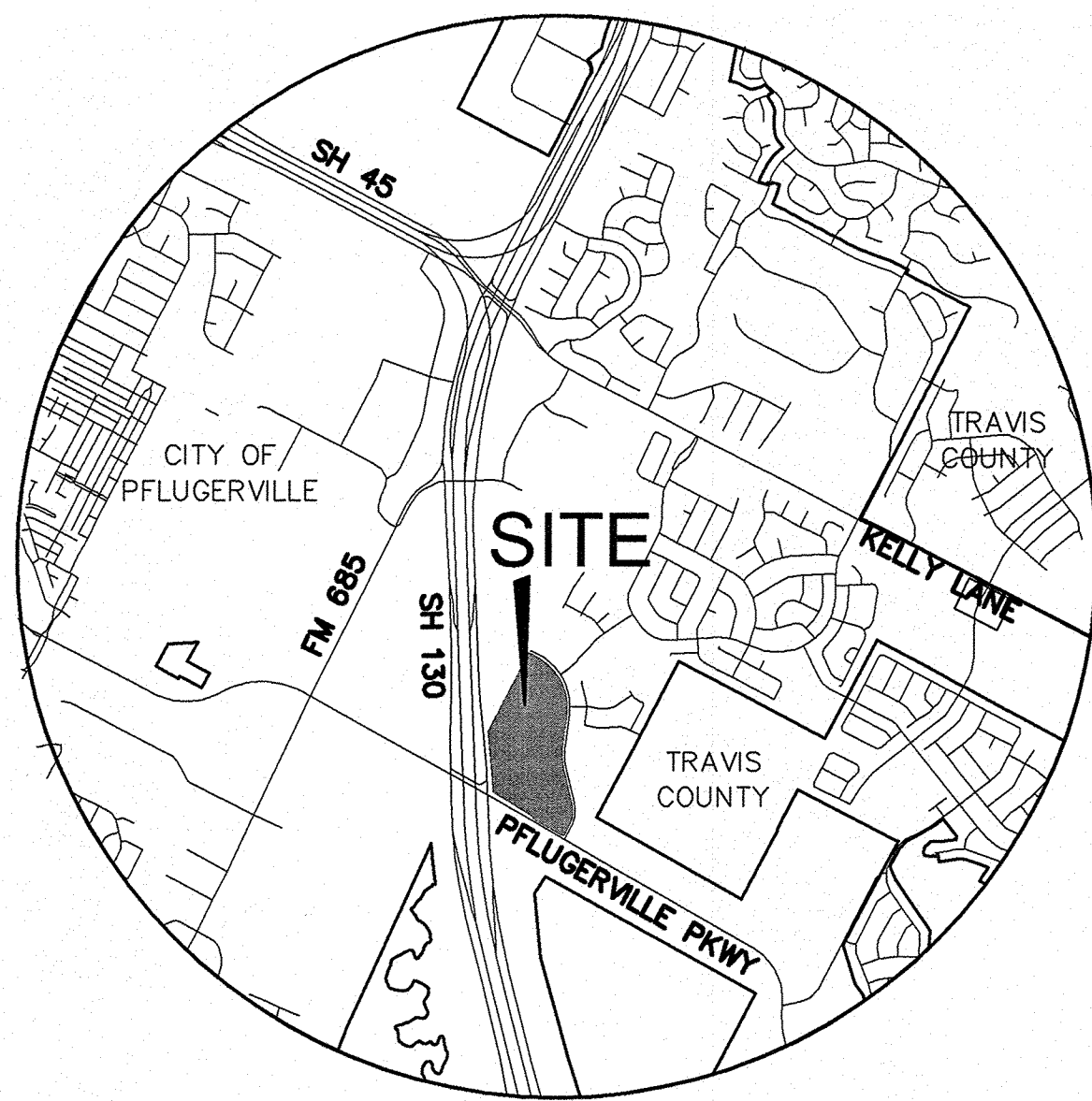




VICINITY MAP
N.T.S.

OWNER: TERRABROOK FALCON POINTE, LLC
13809 RESEARCH BLVD., SUITE 475
AUSTIN, TX 78750
512-758-7352

ENGINEER: BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

SURVEYOR: BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

FLOODPLAIN INFORMATION:

NO PORTION OF THIS TRACT IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48453C0280J, DATED AUGUST 18, 2014.

LEGAL DESCRIPTION:

57.616 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 149.99 ACRE TRACT OF LAND CONVEYED TO TERRABROOK FALCON POINTE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

ZONING:

PUD - PLANNED UNIT DEVELOPMENT

RELATED ENGINEERING STUDIES:

- ENGINEERING AND DRAINAGE REPORT - FALCON POINTE POD 7 ENTRANCE ROAD; NOVEMBER 2015
- PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2014
- PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2013
- PRELIMINARY ENGINEERING REPORT FOR FALCON POINTE AMENDED PRELIMINARY PLAN #6 AECOM TECHNICAL SERVICES, INC.; NOVEMBER 2012
- ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 16 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; FEBRUARY 2014
- ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 15 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; FEBRUARY 2014
- ENGINEERING DESIGN REPORT FOR FALCON POINTE SECTION 14 - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; DECEMBER 2013
- ENGINEERING DESIGN REPORT FOR FALCON POINTE SOUTH TRACT MAJOR FACILITIES - WATER, SEWER, DRAINAGE & PAVING IMPROVEMENTS AECOM TECHNICAL SERVICES, INC.; OCTOBER 2012
- ENGINEERING REPORT LETTER FOR THE FALCON POINTE SOUTH TRACT LIFT STATION NO. 4 ADDENDUM NO. 1 DATE JANUARY 7, 2013, BY AECOM TECHNICAL SERVICES, INC.
- HYDROLOGIC AND HYDRAULIC ANALYSIS FOR FALCON POINTE SECTIONS 5 & 6 TURNER, COLLIE & BRADEN; MARCH 2001

REVISIONS:

NO.	DATE	COMMENTS
1	11/16/2015	ADDED BLOCK 2 LOTS 1, 2, AND 3

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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AMENDED PRELIMINARY PLAN - NOT FOR RECORDATION FOR FALCON POINTE POD 7

CUMULATIVE DEVELOPMENT DENSITY CALCULATIONS	
NUMBER OF ADDITIONAL NEW SINGLE FAMILY RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT.	= 0
NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION 12 (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, SECTION 14 (PHASE 1), SECTION 14 (PHASE 2), SECTION 15, SECTION 16, SECTION 13 (PHASE A), SECTION 13 (PHASE B), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT, AND FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT.	= 853
TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL UNITS	= 853
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO SINGLE FAMILY RESIDENTIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO SINGLE FAMILY RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED EIGHT-A AMENDED, SECTION 12 (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, SECTION 14 (PHASE 1), SECTION 14 (PHASE 2), SECTION 15, SECTION 16, SECTION 13 (PHASE A), SECTION 13 (PHASE B), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT, AND FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT.	= 235.73
TOTAL ACREAGE = 235.73 CUMULATIVE DENSITY = 3.62 UNITS/ACRE	
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	= 28.66
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN PREVIOUS SUBMITTED EIGHT-A AMENDED, SECTION 12 (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, SECTION 14 (PHASE 1), SECTION 14 (PHASE 2), SECTION 15, SECTION 16, SECTION 13 (PHASE A), SECTION 13 (PHASE B), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT, AND FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT.	= 2.98
TOTAL COMMERCIAL ACREAGE = 31.64	
NUMBER OF MULTI-FAMILY/ATTACHED UNITS INCLUDED IN THIS FINAL PLAT. *ESTIMATED 460 UNIT ALLOCATION FOR LOTS 2 AND 3 (360 UNITS AND 100 UNITS RESPECTIVELY)	= 460*
TOTAL CUMULATIVE DENSITY OF DEVELOPMENT (AS DEFINED BY ALUR);	
• NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS FROM ALL PREVIOUS FINAL PLATS.	= 1,474
• NUMBER OF MULTI-FAMILY/ATTACHED UNITS IN THIS FINAL PLAT.	= 460
TOTAL CUMULATIVE DEVELOPMENT DENSITY	
• 2,348 TOTAL MAXIMUM UNITS/646.729 ACRES (PER ALUR)	
• CURRENT CUMULATIVE DEVELOPMENT DENSITY	= 1,934 UNITS OR 2.99 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS SUBMITTED EIGHT-A AMENDED, SECTION 12 (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, SECTION 14 (PHASE 1), SECTION 14 (PHASE 2), SECTION 15, SECTION 16, SECTION 13 (PHASE A), SECTION 13 (PHASE B), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT, AND FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT.	= 0.125
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE = 51.24	

PROJECT ADDRESS: FALCON POINTE BLVD.
PFLUGERVILLE, TX

SUBMITTAL DATE: NOVEMBER 16, 2015

SUBMITTED BY:

JOHN A. PICKENS, P.E.
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

I, JOHN A. PICKENS, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: G:\102640\10111\AMENDED PRELIMINARY PLAN\10264010111CVR01.dwg

SHEET NO. DESCRIPTION

- COVER SHEET
- PRELIMINARY PLAN
- EXISTING CONDITIONS AND PROPOSED GRADING PLAN
- PRELIMINARY WATER & WASTEWATER PLAN
- OVERALL DRAINAGE PLAN
- PRELIMINARY STORMSEWER AND DRAINAGE PLAN
- PRELIMINARY DRAINAGE SWALE AND DRAINAGE PLAN
- TEMPORARY DRAINAGE SWALE PLAN & PROFILE STA. 10+00 TO 17+00
- TEMPORARY DRAINAGE SWALE PLAN & PROFILE STA. 17+00 TO END
- PRELIMINARY ENTRANCE ROAD CULVERT DRAINAGE PLAN
- PRELIMINARY ILLUMINATION PLAN
- PRELIMINARY EROSION & SEDIMENTATION CONTROL PLAN
- PRELIMINARY TYPICAL ROADWAY SECTIONS

SHEET INDEX

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET IN CONCRETE HEADWALL ON SOUTH SIDE OF PAVED DRIVEWAY ADJACENT TO SH-130 FRONTAGE ROAD. ELEVATION=692.80' (NOT SHOWN)

TBM 101: PK NAIL WITH WASHER SET IN SIDEWALK AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF COLORADO SAND DRIVE AND LONESTAR RANCH BLVD. ELEVATION=711.29'

TBM 102: PK NAIL WITH WASHER SET IN NOSE OF MEDIAN ON THE NORTHERLY SIDE OF THE INTERSECTION OF COLORADO SAND DRIVE AND DILLON POND LANE. ELEVATION=700.02'

TBM 103: PK NAIL WITH WASHER SET IN NOSE OF MEDIAN ON COLORADO SAND DRIVE, ON SOUTHERLY SIDE OF ADJACENT DRIVEWAYS, ±900' SOUTH OF DILLON POND LANE. ELEVATION=683.16'

TBM 104: PK NAIL SET NEAR MIDDLE OF CURVED PORTION OF NORTHERLY CURB LINE AT THE DRIVEWAY ON THE WESTERLY SIDE OF COLORADO SAND DRIVE, ±390' NORTH OF E. PFLUGERVILLE PARKWAY. ELEVATION=683.68'

