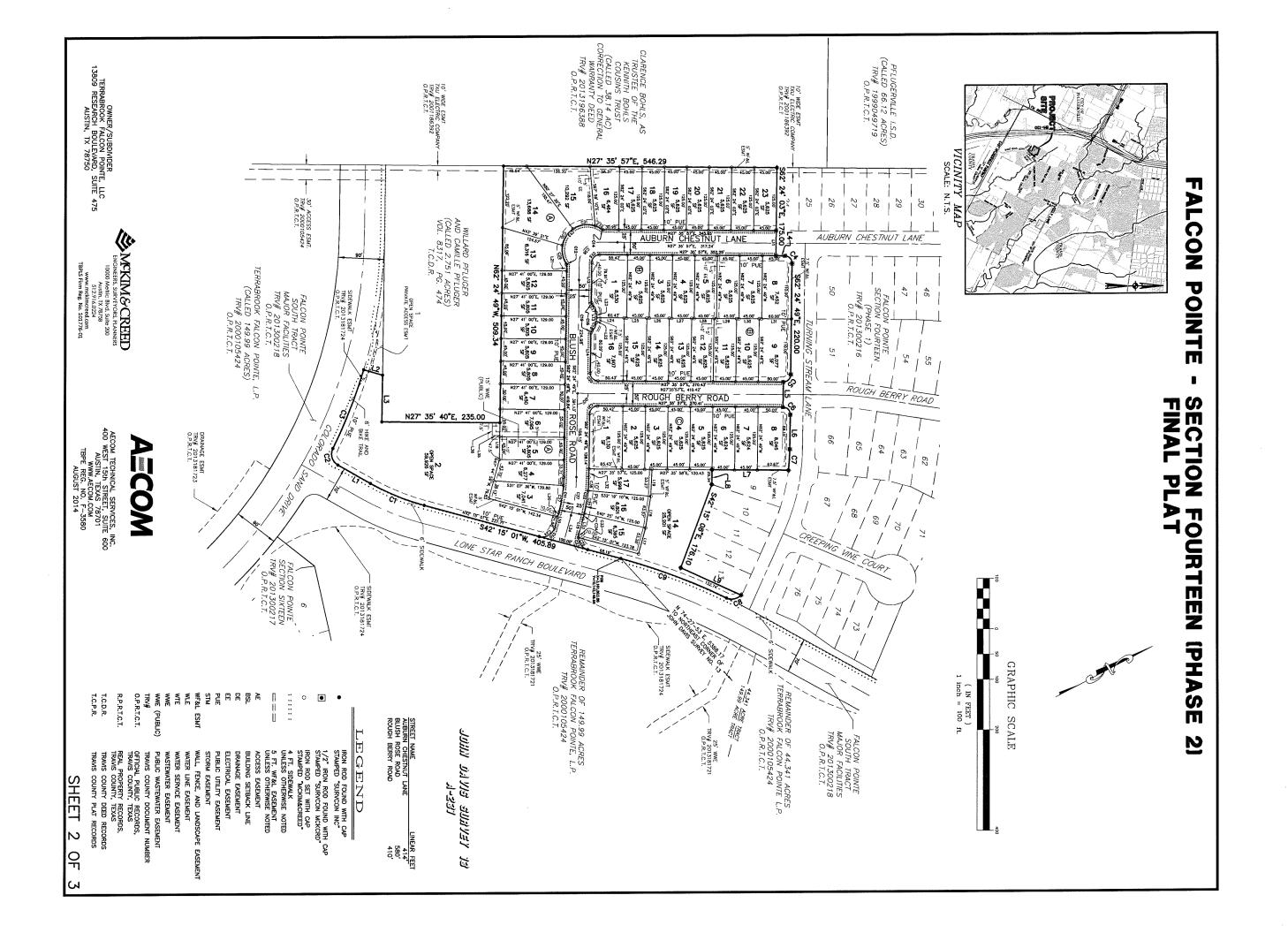
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

