

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

FALCON POINTE - SECTION THIRTEEN (PHASE A) FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.P., OWNER OF A CALLED 132.06 ACRE TRACT RECORDED IN TRV 2000167101, A 44.341 ACRE TRACT RECORDED IN TRV 2000105424, AND A 50.790 ACRE TRACT RECORDED IN TRV 2000146298 ALL 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 14.88 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION THIRTEEN (PHASE A)", 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.

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: _____

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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 AS RECORDED IN O.P.R.T.C.T. DOCUMENT NO. 2006184514.

ACREAGE: 14.88 TOTAL ACRES
NUMBER OF BLOCKS: 3
NUMBER OF LOTS: 52
6 OPEN SPACE LOTS
58 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 GIBSON CREEK DRIVE.
SURFACE NORTHING: 10143585.4416
SURFACE EASTING: 3165455.7870
SURFACE ELEVATION: 665.51

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

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 _____.

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.

NOTES:

- THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
- 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 HAS BEEN CONSTRUCTED ALONG THE SOUTH RIGHT OF WAY LINE OF FALCON POINT BOULEVARD.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.
- 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.
- 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)
- 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.
- 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.
- SIGHT TRIANGLES AT THE INTERSECTION OF TWO PUBLIC STREETS SHALL BE PROTECTED FROM ENCROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING MAY BE ERRECTED, 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.
- 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.
- WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL OPEN SPACE LOTS (LOT 1 BLOCK A, LOT 11 BLOCK A, LOT 14 BLOCK A, LOT 19 BLOCK A, LOT 1 BLOCK B, LOT 13 BLOCK B) 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.
- NO OBJECTS, ANCILLARY STRUCTURES OR LANDSCAPING SHALL BE PERMITTED WITHIN THE EXISTING WASTEWATER EASEMENT (DOC#2013181726) LOCATED ON LOTS 14-17 AND LOTS 20-29, BLOCK A.
- LOT 27 BLOCK A IS PROHIBITED FROM TAMPERING WITH, MODIFYING, OR OBSTRUCTING THE ABOVE GROUND WASTEWATER AIR RELEASE STRUCTURE LOCATED WITHIN THE EXISTING WASTEWATER EASEMENT (DOC#2013181726).

CUMULATIVE DENSITY CALCULATIONS

NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 52
NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE 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, SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 545
TOTAL NUMBER OF UNITS	= 597
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 2.85
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 10.31
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS 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, SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 175.00
CUMULATIVE DENSITY	= 3.41 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN PREVIOUS 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, SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 0
TOTAL COMMERCIAL ACREAGE	= 0
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	= 1.72
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS 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, SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 30.44
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 32.16

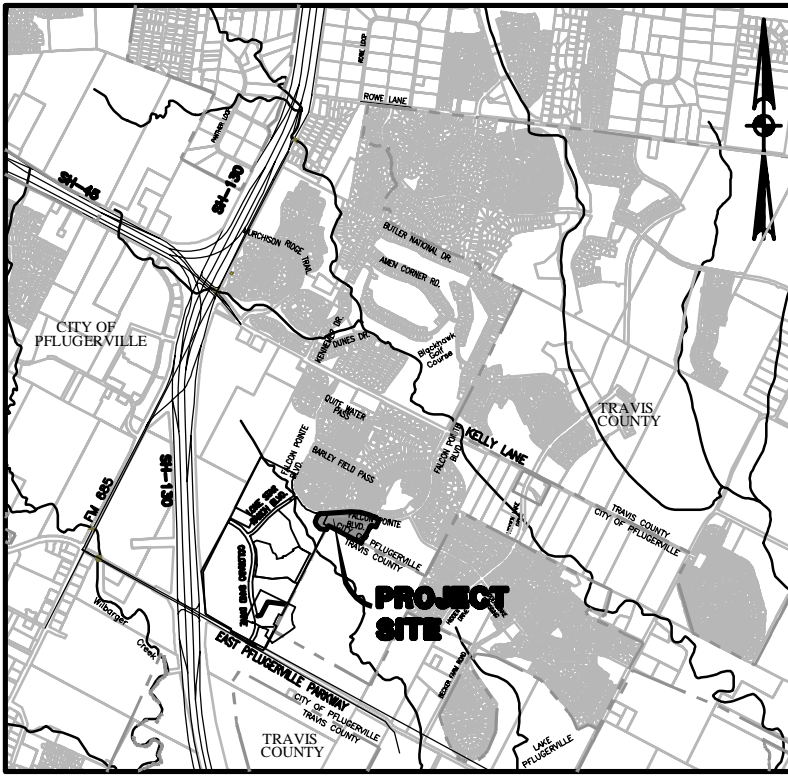
OWNER/SUBDIVIDER
TERRABROOK FALCON POINTE, LLC
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TX 78750

 **MCKIM & CREED**
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com
TBPE Firm Reg. No. 101776-01

 **AECOM**

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

FALCON POINTE - SECTION THIRTEEN (PHASE A) FINAL PLAT



VICINITY MAP
SCALE: N.T.S.