WATER AND WASTEWATER PROVIDER:

CITY OF PFLUGERVILLE
PUBLIC WORKS DEPARTMENT
CONTACT: MATT WOODARD
15500 SUN LIGHT NEAR WAY, #B
PFLUGERVILLE, TEXAS 78691-0589
512-990-6400

ELECTRICAL PROVIDER:

ONCOR ELECTRIC DELIVERY COMPANY LLC
PAUL D. LEMONS
350 TEXAS AVE.
ROUND ROCK, TEXAS 78664
512-244-5693

GAS PROVIDER:

ATMOS ENERGY CORPORATION
ATTN: CUSTOMER RESEARCH
P.O. BOX 650205
DALLAS, TEXAS 75265-0205
1-877-460-7067

AREA SUMMARY			
	MULTI-FAMILY	OPEN SPACE	TOTAL
	AREA (ACRES)	AREA (ACRES)	AREA (ACRES)
RIGHT-OF-WAY	N/A	N/A	2.08
LOT 1, BLOCK 1	N/A	0.36	0.36
LOT 1, BLOCK 2	N/A	0.125	0.125
LOT 2, BLOCK 2	20.00	N/A	20.00
LOT 3, BLOCK 2	8.66	N/A	8.66
TOTAL SITE	28.66	0.485	57.62

STREET SUMMARY

STREET NAME	LENGTH	R.O.W. WIDTH	DESIGN SPEED
FALCON VILLAGE LANE	1675 LF	60 LF	35 MPH

LOT SUMMARY

BLOCKS	OPEN SPACE	MULTI-FAMILY
01	1	0
02	1	2
TOTAL	2	2

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

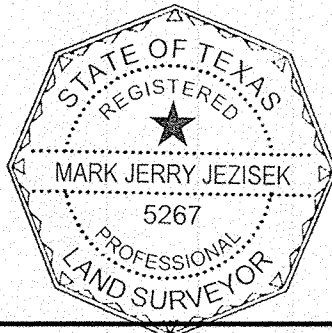
SURVEYOR'S CERTIFICATION:

STATE OF TEXAS:

COUNTY OF TRAVIS:

THAT I, MARK JERRY JEZISEK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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 PLAN ARE SHOWN HEREON.

MARK JERRY JEZISEK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5267
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



SHEET

01

OF

13

GENERAL NOTES

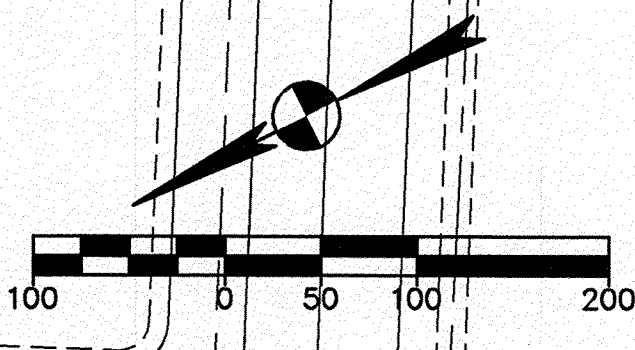
- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- SIX (6) FOOT WIDE SIDEWALKS ARE REQUIRED ALONG FALCON VILLAGE LANE, COLORADO SAND DRIVE, AND SH 130 FRONTAGE ROAD WITHIN A SIDEWALK EASEMENT AT THE TIME OF SITE DEVELOPMENT.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNGAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25- 8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP #48453C0280J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE TOTAL ACREAGE OF POD 7 PRELIMINARY PLAN IS 57.62 ACRES.
- TBM 100: PK NAIL WITH WASHER SET IN CONCRETE HEADWALL ON SOUTH SIDE OF PAVED DRIVEWAY ADJACENT TO SH-130 FRONTAGE ROAD. ELEVATION=692.80. ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.
- ALL LANDSCAPE AND OPEN SPACE LOTS AND DRAINAGE EASEMENTS WITHIN OPEN SPACE LOTS WITHIN THE BOUNDARIES OF THIS PLAN WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.
- THERE ARE NO SIGNIFICANT TREES WITHIN THE PRELIMINARY PLAN BOUNDARY, BASED UPON SURVEY BY BURY-AUS, INC. 2015.
- TOPOGRAPHY BASED UPON GROUND SURVEY BY BURY-AUS, INC. IN 2015 (CONTOUR INTERVAL=1 FT).
- MEDIANS ALONG FALCON VILLAGE LANE AND ROUNDABOUT WILL BE MAINTAINED BY THE DEVELOPER OR AFTER TITLE TRANSFER, THE HOMEOWNERS ASSOCIATION.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S49°02'45"E	117.90'
L2	N84°07'54"E	93.67'
L3	N82°12'10"E	56.64'
L4	N82°12'10"E	56.65'
L5	S84°07'54"W	93.67'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	221.48'	70.50'	179°59'59"	141.00'	S47° 31' 42.19"E
C2	221.48'	70.50'	180°00'02"	141.00'	N47° 31' 42.19"W
C3	921.29'	895.00'	58°58'43"	881.15'	N33° 03' 32.04"W
C4	188.58'	895.00'	12°04'22"	188.24'	N02° 28' 00.51"E
C5	226.43'	985.00'	1°31'0"16"	225.93'	S01° 54' 17.13"W
C6	107.33'	985.00'	6°14'36"	107.28'	S07° 48' 08.68"E
C7	41.92'	985.00'	2°26'18"	41.92'	S12° 08' 35.67"E
C8	37.91'	25.00'	86°52'23"	34.38'	N54° 21' 38.22"W
C9	419.19'	495.00'	48°31'15"	406.78'	S73° 32' 12.34"E
C10	111.18'	140.00'	45°30'03"	108.28'	N72° 01' 36.01"W
C11	180.90'	110.00'	94°13'34"	161.19'	S47° 39' 50.53"E
C12	123.51'	140.00'	50°32'44"	119.54'	N25° 49' 25.71"W
C13	339.91'	435.00'	44°46'18"	331.33'	N73° 28' 56.58"W
C14	21.18'	495.00'	2°27'05"	21.18'	S85° 21' 26.92"W
C15	381.51'	495.00'	44°09'34"	372.14'	N71° 20' 13.65"W
C16	111.22'	140.00'	45°31'04"	108.32'	S72° 00' 58.40"E
C17	63.59'	110.00'	33°07'13"	62.70'	N78° 12' 53.68"W
C18	117.30'	110.00'	61°06'00"	111.82'	N31° 06' 17.28"W
C19	123.59'	140.00'	50°34'45"	119.61'	S25° 50' 39.89"E
C20	354.28'	435.00'	46°39'48"	344.57'	S74° 27' 56.19"E
C21	37.91'	25.00'	86°53'01"	34.38'	N38° 45' 39.58"E

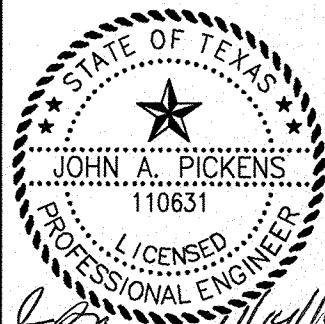
SOUTH TRACT MAJOR FACILITIES (PHASE 1)
BLOCK A, LOT 1
DETENTION POND
PRIVATE PARK/DRAINAGE LOT
254,018 SF/6.83 ACRES

FALCON POINTE
SECTION 19



DATE	NO.	REVISION	APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1045 TBPLS # F-10107500
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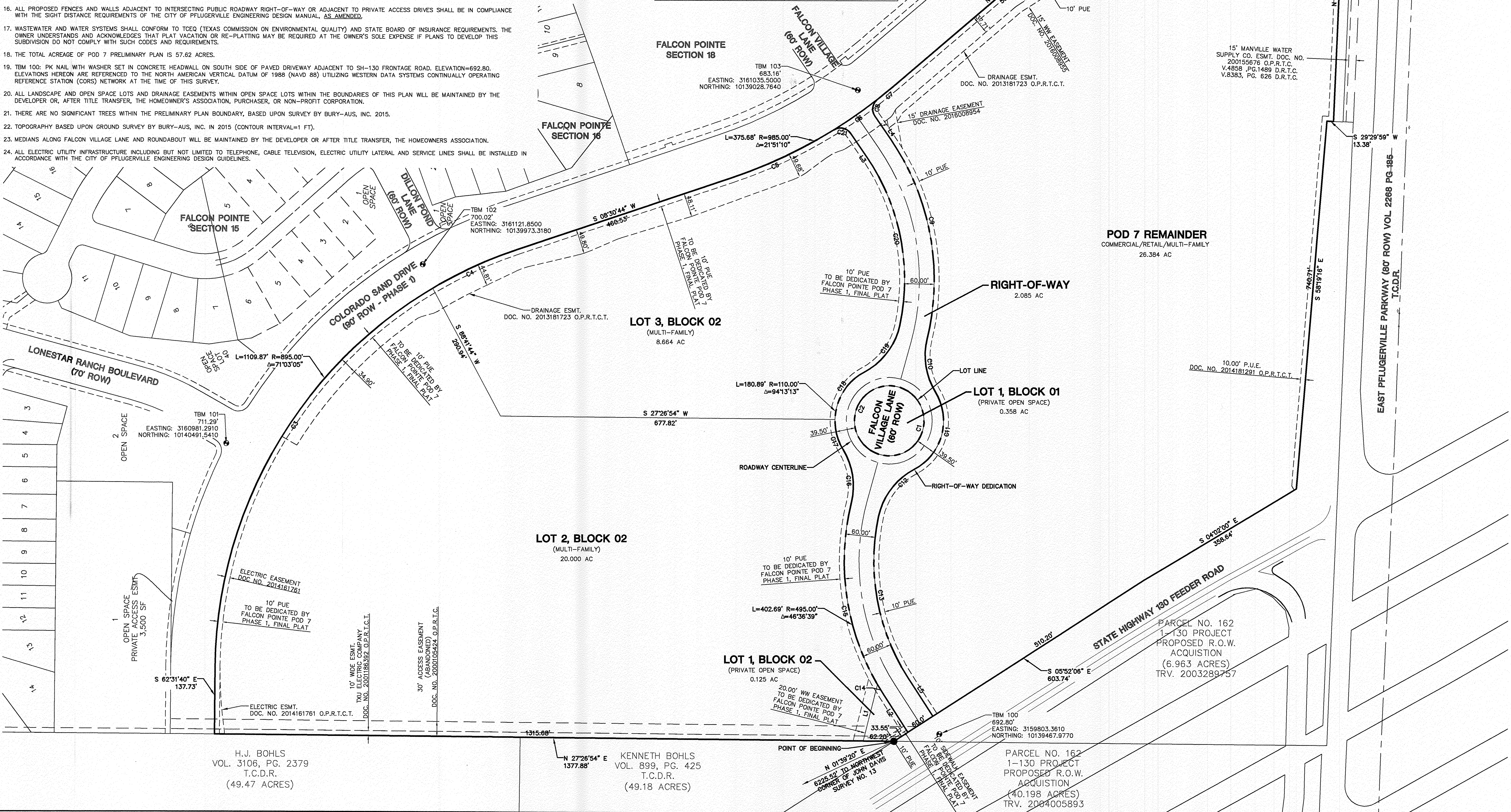