FALCON POINTE 8 SECTION FOURTEEN (PHASE <u>N</u>

| | OWNER/SUBDIVIDER OWNER/SUBDIVIDER TERRABROOK FALCON POINTE, LLC 13809 RESEARCH BOULEVARD, SUITE 475 AUSTIN, TX 78750 Www.mcfibers.com/suite/subdivided/com/TBPLS firm Reg. No. 101776-01 | SURFACE ELEVATION: 10143585,4416 SURFACE ELEVATION: 665.51 TIBM# 894: 1/2" RRON 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 ELEVATION: 10144272.0608 SURFACE ELEVATION: 316554,7959 SURFACE ELEVATION: 657.10 | IDM# 6922 PKUNCE DISK IN CONVERIE SEI IN I'HE WES! HAUF OF LOI 1, BLOCK Y, FALCON POINTE SECTION 5, ON BARLEY FIELD PASS. SURFACE NORTHING: 10143340,4946 SURFACE ELENNIG: 3103713,6889 SURFACE ELENNIG: 1025713,6889 TIBM# 883: 1/2" IRON ROD WITH ALLUMINUM CAP IN CONCRETE SET IN THE EAST SUE OF LOT 19, BLOCK F, FALCON POINTE SECTION 8B, AT THE INTERSECTION OF SOLWY OREEK, LAME AND (BBSSON) CREEK DRIVE. | BENCHMARKS: BEARNG BASIS, TOXAGOORDINATE SYSTEM, CENTRAL ZONE, NADB3 DATUM EXPRESSED IN U.S. SURVEY FEET. SURFACE VALUES MAY BE CONVERTED TO GRID VALUES BY DWIDING BY THE COMBINED SYSTEM, CENTRA OF 1.000 FET 13, BLOCK TRAM BBS1: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK OF ALCON HOURT SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE SURFACE MORTHMIS. 104-2237-9034 SURFACE EXPTING. 3165120-4183 SURFACE EXPTING. 3165120-4183 SURFACE ELEMITOR: STORY IN CONCRETE SET IN THE WEST HALE OF LOT 1, BLOCK TRAM BBS2: BRONZE DISK IN CONCRETE SET IN THE WEST HALE OF LOT 1, BLOCK TRAM BBS3: BRONZE DISK IN CONCRETE SET IN THE WEST HALE OF LOT 1, BLOCK TRAM BBS3: BRONZE DISK IN CONCRETE SET IN THE WEST HALE OF LOT 1, BLOCK | THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON DATE INDICATED ABOVE. ATTEST: BY: CITY SECRETARY — KAREN THOMPSON | APPROVED THIS DAY OF, 2014, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY. BY: CHAIRMAN - RODNEY BLACKBURN | DARKELL D. WHILE, K.P.L.S. NO. 4916 10000 METRIC BLVD, SUITE 200 AUSTIN, TEXAS 78758 CITY CERTIFICATION | TITE DE D. WHITE, DO HEREBY CERTIFY LACTUAL ON-THE-GROUND SURWEY, MERRE PRICE SHOWN THEREON WERE PRICENSION, IN ACCORDANCE WITH THE ERAYISION, IN ACCORDANCE WITH THE PLAT ARE SHOWN HEREON. THIS PIECE AS THE COMMITMENT. | STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: | ACOCER DURDEN, P.E. NO. 76590 400 WEST 15TH STREET SUITE 600 DATE | 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— 0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. | WITNESS MY HAND, THIS THE DAY OF, 2014, A.D. NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: | COUNTY OF TRAVIS S COUNTY OF TRAVIS S COUNTY OF TRAVIS S BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR E. WILLIAM MEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOREGOING INSTRUMENT OF WAITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAP | TILE: | TS GENERAL PARTNER BY: NAME: | TERRABROOK FALCON POINTE, LLC. A DELAWARE LIMITED LIABILITY COMPANY BY: TERRABROOK FALCON POINTE GP, L.L.C. | THAT TERRABROOK FALCON POINTE, L.L.C., OWNER OF A CALLED 149.599 ACRE TRACT RECORDED IN TRY# 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 10.553 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION FOURTEEN (PHASE 2)", AND DO HEREBY DEDICATE TO THE PUBLIC THUSE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMEN OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. | COUNTY OF TOWARD & |
|--------------|---|--|--|--|--|--|--|---|---|--|--|---|--|------------|---|---|--|--------------------|
