LP
TRV 2000105424
O.P.R.T.C.T.

681.21
S27 35' 35" W

POC
X=3,163,192.50
Y=10,141,868.35

CALLLED 197.27 ACRES
TIMMERMAN & HAGN, LTD. VOL 8394
PG. 542; DESCRIBED IN VOL. 3310 PG
1434 T.C.D.R.

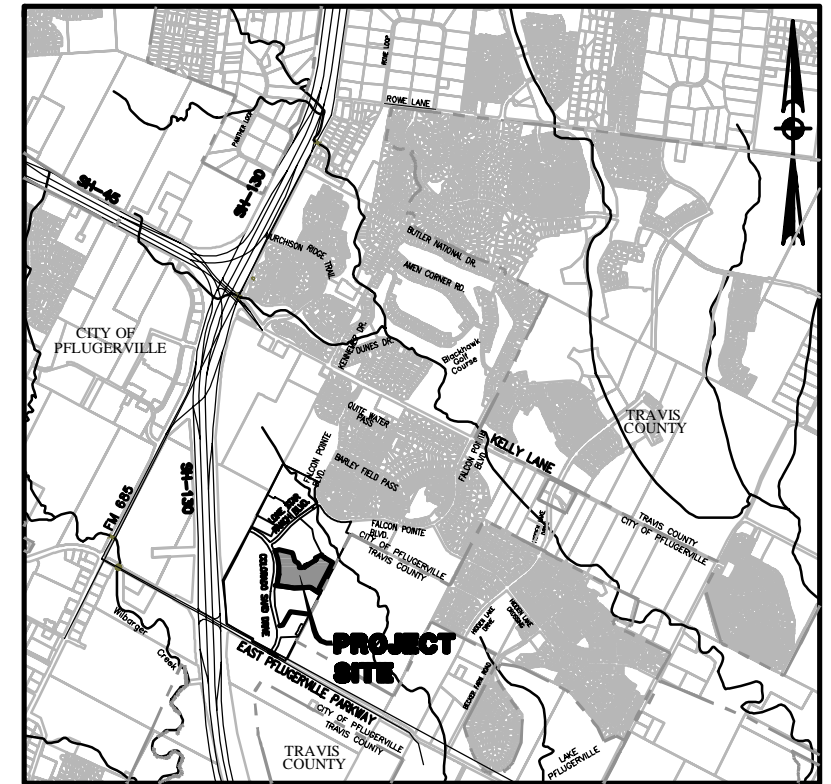
REMAINDER 50.790 ACRES
TERRABROOK FALCON POINTE LP
TRV 20000146298
O.P.R.T.C.T.



LEGEND

- IRON ROD FOUND WITH CAP STAMPED "McKIM"
- IRON ROD SET WITH CAP STAMPED "McKIM"
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT
- WWE WASTEWATER EASEMENT
- DE DRAINAGE EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- BSL BUILDING SETBACK LINE
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- TRV # TRAVIS COUNTY DOCUMENT NUMBER
- WTE WATER SERVICE EASEMENT
- 4 FT. SIDEWALK UNLESS OTHERWISE NOTED

STREET NAME	LINEAR FEET
CRIMSON APPLE WAY	1594'
DILLON POND LANE	1025'
TURNING STREAM LANE	755'



VICINITY MAP
SCALE: N.T.S.

AECOM

McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

AECOM TECHNICAL SERVICES, INC.
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580
JUNE 2013