AMENDED PRELIMINARY
PLAN

FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

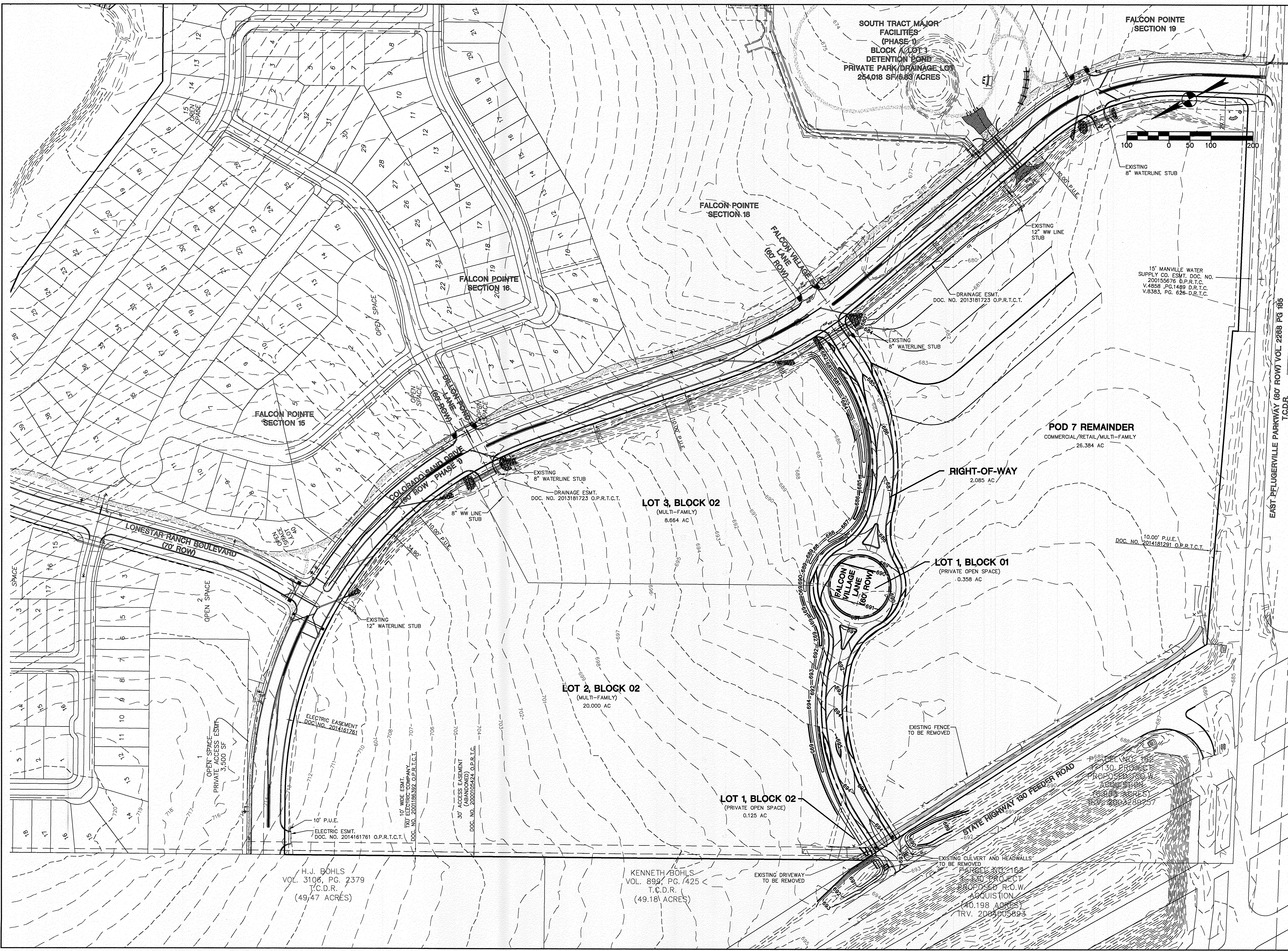
DRAWN BY: MOP
DESIGNED BY: JAP
QA / QC:
PROJECT NO.: 102840-10111

SHEET
02
OF 13



H.J. BOHLS
VOL. 3106, PG. 2379
T.C.D.R.
(49.47 ACRES)

KENNETH BOHLS
VOL. 899, PG. 425
T.C.D.R.
(49.18 ACRES)



DATE	NO.	REVISION	APPROVAL

BURY
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBP# F-1048 TBP#LS # F-10107500
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JOHN A. PICKENS
110631
LICENSED PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND
PROPOSED GRADING PLAN

FALCON POINTE POD 7
PFLUGERVILLE, TX

TERRABROOK
FALCON POINTE, LLC

DRAWN BY: MOP
DESIGNED BY: JAP
QA/QC:
PROJECT NO.: 102840-1011

SHEET
03
OF 13

H.J. BOHLS
VOL. 3106, PG. 2379
T.C.D.R.
(49.47 ACRES)

KENNETH BOHLS
VOL. 899, PG. 425
T.C.D.R.
(49.18 ACRES)

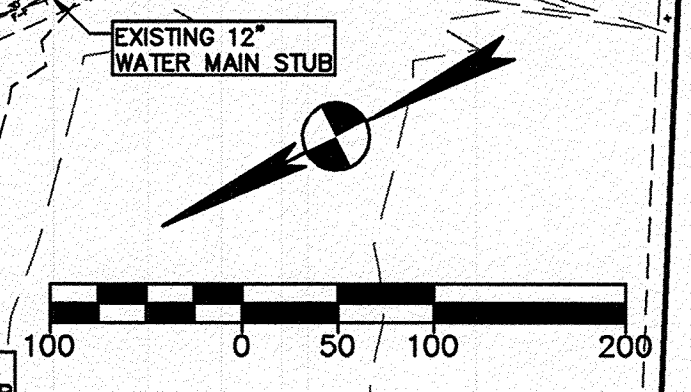
S:\102840\0111\amended Preliminary Plan\102840\0111\PLT03.dwg modified by radens on Apr 14, 16 7:39 AM

1. FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT IN RESIDENTIAL AREAS & 300 FT IN COMMERCIAL AREAS.

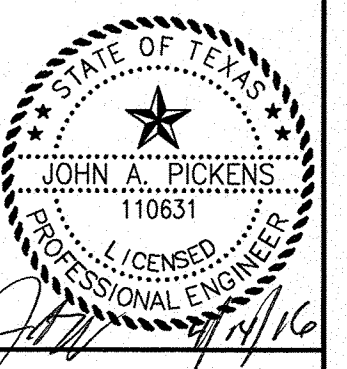
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KENNETH BOHLS
VOL. 899, PG. 425
T/C.D.R.
(49.18 ACRES)

FALCON POINTE
SECTION 19

[illegible]

BURY
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Austin, Texas 78701
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PRELIMINARY WATER & WASTEWATER PLAN

FALCON POINTE POD 7 PFLUGERVILLE, TX	TERRABROOK FALCON POINTE, LLC
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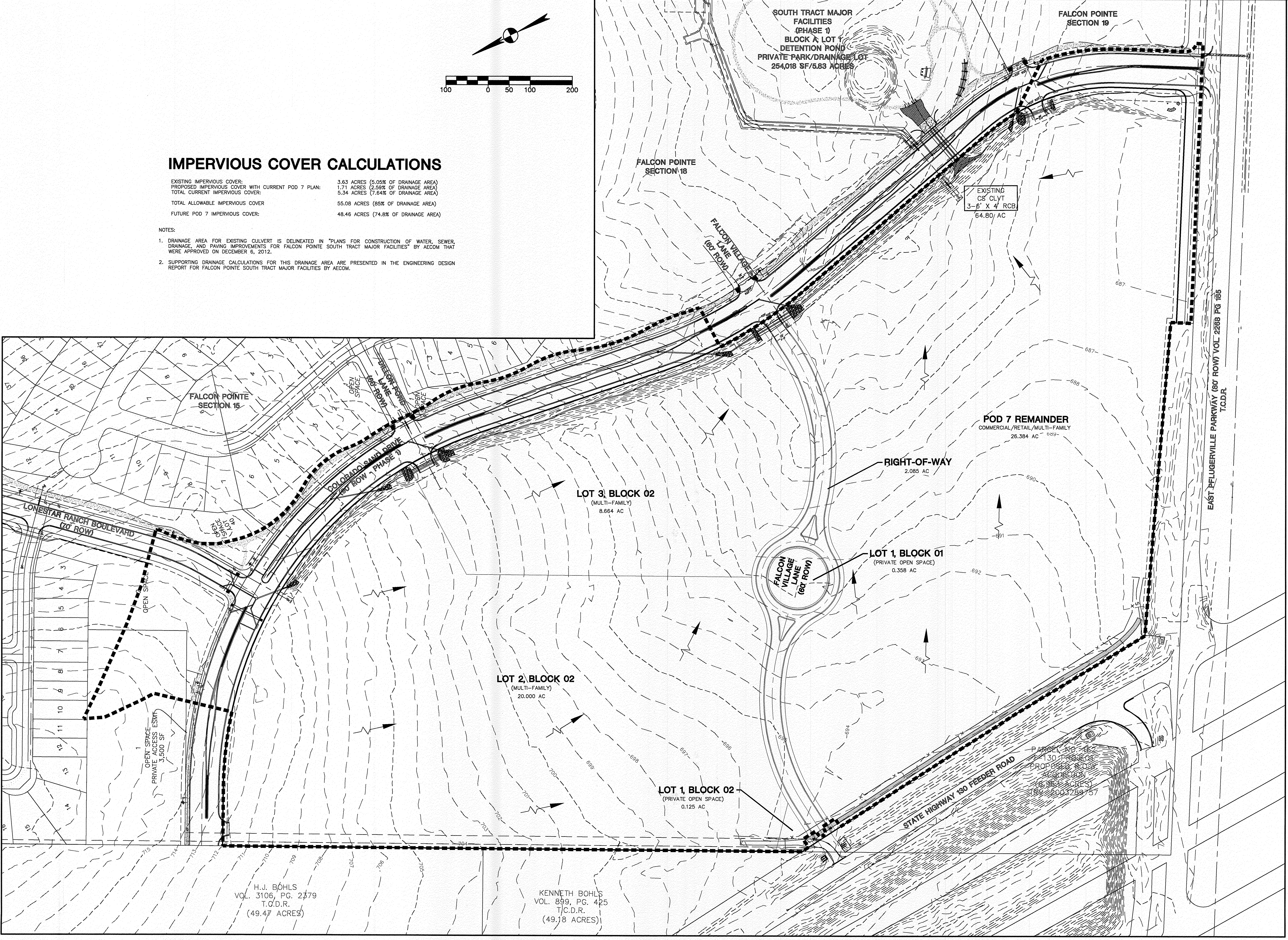
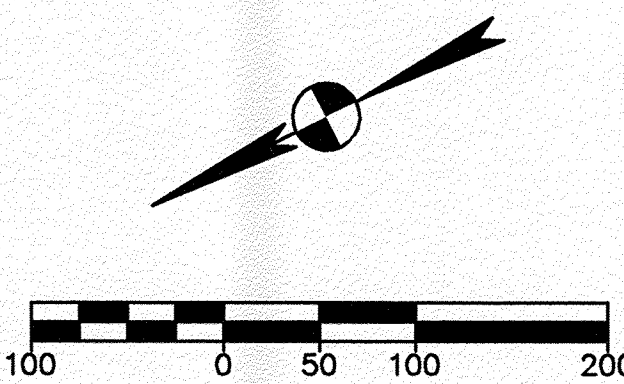
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DESIGNED BY:	JAP
QA / QC:	
PROJECT NO.:	102640-10111