| VORDEL TO IT | ICES, INC. SUITE 600 S701 M M 3580 | POINTE SECTION ALLUS TOTAL TOTAL | TOTAL TOTAL SECTIO | TOTAL TOTAL TOTAL TOTAL SECTION SECTION WINE:— TRACT TRACT WINE:— WITHIN | 199-09-04-28. 3 TOTAL ACRES IOKS: 43 S: 42 OPEN SPACE LOTS 50 LOTS TOTAL | "WASTEWATER EASEMENT WITHIN LOT" GROUND COVER LANDSCAPINE WILL I IN LOTS 5 & 6 OF BLOCK A. PROP AS MAY BE NECESSARY AND SHALL AUTHORITIES OR UTILITY PROVIDERS EASEMENTS. U.R. NO. 2 OVED THROUGH | 17. ON-SITE STORM WATER DETENTION FACILITIES SHEED THE PLANT ARTES OF DISCHARGE OF THE PEAK RATES OF DISCHARGE OF THE PEAK RATES OF DISCHARGE OF THE PLAY WILL BE MANTANED IN ONLY INTELLIGIBLE OF THE PLAY WILL BE MANTANED IN ONLY INTELLIGIBLE TRANSFER, BY ONLY INTELLIGIBLE TO THE PROPERTY OF THE PROPERTY OF THE PROPERTY ON TH | ALL E | 10. STEETULANTS SALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE UNIFIED EXPELOPEMENT CODE AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF UNIFIED EXPELOPEMENT CODE AND ANY OTHER PROVISIONS REQUIRED BY THE PAPLICABILE FUNDED BY THE PROLOGIST OF THE PAPLICABILE BY THE PROCESSOR OF THE PAPLICABILE BY THE DEVELOPER, TERNADOR FOR THE PAPLICABILE BY THE DEVELOPER, TERNADOROUS THE PAPLICABILE CONTROLLED. BY THE DEVELOPER, TERNADOROUS THE PAPLICABILE SHALL BE PROTECTED FROM THE PAPLICABILE SHALL BE | WAY LINE OF COLORADO SAND DRIVE CONTROL OF COLORADO SAND DRIVE CAND. A. 10 FOOT PUBLIC UTILITY EXSEMENT IS HEREBY PUBLIC STREET PROMINGE. ENSEMBLY IS HEREBY SHOWING STREET PROMINGE SYSTEM, CENTROL SHOWING FOR THE COMBINED SOLE FATOMERS SHOWING BY THE COMBINED SOLE FATOMERS MAD MASTEMBER SHOWED SOLE FATOMERS MAD MASTEMBER SHOWING BY MATCH SHOWING S | ANDSCAPING SHALL BE ALLOWED IN A RAPPERTY OWNER SHALL PROVIDE; A AS MAY BE NECESSARY AND SHALL OPERATION AND MANIFERANCE; ALL DRAINAGE, AND WASTEWARER EX- PROPERTY OWNER, OR HIS OR HERE SMINNIUM 4 FT: SDEWALKS SHALL B SMEET BE PROPE SUB DRAINAGE SHALL B CONSTRUCTED AGONG THE WEST RICK AND A B TE THEF AND THE TRAIN AND A B TE THEF AND THE TRAIN AND A B TE THEF THEF THE TRAIN THE TRAIN AND A B TE THEF THEF THEF THEF THEF THEF THEF T | OON ARE RECORDED IN DOCUJOR TRANS COUNTY, TEXAS. SE: HS PROPERTY IS LOCATED WITHIN THE F PELUGERVILE. O OBJECTS, NICLUDING BUT NOT LIMITED | DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS TO THE BY: DEPUTY THE RESTRICTIVE COVENANTS APPLICABLE TO TH | BY: | WITNESS MY HAND AND SEAL OF OFFICE OF THE COF | R, CLERK OF TRAVIS MENT OF WRITING AN IN MY OFFICE ON O'CLOCK,M O'CLOCK,M COUNTY AND STATE | STATE OF TEXAS COUNTY OF TRAVIS | |
| SHEET I OF | 1 34.66 1 34.66 | POINTE BOULEVARD EXTENSION, SECTION NINE—SOUTH (PHASE 1), SOUTH TRACT MAJOR FACILITIES, SECTION 114 (PHASE 2), SOUTH TRACT MAJOR FACILITIES, SECTION 114 (PHASE 1), SECTION 115, SECTION 13 (PHASE A), AND SECTION 13 (PHASE B) FINAL PLANS WITHIN THE FALCON POINTE ALUJA. NO. 2 DISTRICT. TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, 1.95 OR LANDSCAPE USE IN THIS FINAL PLAT. TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, 22.71 | UNITS/AGRE AGREAGE OF AREA DEVOTED TO COMMERCIAL 1 THIS FINAL PLAT. O AGREAGE OF AREA DEVOTED TO COMMERCIAL IN OUS SUBMITTED SECTION EIGHT—A AMENUED, N 12 (PHASE D), SECTION NINE WEST, SECTION EIGHT—B, N 12 (PHASE D), SECTION NINE WEST, SECTION 12, FALCON | TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE ON THIS FINAL PLAT. TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR SECTION EIGHT—A AMENDED, SECTION 12 (PHASE D), SECTION NINE WEST, SECTION EIGHT—B, SECTION SECTION NINE EAST, SECTION EIGHT—B, SECTION SECTION NINE EAST, SECTION 12, FALCON POINTE BOLLEARD EXTENSION, SECTION