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

10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com

FALCON POINTE - SECTION SIXTEEN FINAL PLAT

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	79.32	225.00	20° 11' 54"	N76° 19' 02"E	78.91
C2	24.10	15.00	92° 02' 41"	N20° 11' 44"E	21.59
C3	25.51	15.00	97° 25' 30"	S74° 32' 23"E	22.54
C4	21.62	15.00	82° 34' 28"	N15° 27' 38"E	19.80
C5	574.94	985.00	33° 26' 37"	N8° 05' 14"W	566.82
C6	107.33	985.00	6° 14' 36"	S1° 09' 41"E	107.28
C7	37.91	25.00	86° 52' 42"	N47° 43' 20"W	34.38
C8	25.54	15.00	97° 34' 14"	N40° 03' 12"E	22.57
C9	36.46	375.00	5° 34' 17"	N11° 31' 04"W	36.45
C10	87.42	175.00	28° 37' 22"	N0° 00' 29"E	86.52
C11	62.45	125.00	28° 37' 22"	S0° 00' 29"W	61.80
C12	53.89	425.00	7° 15' 57"	S10° 40' 14"E	53.86
C13	19.92	15.00	76° 06' 23"	S45° 05' 27"E	18.49
C14	28.54	331.00	4° 56' 23"	N80° 40' 27"W	28.53
C15	44.97	275.00	9° 22' 08"	N81° 48' 24"W	44.92
C16	3.47	4.00	49° 45' 21"	S59° 01' 20"W	3.37
C17	18.93	20.00	54° 13' 57"	S61° 20' 44"W	18.23
C18	18.93	20.00	54° 13' 57"	N64° 23' 28"W	18.23
C19	3.38	4.00	48° 22' 50"	N62° 10' 56"W	3.28
C20	143.15	225.00	36° 27' 07"	N44° 03' 09"W	140.74
C21	2.47	4.00	35° 25' 51"	N79° 59' 38"W	2.43
C22	140.27	50.00	160° 44' 01"	N17° 20' 34"W	98.59
C23	2.47	4.00	35° 25' 52"	N45° 18' 31"E	2.43
C24	23.56	15.00	90° 00' 00"	N17° 24' 25"W	21.21
C25	149.64	275.00	31° 10' 37"	S77° 59' 43"E	147.80
C26	93.38	325.00	16° 27' 42"	S85° 21' 10"E	93.06
C27	13.90	15.00	53° 05' 26"	N76° 19' 57"E	13.41
C28	165.44	50.00	189° 34' 39"	S35° 25' 26"E	99.65
C29	13.62	15.00	52° 01' 12"	S33° 21' 17"W	13.16
C30	25.79	15.00	98° 30' 22"	S41° 54' 30"E	22.73
C31	37.91	25.00	86° 52' 42"	N45° 23' 58"E	34.38
C32	24.75	15.00	94° 31' 54"	N52° 23' 19"E	22.04
C33	93.38	325.00	16° 27' 42"	N85° 21' 10"W	93.06
C34	142.40	275.00	29° 40' 07"	S71° 34' 55"W	140.81
C35	21.49	15.00	82° 04' 19"	N82° 12' 59"W	19.70
C36	101.26	275.00	21° 05' 54"	N51° 43' 46"W	100.69
C37	22.74	14.50	89° 52' 18"	N17° 20' 34"W	20.48
C38	23.56	15.00	90° 00' 00"	N72° 35' 35"E	21.21
C39	176.85	325.00	31° 10' 37"	S77° 59' 43"E	174.67
C40	79.01	275.00	16° 27' 42"	S85° 21' 10"E	78.74
C41	22.11	15.00	84° 28' 00"	S34° 53' 19"E	20.16
C42	16.48	425.00	2° 13' 19"	S6° 14' 01"W	16.48
C43	34.72	175.00	11° 22' 08"	S8° 37' 08"E	34.67
C44	52.70	175.00	17° 15' 14"	S5° 41' 33"W	52.50
C45	53.09	225.00	13° 31' 06"	S32° 35' 08"E	52.96
C46	64.59	225.00	16° 26' 52"	S47° 34' 07"E	64.37
C47	25.47	225.00	6° 29' 09"	S59° 02' 08"E	25.46
C48	26.42	50.00	30° 16' 26"	S82° 34' 21"E	26.11
C49	43.04	50.00	49° 19' 08"	S42° 46' 34"E	41.72
C50	49.75	50.00	57° 00' 45"	S10° 23' 23"W	47.73
C51	21.06	50.00	24° 07' 42"	S50° 57' 36"W	20.90
C52	2.21	275.00	0° 27' 40"	S62° 38' 15"E	2.21
C53	80.24	275.00	16° 43' 07"	S71° 13' 39"E	79.96
C54	67.18	275.00	13° 59' 49"	S86° 35' 07"E	67.01
C55	41.23	325.00	7° 16' 09"	S89° 56' 57"E	41.21
C56	46.42	325.00	8° 11' 04"	S82° 13' 20"E	46.39
C57	5.72	325.00	1° 00' 29"	S77° 37' 34"E	5.72
C58	24.45	50.00	28° 01' 13"	N63° 47' 51"E	24.21
C59	48.38	50.00	55° 26' 06"	S74° 28' 30"E	46.51
C60	33.98	50.00	38° 56' 33"	S27° 17' 11"E	33.33
C61	46.47	50.00	53° 15' 17"	S18° 48' 44"W	44.82
C62	12.15	50.00	13° 55' 30"	S52° 24' 08"W	12.12
C63	44.28	325.00	7° 48' 26"	S81° 01' 32"E	44.25
C64	46.27	325.00	8° 09' 24"	S89° 00' 27"E	46.23
C65	2.82	325.00	0° 29' 53"	N86° 39' 55"E	2.82
C66	12.72	275.00	2° 39' 02"	N85° 05' 28"E	12.72
C67	45.89	275.00	9° 33' 37"	N78° 59' 08"E	45.83
C68	45.89	275.00	9° 33' 37"	N69° 25' 31"E	45.83
C69	37.90	275.00	7° 53' 50"	N60° 41' 47"E	37.87
C70	37.71	275.00	7° 51' 22"	N45° 06' 30"W	37.68
C71	45.54	275.00	9° 29' 19"	N53° 46' 50"W	45.49
C72	18.02	275.00	3° 45' 13"	N60° 24' 06"W	18.01
C73	37.17	325.00	6° 33' 10"	S65° 41' 00"E	37.15
C74	46.47	325.00	8° 11' 32"	S73° 03' 21"E	46.43
C75	46.47	325.00	8° 11' 32"	S81° 14' 52"E	46.43
C76	46.45	325.00	8° 11' 18"	S89° 26' 18"E	46.41
C77	0.29	325.00	0° 03' 05"	N86° 27' 20"E	0.29
C78	57.81	275.00	12° 02' 43"	S87° 33' 40"E	57.71
C79	21.20	275.00	4° 24' 59"	S79° 19' 49"E	21.19
C80	352.87	985.00	20° 31' 34"	S14° 32' 46"E	350.99
C81	73.51	300.00	14° 02' 22"	N84° 08' 30"W	73.33
C82	86.19	300.00	16° 27' 42"	N85° 21' 10"W	85.90
C83	129.45	250.00	29° 40' 07"	S71° 34' 55"W	128.01
C84	74.93	150.00	28° 37' 22"	S0° 00' 29"W	74.16
C85	151.13	400.00	21° 38' 53"	S3° 28' 46"E	150.23
C86	86.19	300.00	16° 27' 42"	S85° 21' 10"E	85.90
C87	163.24	300.00	31° 10' 37"	S77° 59' 43"E	161.24
C88	159.05	250.00	36° 27' 07"	N44° 03' 09"W	156.38
C89	61.96	39.50	89° 52' 18"	S17° 20' 34"E	55.80
C90	114.74	985.00	6° 40' 28"	N5° 17' 50"E	114.68
C91	89.78	985.00	5° 13' 21"	S27° 25' 13"E	89.75