SHEET
04
OF 13

IMPERVIOUS COVER CALCULATIONS

EXISTING IMPERVIOUS COVER:	3.63 ACRES (5.05% OF DRAINAGE AREA)
PROPOSED IMPERVIOUS COVER WITH CURRENT POD 7 PLAN:	1.71 ACRES (2.55% OF DRAINAGE AREA)
TOTAL CURRENT IMPERVIOUS COVER:	5.34 ACRES (7.64% OF DRAINAGE AREA)
TOTAL ALLOWABLE IMPERVIOUS COVER:	55.08 ACRES (85% OF DRAINAGE AREA)
FUTURE POD 7 IMPERVIOUS COVER:	48.46 ACRES (74.8% OF DRAINAGE AREA)

- NOTES:
1. DRAINAGE AREA FOR EXISTING CULVERT IS DELINEATED IN "PLANS FOR CONSTRUCTION OF WATER, SEWER, DRAINAGE, AND PAVING IMPROVEMENTS FOR FALCON POINT SOUTH TRACT MAJOR FACILITIES" BY AECOM THAT WERE APPROVED ON DECEMBER 6, 2012.
 2. SUPPORTING DRAINAGE CALCULATIONS FOR THIS DRAINAGE AREA ARE PRESENTED IN THE ENGINEERING DESIGN REPORT FOR FALCON POINT SOUTH TRACT MAJOR FACILITIES BY AECOM.

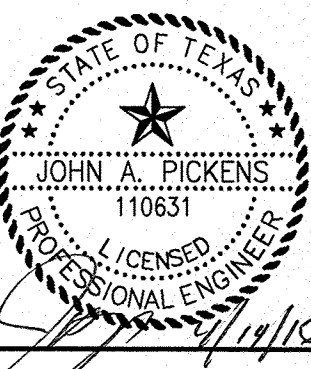


H.J. BOHLS
VOL. 3106, PG. 2379
T.C.D.R.
(49.47 ACRES)

KENNETH BOHLS
VOL. 899, PG. 425
T.C.D.R.
(49.18 ACRES)

DATE	NO.	REVISION	APPROVAL

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OVERALL DRAINAGE PLAN

FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

DRAWN BY:	MOP
DESIGNED BY:	JAP
QA / QC:	
PROJECT NO.:	102840-10111

PROPOSED INLET DRAINAGE AREA CALCULATIONS

Falcon Pointe Pod 7 Entrance Drive
DEVELOPED FLOW CALCULATIONS FOR STORMSEWER SIZING
10/20/2016

AREA	2-yr	10-yr	25-yr	100-yr	AREA	2-yr	10-yr	25-yr	100-yr
Acres	0.56	0.56	0.56	0.56	Acres	0.56	0.56	0.56	0.56
Area	0.56	0.56	0.56	0.56	Area	0.56	0.56	0.56	0.56
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
Q	6.6	1.0	1.3	1.8	Q	6.6	1.0	1.3	1.8

AREA	2-yr	10-yr	25-yr	100-yr	AREA	2-yr	10-yr	25-yr	100-yr
Acres	0.41	0.41	0.41	0.41	Acres	0.41	0.41	0.41	0.41
Area	0.41	0.41	0.41	0.41	Area	0.41	0.41	0.41	0.41
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
Q	6.6	1.0	1.3	1.8	Q	6.6	1.0	1.3	1.8

AREA	2-yr	10-yr	25-yr	100-yr	AREA	2-yr	10-yr	25-yr	100-yr
Acres	0.41	0.41	0.41	0.41	Acres	0.41	0.41	0.41	0.41
Area	0.41	0.41	0.41	0.41	Area	0.41	0.41	0.41	0.41
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
Q	6.6	1.0	1.3	1.8	Q	6.6	1.0	1.3	1.8

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Acres	0.41	0.41	0.41	0.41	Acres	0.41	0.41	0.41	0.41
Area	0.41	0.41	0.41	0.41	Area	0.41	0.41	0.41	0.41
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
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AREA	2-yr	10-yr	25-yr	100-yr	AREA	2-yr	10-yr	25-yr	100-yr
Acres	0.41	0.41	0.41	0.41	Acres	0.41	0.41	0.41	0.41
Area	0.41	0.41	0.41	0.41	Area	0.41	0.41	0.41	0.41
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
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C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
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AREA	2-yr	10-yr	25-yr	100-yr	AREA	2-yr	10-yr	25-yr	100-yr
Acres	0.41	0.41	0.41	0.41	Acres	0.41	0.41	0.41	0.41
Area	0.41	0.41	0.41	0.41	Area	0.41	0.41	0.41	0.41
C	0.40	0.40	0.40	0.40	C	0.40	0.40	0.40	0.40
Ts	1.50	1.50	1.50	1.50	Ts	1.50	1.50	1.50	1.50
I	5.76	8.27	10.11	12.54	I	5.76	8.27	10.11	12.54
Q	6.6	1.0	1.3	1.8	Q	6.6	1.0	1.3	1.8

5 MINUTE TIME OF CONCENTRATION

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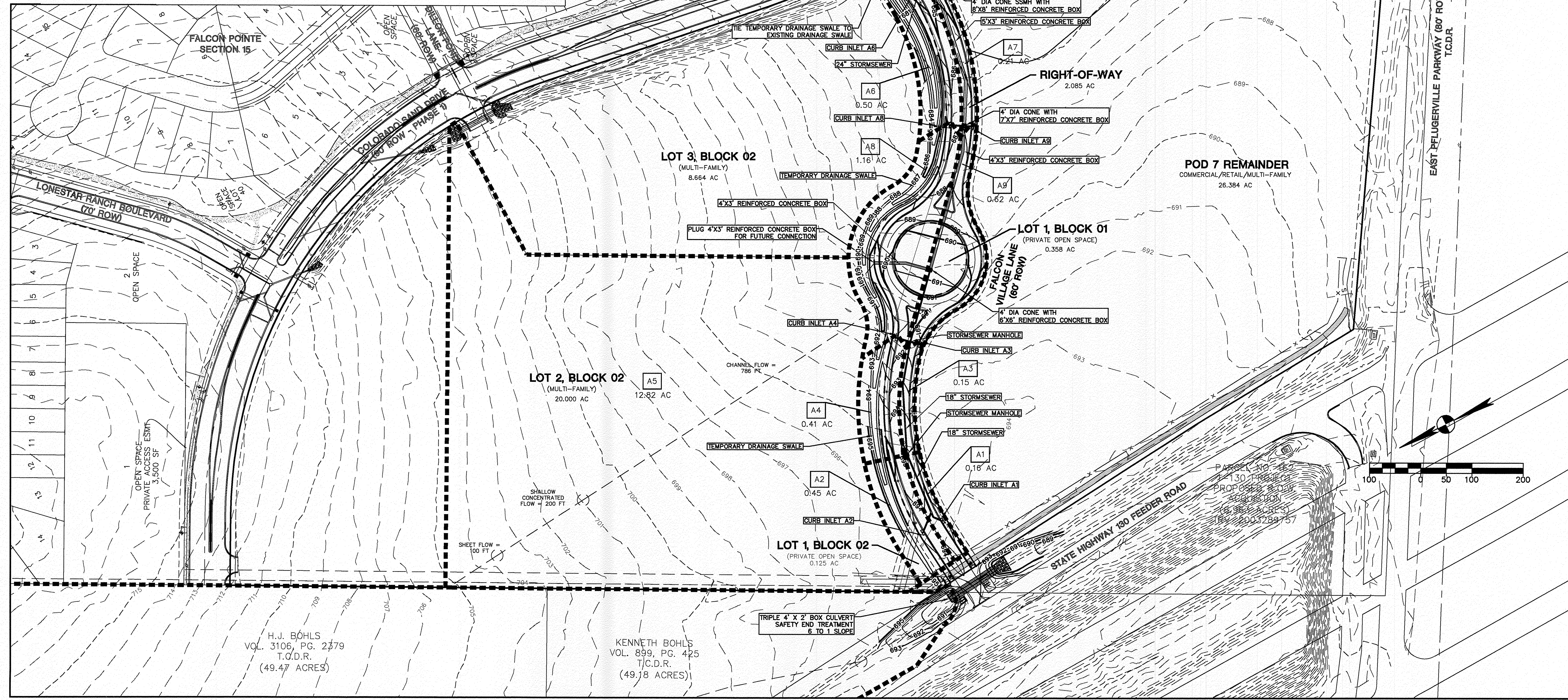
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5 MINUTE TIME OF CONCENTRATION



H.J. BOHLS
VOL. 3106, PG. 2379
T.O.D.R.
(49.47 ACRES)

KENNETH BOHLS
VOL. 899, PG. 425
T.O.D.R.
(49.18 ACRES)

FALCON POINTE POD 7
PFLUGERVILLE, TX

TERRABROOK
FALCON POINTE, LLC

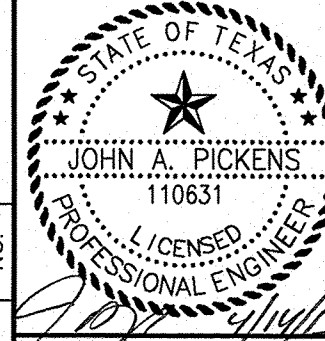
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DESIGNED BY: JAP
QA/QC:

