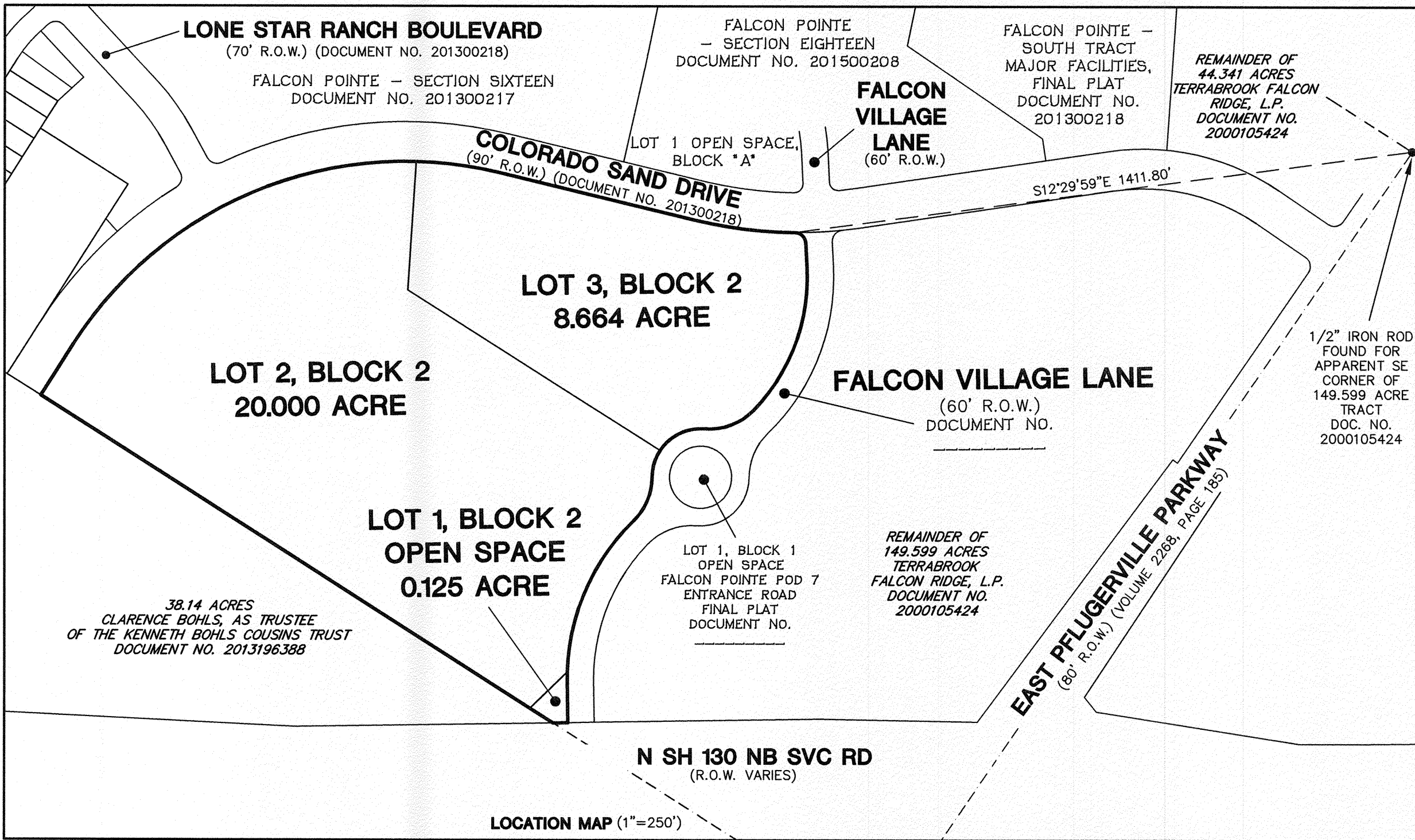
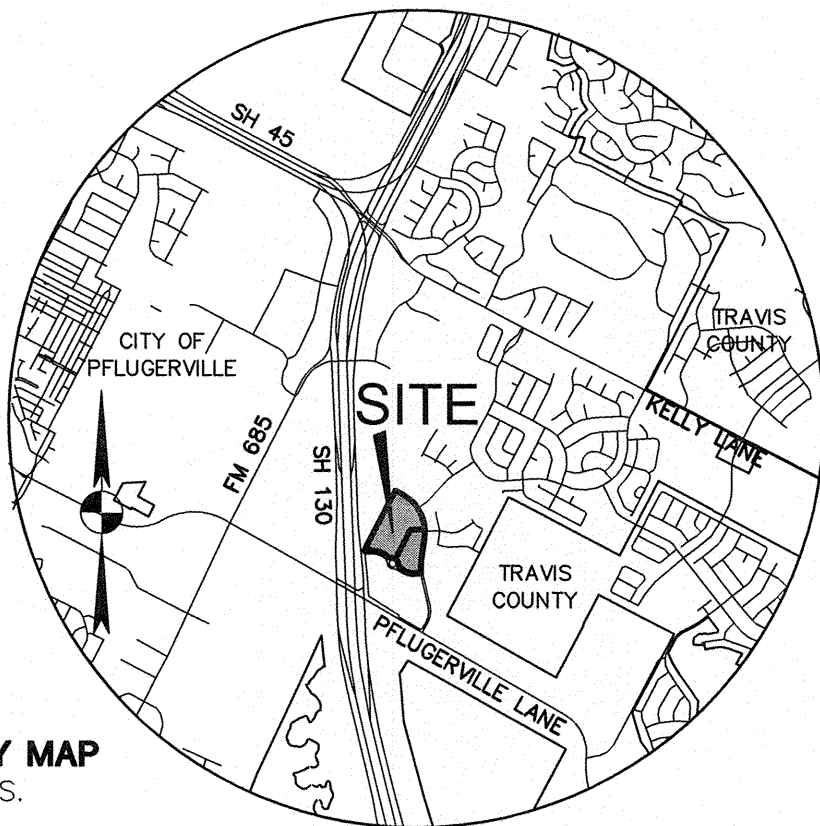