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	94.29	N65° 11' 27"E
L2	33.59	S10° 01' 21"E
L3	75.44	S62° 23' 37"E
L4	63.00	S25° 49' 36"E
L5	59.30	S3° 43' 19"E
L6	59.05	N86° 28' 23"E
L7	7.54	N25° 49' 36"W
L8	50.00	N64° 10' 24"E
L9	27.46	N25° 49' 36"W
L10	56.06	S26° 31' 13"E
L11	53.62	S67° 09' 56"E
L12	118.50	N62° 25' 34"W
L13	101.08	N51° 10' 43"W
L14	43.15	N62° 57' 45"W
L15	43.91	N87° 45' 44"W
L16	50.00	S75° 40' 50"E
L19	20.00	N88° 28' 38"E
L22	50.00	N27° 35' 35"E
L28	28.06	N19° 05' 28"E
L29	21.23	N62° 16' 43"W
L30	21.23	S62° 24' 25"E
L31	18.50	N62° 24' 25"W
L32	18.50	S62° 25' 34"E
L33	5.64	N86° 24' 59"E
L34	7.40	N86° 24' 59"E
L34	13.07	S62° 16' 43"E
L35	4.97	N82° 09' 56"W
L36	2.63	N0° 07' 03"W
L37	17.49	N61° 40' 57"E
L38	44.82	N89° 55' 04"W
L39	6.68	S89° 55' 04"E
L40	9.40	N27° 35' 35"E
L41	30.00	S25° 49' 36"E
L42	53.75	S67° 25' 20"E
L43	47.24	S61° 34' 42"W