PROJECT NO.: 102840-10111

SHEET
06

OF 13

PRELIMINARY STORMSEWER
AND DRAINAGE PLAN



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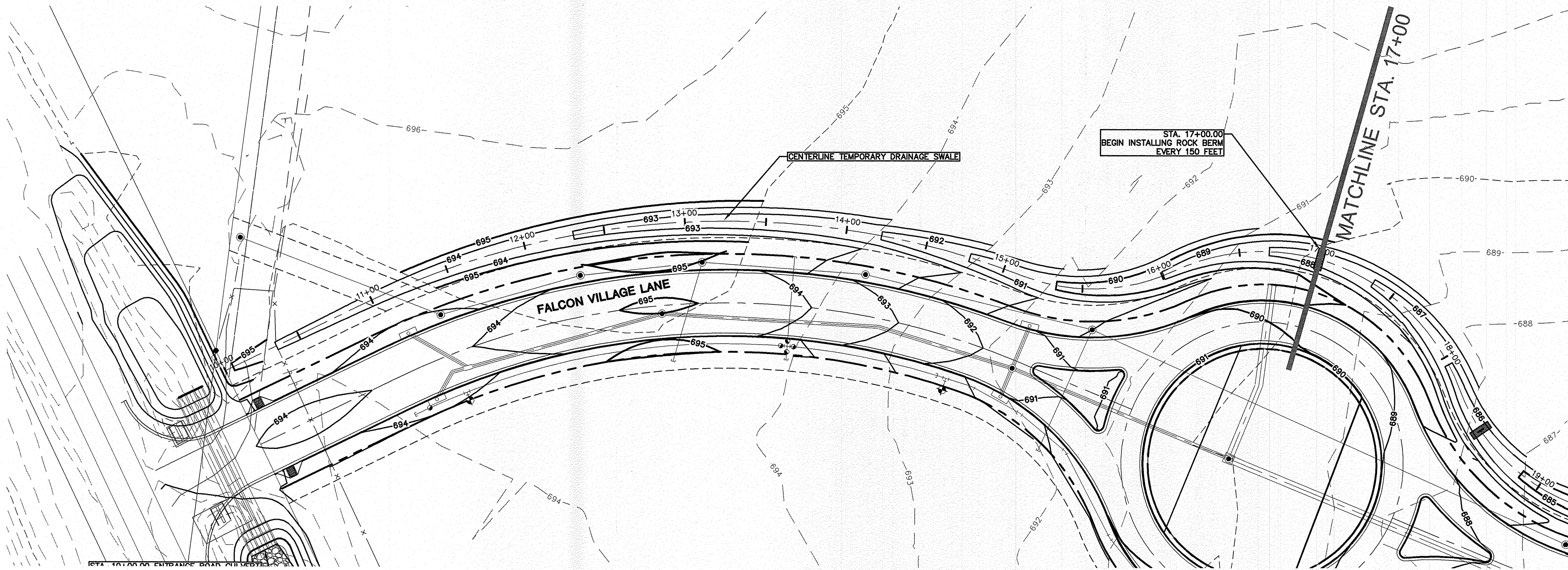
TERRABROOK
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PRELIMINARY DRAINAGE SWALE AND DRAINAGE PLAN

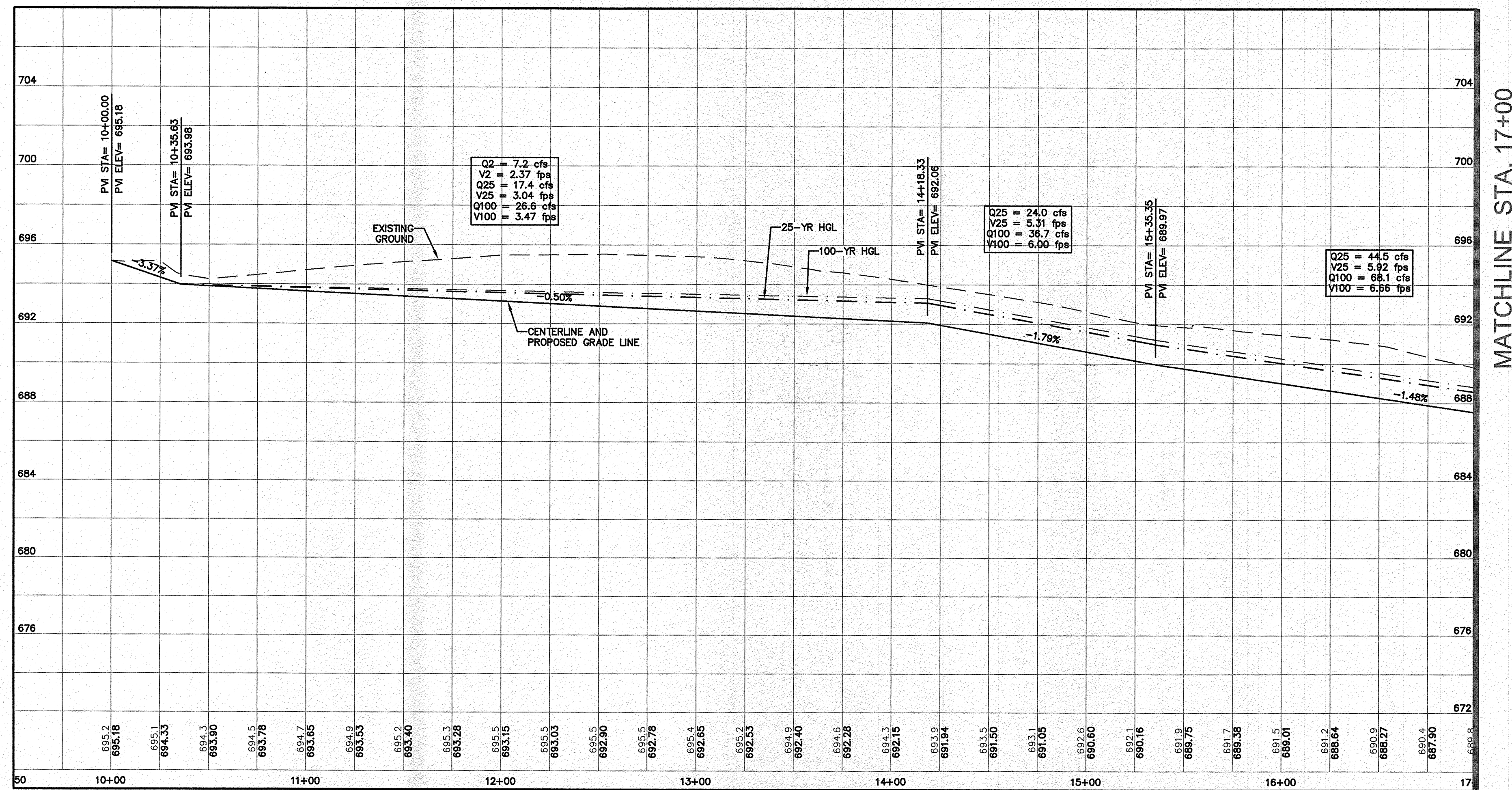
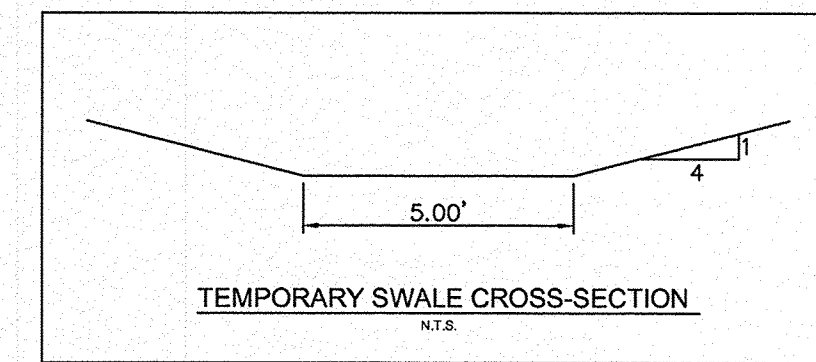
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PROJECT NO.:	102640-10111

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OF 13



TEMPORARY DRAINAGE SWALE STA. 10+00 TO 17+00



PROFILE SCALE:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

DATE	NO.	REVISION	APPROVAL

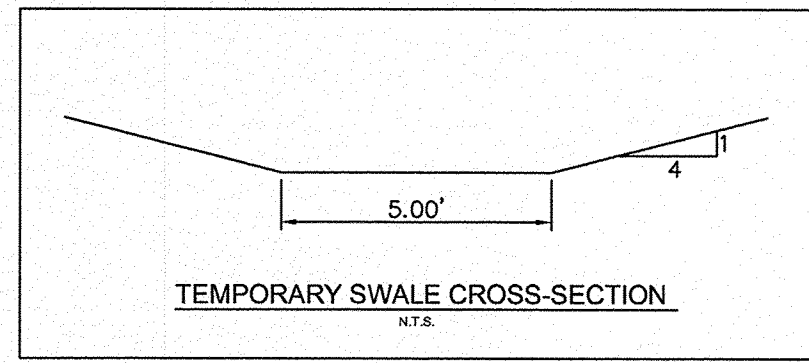
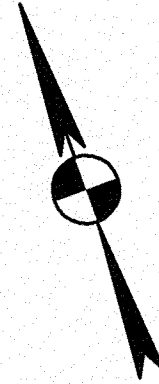
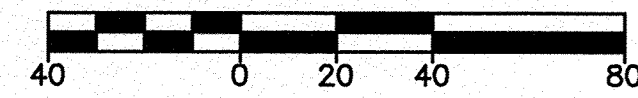
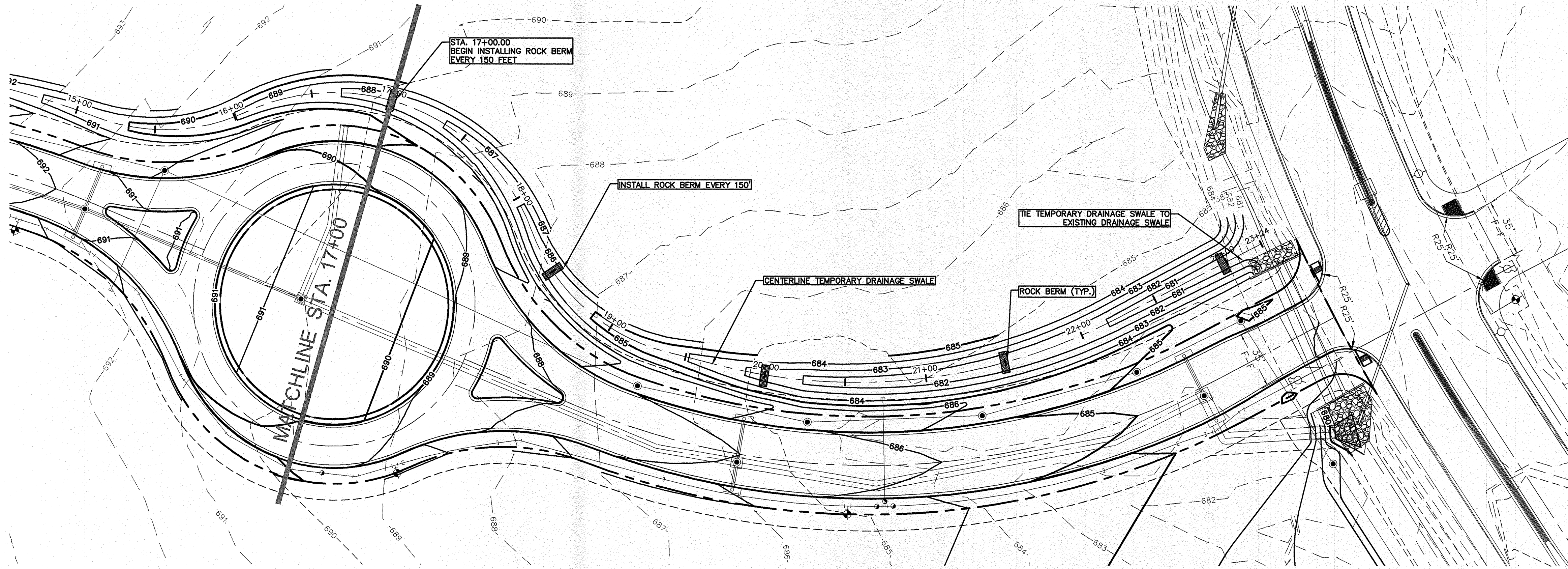
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STATE OF TEXAS
JOHN A. PICKENS
110631
LICENSED PROFESSIONAL ENGINEER
7/24/16