NINE—SOUTH (PHASE D), SUCTION NINE—SOUTH TRACT MAJOR FACILITIES, SECTION 14 (PHASE D), SECTION 16, SECTION 13 (PHASE D), TOTAL ACREAGE WITHIN THE FALCON POINTE ALLUR. NO. 2 DISTRICT WITHIN THE FALCON POINTE ALLUR POINTE ALLUR POINTE ALLUR POINTE ALLUR POINTE ALLUR POINTE | NUMBER OF RESIDENTIAL UNITS NOLLDED IN THE PREVIOUS SUBMITTED SECTION EIGHT—A MAENDED SECTION 12 (PHASE D), SECTION NIME WEST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION NINE—SOUTH (PHASE 1), SECTION NINE—SOUTH (PHASE 2), SOUTH TRACT MAJOR FACULTIES, SECTION 14 (PHASE 1), SECTION 16, SECTION 13 (PHASE A), AND SECTION 17 (PHASE B) FINAL PACTS WITHIN THE FALCON POINTE ALLUR, NO. 2 DISTRICT, TOTAL NUMBER OF UNITS = 692 TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREFTS, IN THIS FINAL PLAT | AS OF BLOCK A A FENCE AND GENERAL LOWED IN THE WESTERMETE RESEMENT LOCATED OWNERS SHALL PROVIDE ACCESS TO ESEMENTS PROVIDED ACCESS TO ESEMENTS INSPECTION OR MAINTENANCE OF SAID CUMULATIVE DENSITY CALCULATIONS CHARLES OF ADDITIONAL NEW RESIDENTIAL LINES OF ADDITIONAL NEW RESIDENTIAL LINES INCLUDED IN THE ENAM DEAT | CILITES SHALL BE PROVIDED TO REDUCE POST- REE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND OT 2 BLOCK A, LOT 14 BLOCK C) WITHIN THE ANTAINED BY THE DEVELOPER, TERNABROOK FALCON HER, BY THE HOMEOWNERY SASCOLATION. 15 &16 OF BLOCK A AND WITHIN 1015 5 & 6 AND YIANGED BY THE HOMEOWNER OR HIS OR HER OF LIMITSOLATING SHALL BE FERMITED WITHIN THE EXCEPTION OF A FERDEC AND YIANTH THE EXCEPTION OF A FERDEC AND O SHOPEN DIVIDENCE SHALL BE SHOUGH AND OR SHALL BY SHALL BY SHALL BY SHALL BY SHALL OR SHALL BY SHALL BY SHALL BY SHALL BY SHALL OR SHALL BY SHALL BY SHALL BY SHALL BY SHALL OR SHALL BY SHALL BY SHALL BY SHALL OR SHALL BY SHALL BY SHALL BY SHALL BY SHALL OR SHALL BY | ECTRIC UNITY INFRASTRICTURE NOLLOWICE BUT NOT "LIMITED TO TELEPHONE". CABLE SION, ELECTRIC UNITY INFRASTRICTURE NOLLOWICE SHALL BE INSTALLED IN SOANCE WITH THE CITY OF PELICERVILLE ENGINEERING DESIGN CUIDELINES. SUBDIVISION IS SUBBLECT TO ALL CITY OF PELICERVILLE FORMANCES RELATED BE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION INCLUDING CONSTRUCTED IN THIS SUBDIVISION MAY BE LOCATED CLOSED THAN 25. FROM THE FRONT LOT LIME, 5 FEET FROM HE SDE LOCATED THE OR 20 FEET | CE WITH SUBCHAPTER 13 OF THE ROYSONS REQUIRED BY THE OITY OF E APPROVED BY THE APPLICABLE F THIS PLAT WILL BE MAINTAINED J. L.P., OR, THE HOMEOWERS SUBJECT STREETS SHALL BE PROTECTED FROM INTO MAY BE ERECTED, PLACED, PLANTED, OR MITERALLY MAPIN, A SCHICLE CRIVETS STROW. (ON OF TWO REALF-OCT-WAY LINES AND ONLY) (ON OF TWO REALF-OCT-WAY LINES AND ONLY) (ON OF TWO REALF-OCT-WAY LINES AND ONLY) | HEREBY DEDICATED ADJACENT TO ALL M. CENTRAL ZONE, NADES DATUM M. CENTRAL ZONE, NADES DATUM M. CENTRAL TONE, NADES DATUM CALE FACTOR OF LOCATION CALE (PAID BY BUILDER UPON BUILDING | WED IN A DRAINAGE EASEMENT. WIDE ACCESS TO DRAINAGE AND TILLITY EASEMENTS SYALL NOT PROHIBIT ACCESS FOR INSPECTION, BY EASEMENTS ON PROVIET PROPERTY SHALL BE MAINTAINED BY THE R LER ASSIGNS, OF PROVIET PROPERTY SHALL BE MAINTAINED BY THE WILL BE CONSTRUCTED ALONG ELOH SIDE OF ALL THE TREET HORSESCHOOK A. BAT SIDEMAL HANDLOP ACCESS THE RIGHT OF WAY LINE OF LONE SIAR RANCH BOULD/NAD. | MENT NO. 2005198711 OF THE DEED TULL PURPOSE JURISDICTION OF THE CITY TO BUILDINGS, FENCES, OR | E LAND WITHIN THE LIMITS OF THE | THE DAY OF | THE COUNTY CLERK, THE DAY | COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ID ITS CERTIFICATE OF AUTHENTICATION WAS THEDAY OF | LAT | |