BEING A 19.764 ACRES (860,934 SQUARE FEET) OF LAND IN THE JOHN DAVIS SURVEY 13, ABSTRACT 231, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER OF A CALLED 149.599 ACRES OF RECORD TO TERRABROOK FALCON POINTE, L.P. AS RECORDED IN TRV 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT FOUND 1/2-INCH IRON ROD AT THE NORTHWESTERLY CORNER OF A CALLED 197.270 ACRES OF RECORD TO TIMMERMAN & HAGN, LTD, AS RECORDED IN VOLUME 8394, PAGE 542 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS (D.R.T.C.T.), BEING AT A NORTHEASTERLY CORNER OF A CALLED 44.341 ACRES OF RECORD TO TERRABROOK FALCON POINTE, L.P., AS RECORDED IN TRV 2000105424 OF THE O.P.R.T.C.T., AND BEING ON THE SOUTHERLY LINE OF SAID TERRABROOK FALCON POINTE, L.P. 50.790 ACRE TRACT;

THENCE, SOUTH 27° 35' 35" WEST, WITH THE COMMON LINE BETWEEN THE SAID TERRABROOK FALCON POINTE, L.P. 44.341 ACRE TRACT AND THE CALLED 197.270 ACRES OF RECORD TO TIMMERMAN & HAGN, LTD TRACT 682.21 FEET TO A THE POINT OF BEGINNING, BEING A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 27°35'35" WEST, A DISTANCE OF 794.70 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 62°25'34" WEST, A DISTANCE OF 118.50 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 51°10'43" WEST, A DISTANCE OF 101.08 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 62°57'45" WEST, A DISTANCE OF 43.15 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 87°45'44" WEST, A DISTANCE OF 43.91 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 86°24'59" WEST, A DISTANCE OF 335.87 FEET TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 83°02'50" WEST, A DISTANCE OF 195.51 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 82°09'56" WEST, A DISTANCE OF 222.96 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 08°38'04" EAST, A DISTANCE OF 270.00 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 574.94 FEET, WITH A RADIUS OF 985.00 FEET, WITH A DELTA ANGLE OF 33°26'37", WITH A CHORD BEARING OF NORTH 08°05'14" WEST, WITH A CHORD LENGTH OF 566.82 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 65°11'27" EAST, A DISTANCE OF 94.29 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 75°40'50" EAST, A DISTANCE OF 336.20 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 10°01'21" EAST, A DISTANCE OF 33.59 FEET TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 18°19'12" EAST, A DISTANCE OF 180.44 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 62°23'37" EAST, A DISTANCE OF 75.44 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 25°49'36" EAST, A DISTANCE OF 63.00 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 03°43'19" EAST, A DISTANCE OF 59.30 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 86°28'23" EAST, A DISTANCE OF 59.05 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 79.32', WITH A RADIUS OF 225.00 FEET, WITH A DELTA ANGLE OF 20°11'54", WITH A CHORD BEARING OF NORTH 76°19'02" EAST, WITH A CHORD LENGTH OF 78.91 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 24.10', WITH A RADIUS OF 15.00 FEET, WITH A DELTA ANGLE OF 92°02'41", WITH A CHORD BEARING OF NORTH 20°11'44" EAST, WITH A CHORD LENGTH OF 21.59 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 25°49'36" WEST, A DISTANCE OF 7.54 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 64°10'24" EAST, A DISTANCE OF 50.00 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.51 FEET, WITH A RADIUS OF 15.00 FEET., WITH A DELTA ANGLE OF 97°25'30", WITH A CHORD BEARING OF SOUTH 74°32'23" EAST, WITH A CHORD LENGTH OF 22.54 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 56°44'52" EAST, A DISTANCE OF 221.86 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.62 FEET, WITH A RADIUS OF 15.00 FEET, WITH A DELTA ANGLE OF 82°34'28", WITH A CHORD BEARING OF NORTH 15°27'38" EAST, WITH A CHORD LENGTH OF 19.80 FEET TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 25°49'36" WEST, A DISTANCE OF 27.46 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, NORTH 64°10'00" EAST, A DISTANCE OF 175.19 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 26°31'13" EAST, A DISTANCE OF 56.06 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 57°09'56" EAST, A DISTANCE OF 53.62 FEET, TO A 1/2-INCH IRON ROD WITH "MCKIM" CAP SET;

THENCE, SOUTH 62°16'43" EAST, A DISTANCE OF 269.30 FEET TO THE POINT OF BEGINNING, CONTAINING 19.764 ACRES OR (860,934 SQ. FT.)



AECOM TECHNICAL SERVICES, INC.
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580
JUNE 2013

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