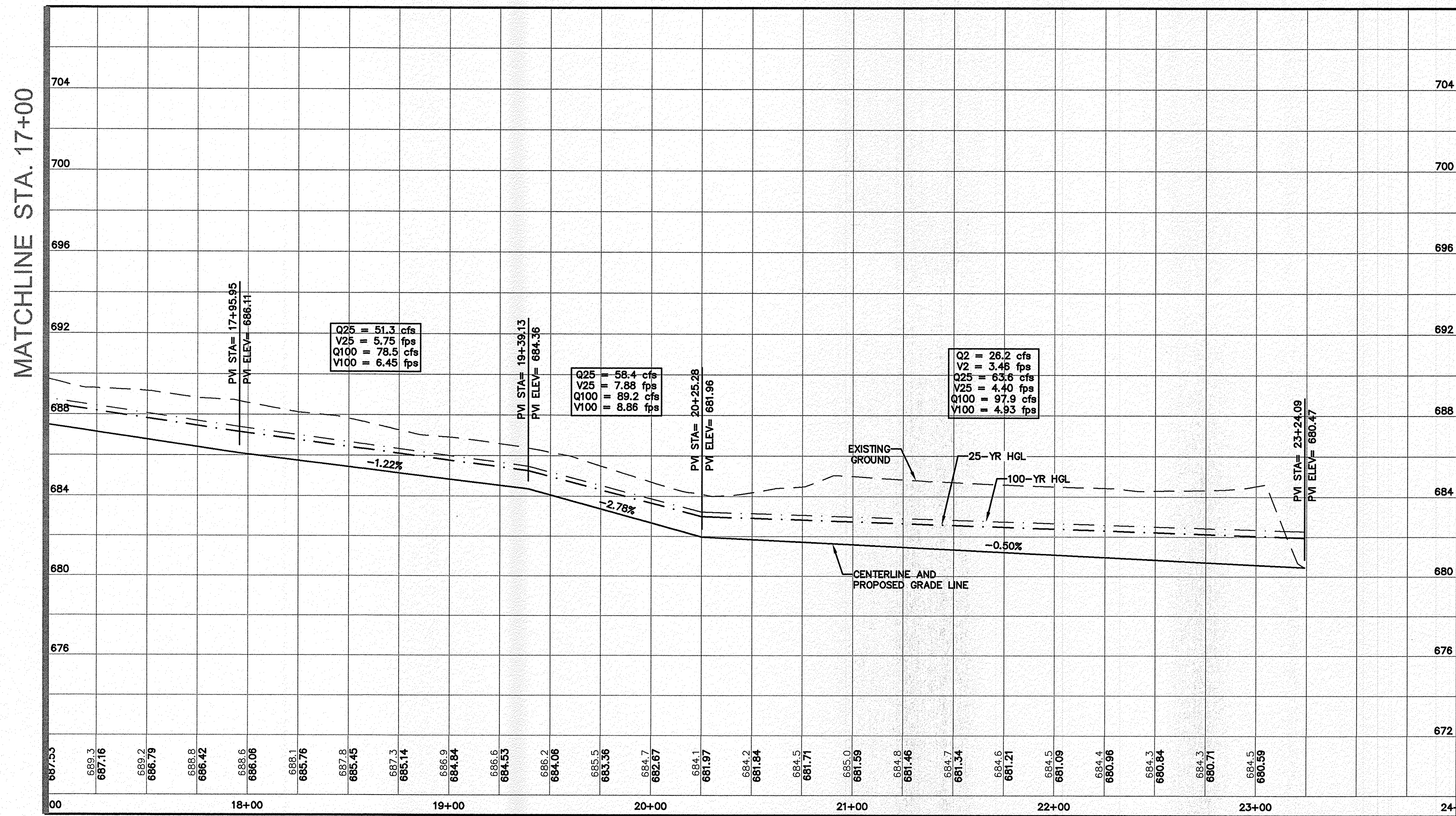
TEMPORARY DRAINAGE
SWALE PLAN & PROFILE
STA. 10+00 TO 17+00

FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

DRAWN BY: MOP
DESIGNED BY: JAP
QA/QC:
PROJECT NO: 102840-10111



TEMPORARY DRAINAGE SWALE STA. 17+00 TO END



PROFILE SCALE:
1"= 40' HORIZONTAL
1"= 4' VERTICAL

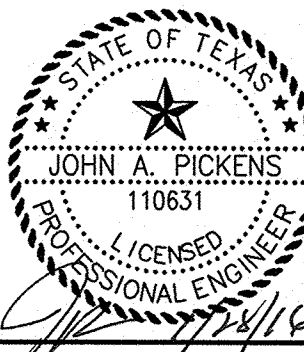
TEMPORARY DRAINAGE
SWALE PLAN & PROFILE
STA. 17+00 TO END

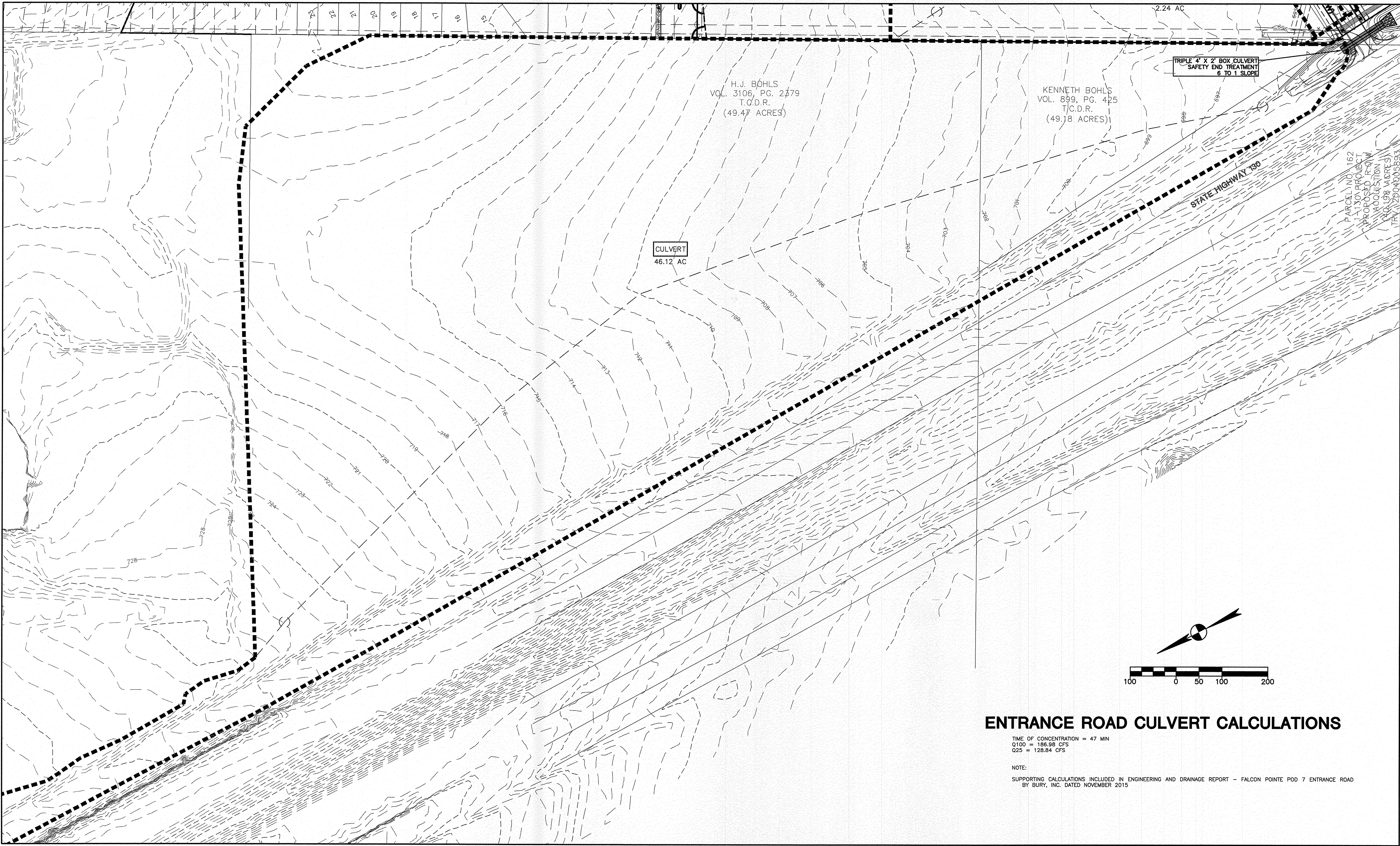
FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

DRAWN BY: MOP
DESIGNED BY: JAP
QA/QC:
PROJECT NO: 102540-10111

SHEET
09
OF 13

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ENTRANCE ROAD CULVERT CALCULATIONS

TIME OF CONCENTRATION = 47 MIN
Q100 = 186.98 CFS
Q25 = 128.84 CFS

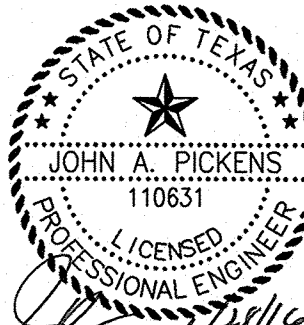
NOTE:
SUPPORTING CALCULATIONS INCLUDED IN ENGINEERING AND DRAINAGE REPORT - FALCON POINTE POD 7 ENTRANCE ROAD
BY BURY, INC. DATED NOVEMBER 2015

FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

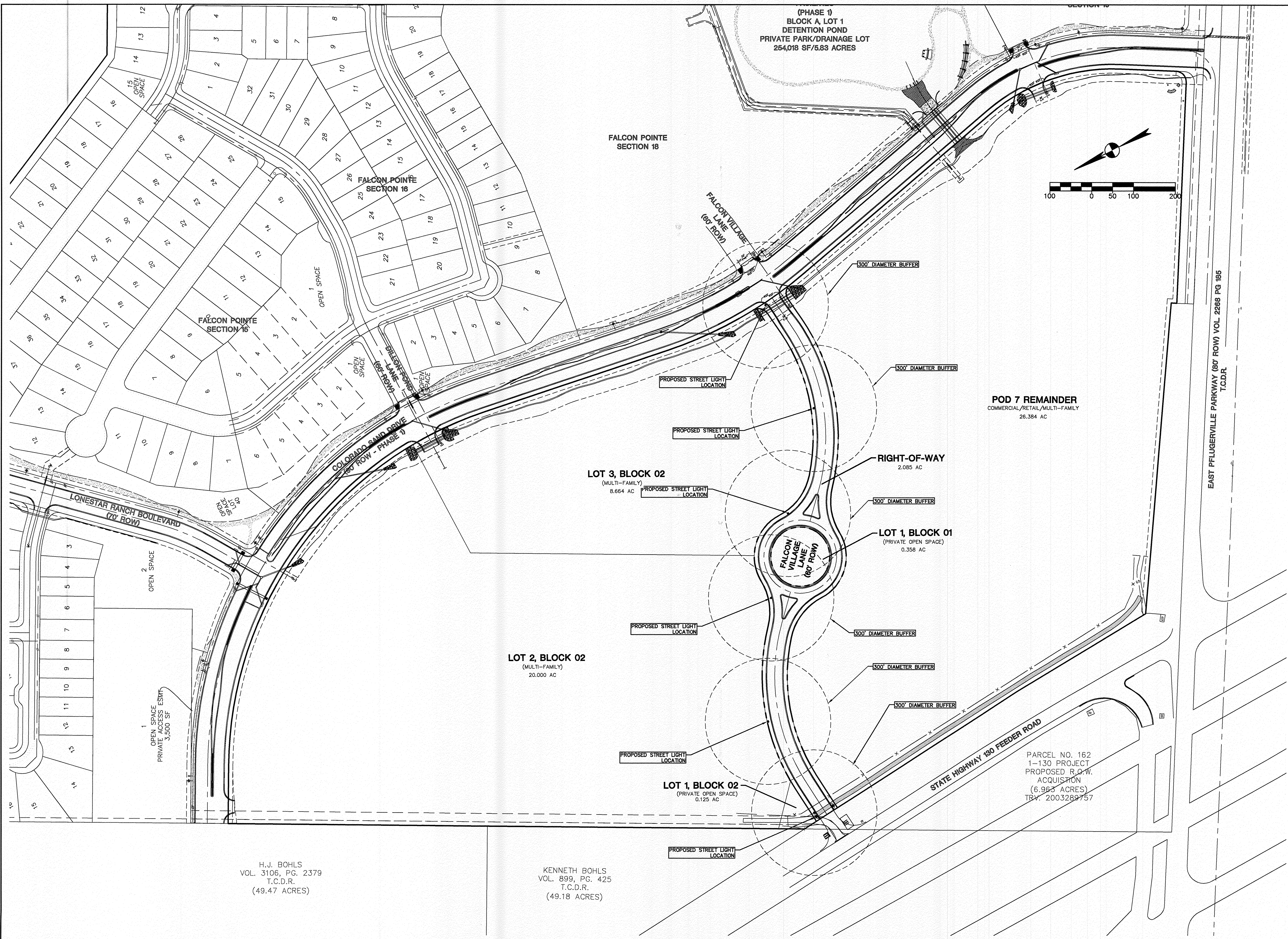
PRELIMINARY ENTRANCE
ROAD CULVERT DRAINAGE
PLAN

DRAWN BY: MOP
DESIGNED BY: JAP
QA / QC:
PROJECT NO.: 102940-10111

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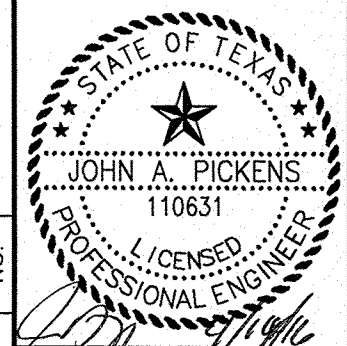
H.J. BOHLS
VOL. 3106, PG. 2379
T.C.D.R.
(49.47 ACRES)

KENNETH BOHLS
VOL. 899, PG. 425
T.C.D.R.
(49.18 ACRES)

PARCEL NO. 162
1-130 PROJECT
PROPOSED R.O.W.
ACQUISITION
(6.963 ACRES)
TRV. 2003289757

DATE	NO.	REVISION	APPROVAL

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**PRELIMINARY ILLUMINATION
PLAN**

**FALCON POINTE POD 7
PFLUGERVILLE, TX**
**TERRABROOK
FALCON POINTE, LLC**

DRAWN BY: MOP	PROJECT NO.: 102640-10111
DESIGNED BY: JAP	
QA / QC:	

RESEEDING STANDARDS		
TIME OF YEAR	SEED TYPE	AMOUNT OF SEED PER 1,000 SF
OCTOBER - FEBRUARY	UNHULLED BERMUDA OR WINTER RYE	1 LB 3 LBS
MARCH - SEPTEMBER	HULLED BERMUDA	1 LB

KENNETH BOHLS
VOL. 899, PG. 425
TIC.D.R.
(49.78 ACRES)

(PHASE 1)
BLOCK A, LOT 1
DETENTION POND
PRIVATE PARK/DRAINAGE LOT
254,018 SF/5.83 ACRES

FALCON POINTE

**FALCON POINTE
SECTION 18**

~~FALCON POINTE~~
~~SECTION 15~~

LOT 3, BLOCK 02
(MULTI-FAMILY)
8.664 AC

LOT 2, BLOCK 02
(MULTI-FAMILY)
20.000 AC

LOT 1, BLOCK C
(PRIVATE OPEN SPACE)
0.125 AC

RIGHT-OF-WAY

LOT 1, BLOCK 01
(PRIVATE OPEN SPACE)
0.358 AC

POD 7 REMAINDER
COMMERCIAL/RETAIL/MULTI-FAMILY
26.384 AC

**FALCON POINTE POD 7
PFLUGERVILLE, TX**

TERRABROOK
FALCON POINTE, LLC

PRELIMINARY EROSION & SEDIMENTATION CONTROL PLAN

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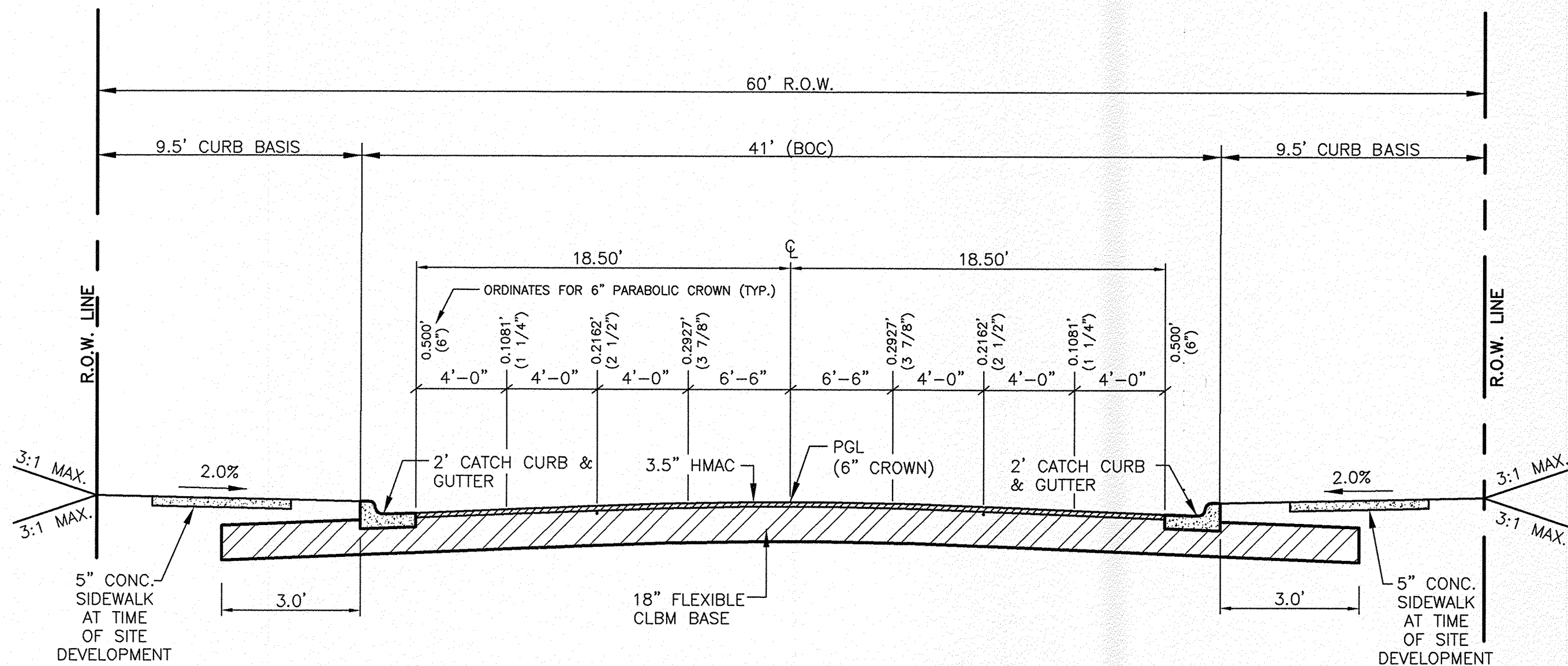
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DESIGNED BY:	JAP
QA / QC:	
PROJECT NO.:	10284