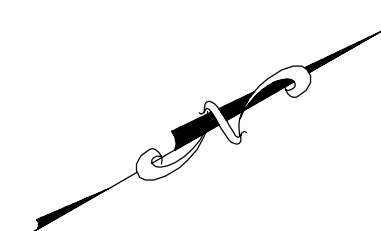
CALLLED 44.341 ACRES
TERRABROOK FALCON RIDGE LP
TRV 2000105424
O.P.R.T.C.T.

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

STREET NAME	LINEAR FEET
WIND VALLEY WAY	1593'
BARLEY FIELD PASS	523'
STANDING JUNIPER COURT	451'
COPPER GRASSLAND WAY	1427'

LEGEND

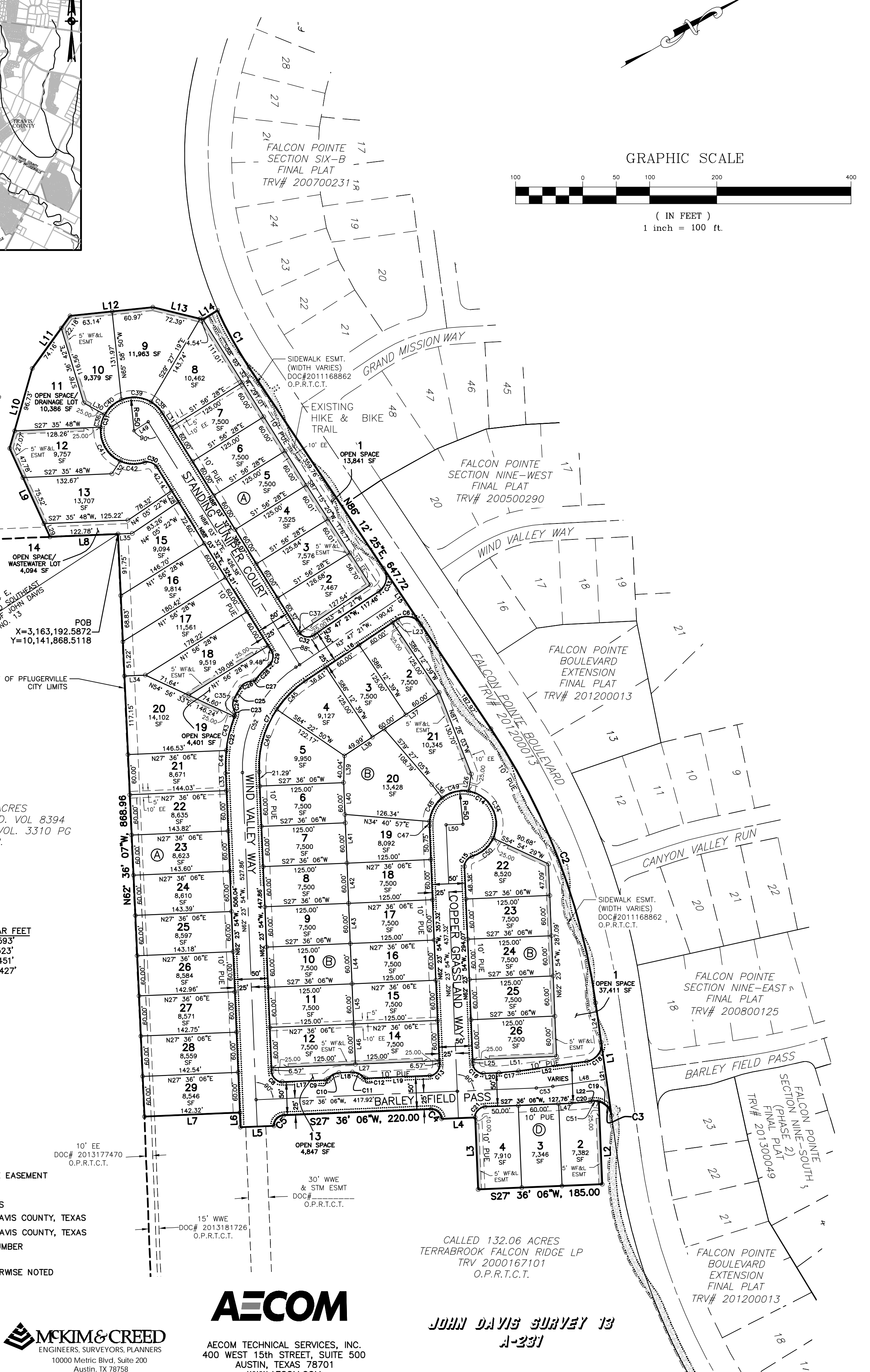
- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON MCKCRD"
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT
- EE ELECTRICAL EASEMENT
- WWE WASTEWATER EASEMENT
- DE DRAINAGE EASEMENT
- STM STORM EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- BSL BUILDING 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
- ===== 5 FT. WF&L EASEMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



CALLLED 132.06 ACRES
TERRABROOK FALCON RIDGE LP
TRV 2000167101
O.P.R.T.C.T.

AECOM

JOHN DAVIS SURVEY 13
A-231

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

OWNER/SUBDIVIDER
TERRABROOK FALCON POINTE, LLC
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SEPTEMBER 2013