FALCON POINTE SECTION FOURTEEN (PHASE FINAL PLAT 7

| LINE T | TABLE | | | CURVE | VE TABLE | | |
|---------|---------------|---------------|------------|---------------|--------------|------------------|---------|
| STANCE | BEARING | CURVE NOTE | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| 74.20 | S56" 33" 46"W | Ω | 116.16 | 465.00 | 14" 18" 46" | S49" 24" 23"W | 115.86 |
| 38.69 | N43" 23" 51"E | ಜ | 37.78' | 25.00 | 86' 35' 39" | N80" 08" 24"W | 34.29 |
| 92.63 | S62" 24" 20"E | cs | 167.78' | 985.00 | 9" 45" 34" | N41" 43" 22"W | 167.58' |
| 18,18 | N27 35' 57"E | \$ | 23.56 | 15.00" | 89" 59" 14" | N72" 35" 34"E | 21.21 |
| 50.00 | S62" 24" 03"E | ß | 23.57 | 15.00* | 8 | 24. | 21.22 |
| 6B.15 | S62" 24" 49"E | 8 | 23.58 | 15.00 | 90' 03' 20" | N72" 33" 30"E | 21.22 |
| 52.66 | S27' 35' 57"W | C7 | ,+6'i+ | 375.00 | 6' 24' 28' | S59" 12" 35"E | 41.92* |
| 29.34 | S62" 24" 49"E | S | 31.74" | 25.00* | 72' 43' 57" | 꺽 | 29.65 |
| 132.74 | N51" 17" 49"E | 8 | 225.81 | 1235.00 | 10' 28' 34" | S47" 29" 18"W | 225.50 |
| 31.93 | N47' 44' 59"W | C10 | 39.27" | 25.00* | 90" 00" 00" | N2. 44. 59 W | 35.36 |
| 50.00 | 562" 24" 03"E | <u>ප</u> | 70.38 | 275.00 | 14' 39' 50" | N55' 04' 54"W | 70.19' |
| 79,91 | N62' 24' 49"W | C12 | 2.47 | 4.00 | 35" 26" 14" | N80' 07' 56"W | 243 |
| 20.00 | S62" 24" 49"E | CI3 | 140.40 | 50.00 | 160" 52" 51" | S17" 24" 37"E | 98.61* |
| 80.09 | N62" 24" 49"W | Ω 4 | 2.47 | 1 .00° | 35" 25" 51" | N45' 18' 53"E | 2.43 |
| 31.93 | 547 44 59 E | CI5 | 23.57 | 15.00 | 90" 00" 46" | N17" 24" 26"W | 21.22' |
| 72.82 | N62' 24' 49"W | C16 | 4.64 | 5.00 | 53" 07" 48" | 588" 58" 43"E | 4.47 |
| 53.26 | N47' 44' 59"W | CI7 | 18.55 | 20.00 | 53" 07" 48" | N88" 58" 43"W | 17.89' |
| 63.57 | N53' 37' 48"W | C18 | 18.55 | 20.00 | 53' 07' 49" | N35" 50" 55"W | 17.89 |
| 53.27 | N60' 45' 47"W | 613 | 4.84 | 5.00 | 53" 07" 45" | \$35' 50' 54"E | 4.47 |
| 10.05* | S47" 44" 59"E | C20 | 23.56* | 15.00 | 89' 59' 14" | N72" 35" 34"E | 21.21 |
| 11.13 | S82" 24" 49"E | ß | 23.57 | 15.00* | 90" 00" 46" | S17 24 26 E | 21.22 |
| 9.91 | S62" 24" 49"E | C22 | 83.18" | 325.00 | 14' 39' 50" | N55' 04' 54"W | 82.95 |