SHEET
12

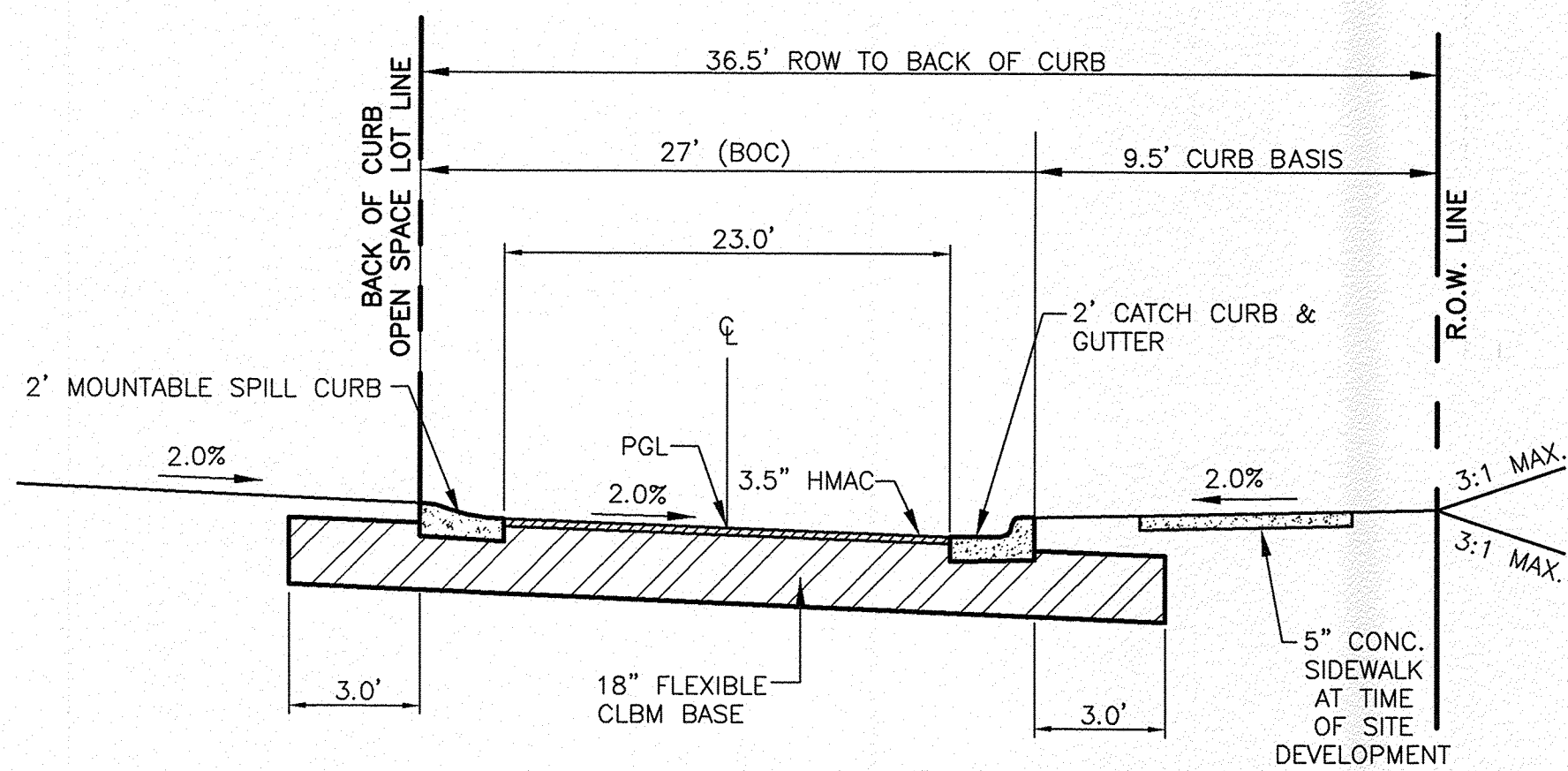
OF 13

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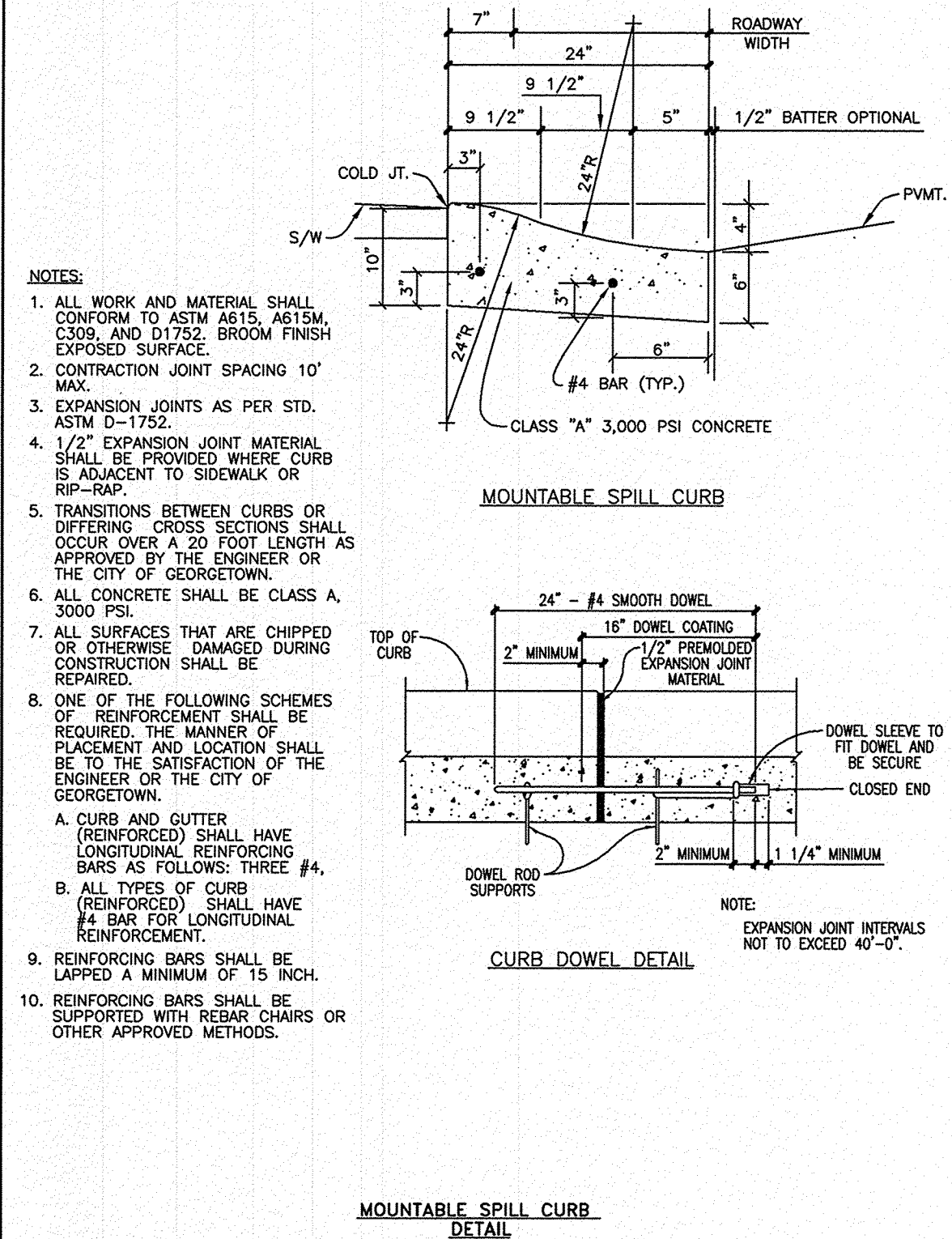
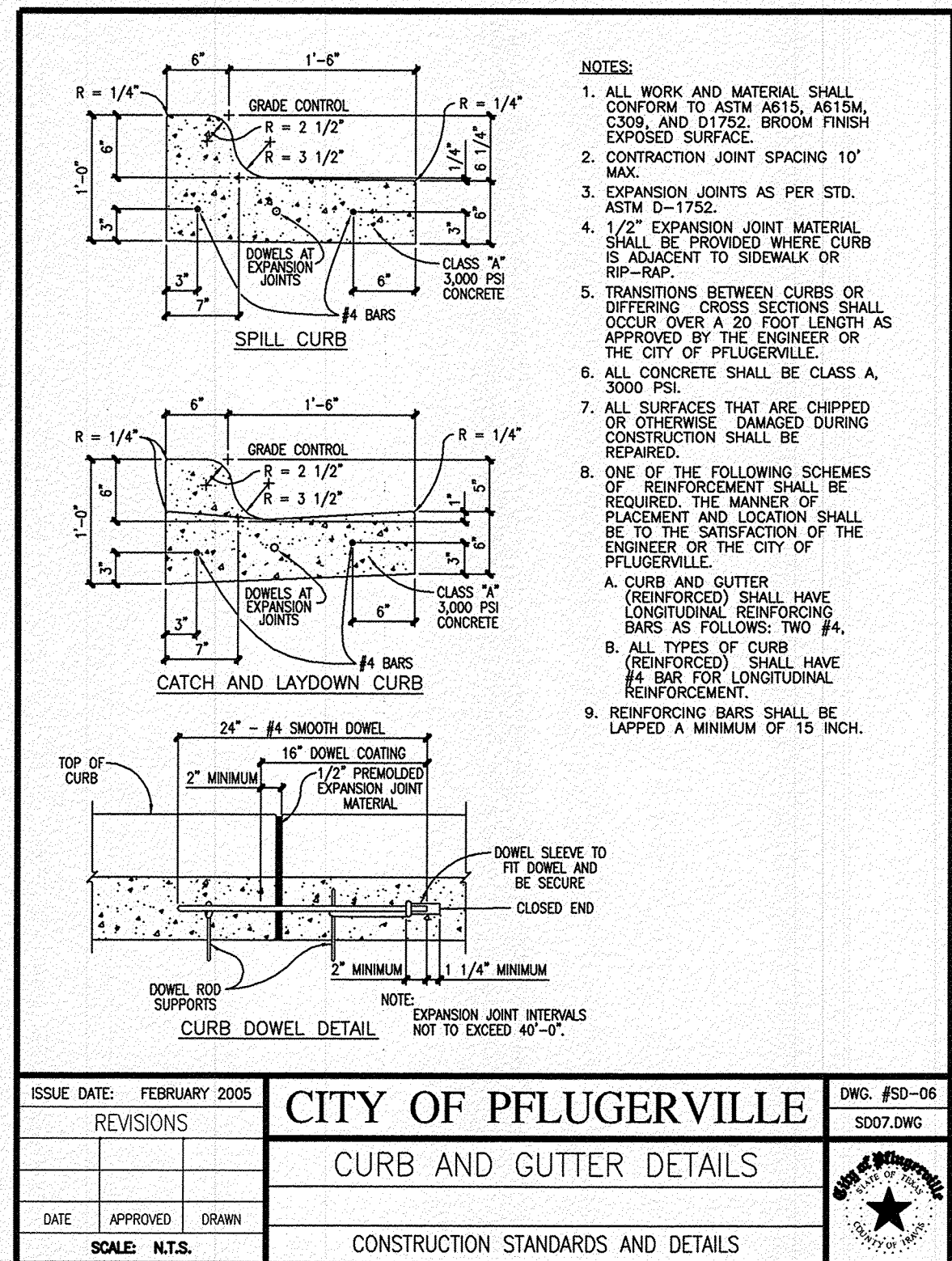
- NOTES:
- 3.5" HOT MIX ASPHALTIC CONCRETE.
 - FLEXBASE SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113E. THE BASE MATERIAL SHALL BE PLACED AT P(TO), POSTIRE ±3%.
 - LIME STABILIZATION SHALL BE USED IF A QUALIFIED GEOTECHNICAL REPORT INDICATES THAT THE SULFATE LEVELS ARE LOW ENOUGH.
 - COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
 - SUBGRADE SHALL BE EXTENDED 3'-0" BEHIND CURB.
 - STREET SECTIONS DEPICTED HERE ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE INTENDED TO REPRESENT PAVEMENT RECOMMENDATIONS. CONTRACTORS SHALL CONTACT THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING STREET CONSTRUCTION TO ENSURE THAT STREET SECTIONS ARE IN COMPLIANCE WITH CURRENT GEOTECHNICAL PAVEMENT RECOMMENDATIONS FROM THE REPORT TITLED "GEOTECHNICAL INVESTIGATION PAVEMENT THICKNESS RECOMMENDATIONS - REVISED - FALCON POINTE SECTION 17 RETAIL BOULEVARD, PFLUGERVILLE, TEXAS" BY MLA LABS, INC. DATED OCTOBER 2015.



TYPICAL ROADWAY SECTION
N.T.S.



ROUNDABOUT
TYPICAL ROADWAY SECTION
N.T.S.

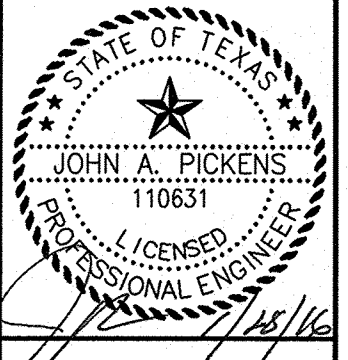


FALCON POINTE POD 7
PFLUGERVILLE, TX
TERRABROOK
FALCON POINTE, LLC

DRAWN BY: MOP
DESIGNED BY: JAP
QA/QC:
PROJECT NO.: 102840-10111

SHEET
13
OF 13

PRELIMINARY TYPICAL
ROADWAY SECTIONS



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