| 10.09 | S82" 24" 49"E | C23 | 39.27 | 25.00 | 90' 00' 00" | N87" 15" 01"E | 35.36 |
| 55.43 | N27 35' 57"E | C24 | 39.27 | 25.00 | 90" 00" 00" | N2" 44" 59"W | 35.36 |
| 45.00 | N27" 35" 57"E | C26 | 32.22' | 25.00 | 73' 50' 16" | N79" 10" 08"E | 30.03 |
| \$5.DO | N27" 35" 57"E | C27 | 53.39' | 275.00' | 11' 07' 24" | S53" 18" 42"E | 53.30 |
| \$5.00° | N27' 35' 57'E | C28 | 16.99* | 275.00 | J' 32' 25" | 560" 38" 37"E | 16.99 |
| 5.00 | N27 35 57 E | C29 | 39.32 | 50.00 | 45' 03' 18" | 575' 19' 24"E | 38.31 |
| 45.00 | N27 35' 57"E | 630 | 39.80* | 50.00 | 45' 36' 37" | 529' 59' 26"E | 38.76 |
| 45.00 | N27" 35" 57"E | ទ្ធ | 46.05 | 50.00 | 52' 46' 07" | S19" 11" 56"W | 11.11 |
| 65.00 | N27" 35" 57"E | CJ2 | 15.23 | 50.00 | 17' 26' 49" | S54" 18" 24"W | 15.17 |
| 18.15 | S82" 24" 49"E | CSS | 7.05 | 25.00 | 16' 09' 44" | S55" 49" 52"E | 7.03 |
| 31.93 | S47" 44" 59"E | ş | 10.38 | 325.00 | 1" 49" 47" | S48" 39" 53"E | 10.38 |
| 56.93 | S47 44' 59"E | ដូ | 45.95 | 325.00 | 8' 06' 04" | 553" 37" 48"E | 45.91 |
| | | C36 | 28.85 | 325.00 | 4' 43' 59" | S60" 02" 50"E | 26.84 |
| | | 637 | 76.76 | 300.00 | 14" 39" 50" | \$55' 04' 54"E | 76.57 |
| | | 2 | | | | | |

NORTH IN CONTROL IN CO

BEING A 10.653 ACRE TRACT OF LAND, IN THE JOHN DAVIS SURVEY 13, ABSTRACT NUMBER 231, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 149.599 ACRE TRACT, CONNEYED TO TERRABROOK FALCON POINTE, LLCC., AS RECORDED IN DOCUMENT NUMBER 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 10.653 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BEING REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, WITH ALL DISTANCES SCALED TO SURFACE BY A COMBINED SCALE FACTOR OF 1.00012:

BEGINNING AT A FOUND 1/2—INCH IRON ROD WITH CAP STAMPED "SURVCON INC." (NORTHING = 10142148.662; EASTING = 3161803.878), AT A POINT OF TANGENCY IN THE WEST RIGHT-OF-WAY LINE OF LONE STAR RANCH BOULEVARD (70' R.O.W.), AS RECORDED IN FALCON POINTE SOUTH TRACT MAJOR FACILITIES IN DOCUMENT NUMBER 201300218 (O.P.R.T.C.T.), SAME BEING A POINT ON THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FOR THE POINT OF BEGINNING HEREOF;

THENCE CONTINUING ALONG SAID WEST RICHT-OF-WAY, SAME BEING ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 42' 15' 01" WEST A DISTANCE OF 405.89 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC." FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

- (2) 116.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A PADIUS OF 465.00 FEET, A DELTA ANGLE OF 14* 18* 46°, AND WHOSE LONG CHORD BEARS SOUTH 49° 24° 23" WEST A DISTANCE OF 115.86 FEET, TO A FOUND 1/2-NICH IRON ROD WITH CAP STAMPED "SURYCON INC.";
- (3) SOUTH 56' 33' 46" WEST A DISTANCE OF 74.20 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC."; FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 37.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86° 35° 39° AND WHOSE LONG CHORD BEARS NORTH 80° 08' 24" WEST A DISTANCE OF 34.29 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC.", AT A POINT OF REVERSE CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO SAND DRIVE (90' R.O.W.), AS RECORDED IN SAID FALCON POINTE SOUTH TRACT MAJOR FACILITIES;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, 167.78 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 985.00 FEET A DELTA ANGLE OF 09° 45° 34", AND WHOSE LONG CHORD BEARS NORTH 41° 43° 22" WEST A DISTANCE OF 167.58 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC." ON THE SOUTH LINE OF LOT 1-OPEN SPACE PRIVATE EASEMENT OF FALCON POINTE SOUTH TRACT MAJOR FACILITIES AS RECORDED IN DOCUMENT #201300218 (O.P.R.T.C.T.);

THENCE NORTH 43' 23' 51" EAST ALONG THE EAST LINE OF LOT 1-OPEN SPACE PRIVATE EASEMENT OF FALCON POINTE SOUTH TRACT MAJOR FACILITIES AS RECORDED IN DOCUMENT #201300218 (O.P.R.T.C.T.), FOR A DISTANCE OF 38.69 FEET, TO A FOUND 1/2-INCH TRON ROD WITH CAP STAMPED "SURVCON INC.", TO THE SOUTH LINE OF A CALLED 2.751 ACRE TRACT OF LAND, AS CONVEYED TO WILLARD PFLUGER AND CAMILLE PFLUGER IN VOLUME 8317, PAGE 474 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS:

NCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PFLUGER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) SOUTH 62' 24' 20" EAST A DISTANCE OF 92.83 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC." AT THE SOUTHEAST CORNER OF SAID PFLUGER TRACT, SAME BEING AN INTERIOR ELL CORNER HEREOF;
- (2) NORTH 27" 35' 40" EAST A DISTANCE OF 235.00 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVISON INC." AT THE NORTHEAST CORNER OF SAID PFLUGER TRACT, SAME BEING AN INTERIOR ELL CORNER HEREOF;
- (3) NORTH 62' 24' 49" WEST A DISTANCE OF 509.34 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICIN INC." AT THE NORTHWEST CORNER OF SAID PELLIGER TRACT, SAME BEING A POINT ON THE EAST LINE OF A CALLED 38.14 ACRE TRACT OF LAND, AS CONVEYED TO CLARENCE BOHLS, AS TRUSTEE OF THE KENNITH BOHLS COUSINS TRUST, IN THE CORRECTION TO A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2013196388 (O.P.R.T.C.T.), SAME BEING THE MOST WESTERLY SOUTHWEST CORNER HEREOF;

THENCE NORTH 27 35'57" EAST ALONG THE EAST LINE OF SAID BOHLS TRACT, SAME BEING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 546.29 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD" AT THE SOUTHWEST CORNER OF LOT 24, FALCON POINTE SECTION FOURTEEN (PHASE 1), AS RECORDED IN DOCUMENT NUMBER 201300216 (O.P.R.T.C.T.), SAME BEING THE NORTHWEST CORNER HEREOF;

HENCE SOUTH 62° 24° 03° EAST ALONG THE SOUTH LINE OF SAID LOT 24, AND PASSING THROUGH THE RIGHT-OF-WAY OF AUBURN HESTNUT LANE (50° R.O.W.), FOR A TOTAL DISTANCE OF 175.00 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED SURVCON MCKCRD", IN THE EAST RIGHT-OF-WAY LINE OF SAID AUBURN CHESTNUT LANE;

THENCE NORTH 27° 35′ 57° EAST ALONG SAID EAST RIGHT-OF-WAY, FOR A DISTANCE OF 18.18 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKORD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 23.56 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89' 59' 14", AND WH LONG CHORD BEARS NORTH 72' 35' 34" EAST A DISTANCE OF 21.21 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MICKCRD", IN THE SOUTH RIGHT-OF-WAY OF TURNING STREAM LANE (50' R.O.W.), AS RECORDED IN SAID FALCON POINTE SECTION FOURTEEN (PHASE 1);

THENCE ALONG SAID SOUTH RIGHT—OF—WAY, SAME BEING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING (V) COURSES AND DISTANCES;

- (1) SOUTH 62' 24' 49" EAST A DISTANCE OF 220.00 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- (2) 23.57 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90' 00' 46", AND WHOSE LONG CHORD BEARS SOUTH 17" 24' 26" EAST A DISTANCE OF 21.22 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD", IN THE WEST RIGHT-OF-WAY OF ROUGH BERRY ROAD (50' R.O.W.);

THENCE SOUTH 62° 24° 03° EAST, THROUGH THE RIGHT-OF-WAY OF SAID ROUGH BERRY ROAD, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, ON THE EAST RIGHT-OF-WAY OF SAID ROUGH BERRY ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING ALONG THE NORTH LINE OF THE HEREIN (V) COURSES AND DISTANCES; HENCE 23.58 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 03° 20°, AND WHOSE ONG CHORD BEARS NORTH 72° 33°30° EAST A DISTANCE OF 21.22 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED SURVICON MCKCRD°, ON THE SOUTH RIGHT-OF-WAY OF SAID TURNING STREAM LANE, SAME BEING ON THE NORTH LINE HEREOF, TRACT, THE FOLLO

- (1) SOUTH 62' 24' 49" EAST A DISTANCE OF 68.15 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- (2) 41.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 06° 24° 28", AND WHOSE LONG CHORD BEARS SOUTH 59° 12° 35" EAST A DISTANCE OF 41.92 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON MCKCRD", AT THE NORTHWEST CORNER OF LOT 9, IN SAID FALCON POINTE, SECTION FOURTEEN (PHASE 1), FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF;

THENCE SOUTH 27° 35° 57° WEST ALONG THE WEST LINE OF SAID LOT 9, FOR A DISTANCE OF 152.66 FEET, TO A FOUND 1/2—INCH RON ROD WITH CAP STAMPED "SURVICON MCKCRD", AT THE SOUTHWEST CORNER OF SAID LOT 9, SAME BEING AN INTERIOR ELL CORN HEREOF;

THENCE SOUTH 62' 24' 49" EAST, ALONG THE SOUTH LINE OF SAID LOT 9, FOR A DISTANCE OF 29.34 FEET, TO A FOUND 1/2-INCH RON ROD WITH CAP STAMPED "SURVCON MCKCRD", AT THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 42" 15" 08" EAST, ALONG THE SOUTH LINES OF LOTS 10, 11, 12 AND 13, IN SAID FALCON POINTE, SECTION FOURTEEN (PHASE 1), FOR A DISTANCE OF 178.10 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVCON MCKCRD", AT THE SOUTHEAST CORNER OF SAID LOT 13, FOR AN INTERIOR ELL CORNER HEREOF;

THENCE NORTH 51° 17' 49" EAST, ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 132.74 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT, ON THE SOUTH RIGHT—OF—WAY OF SAID TURNING STREAM LANE;

THENCE 31.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 72' 43' 57", AND WHOSE LONG CHORD BEARS SOUTH 16' 21' 36" WEST A DISTANCE OF 29.55 FEET, TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVICON INC." AT A POINT OF REVERSE CURVATURE, ON THE WEST RIGHT-OF-WAY OF SAID LONE STAR RANCH BOULEVA

HENCE 225.81 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A DELTA ANGLE OF 10° 28° 34°, AND WHOSE ONG CHORD BEARS SOUTH 47° 29° 18" WEST A DISTANCE OF 225.50 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED READ TO 10.653 ACRES, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

A=COM

SINGERS, SURVEYORS, PLANNERS

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