FALCON POINTE POD 7, PHASE 1 FINAL PLAT

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), 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	= 51.11



FALCON POINTE PARKLAND ACREAGE SUMMARY			
ALUR 1 PROJECT SECTION	DWELLING UNITS	PARKLAND ACRES REQUIRED PER RATIO OF (1AC/50 UNITS)	PARKLAND PROVIDED
TRACTS 1 & 2			
PREVIOUS FINAL PLATS	621 UNITS	12.42 ACRES	56.57 ACRES
FALCON POINTE PARKLAND ACREAGE			
ALUR 2N/2S PROJECT SECTION	DWELLING UNITS	PARKLAND ACRES REQUIRED PER RATIO OF (1.25AC/50 UNITS) OR PARKLAND AGREEMENT	PARKLAND PROVIDED
TRACTS 3 & 4			
PREVIOUS FINAL PLATS	853 UNITS	21.32 ACRES	51.11 ACRES
CURRENT FINAL PLATS	460 UNITS	11.50 ACRES	0.125 ACRES
TOTAL ALUR 1 & 2 ALL PLATS	1,934 UNITS	45.24 ACRES	107.81 ACRES
TOTAL EXCESS PARKLAND			62.57 ACRES

AREA SUMMARY	
LOT #	ACRES
LOT 1 OS	0.125
LOT 2	20.000
LOT 3	8.664
TOTAL	28.789

SITE DATA:
NUMBER OF LOTS: 2 LOTS
1 OPEN SPACE LOT
NUMBER OF BLOCKS: 1

FALCON POINTE POD 7, PHASE 1 FINAL PLAT

A THREE LOT SUBDIVISION CONSISTING OF 28.789 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231

DATE: NOVEMBER, 2015
PREPARED BY: BURY-AUS, INC.

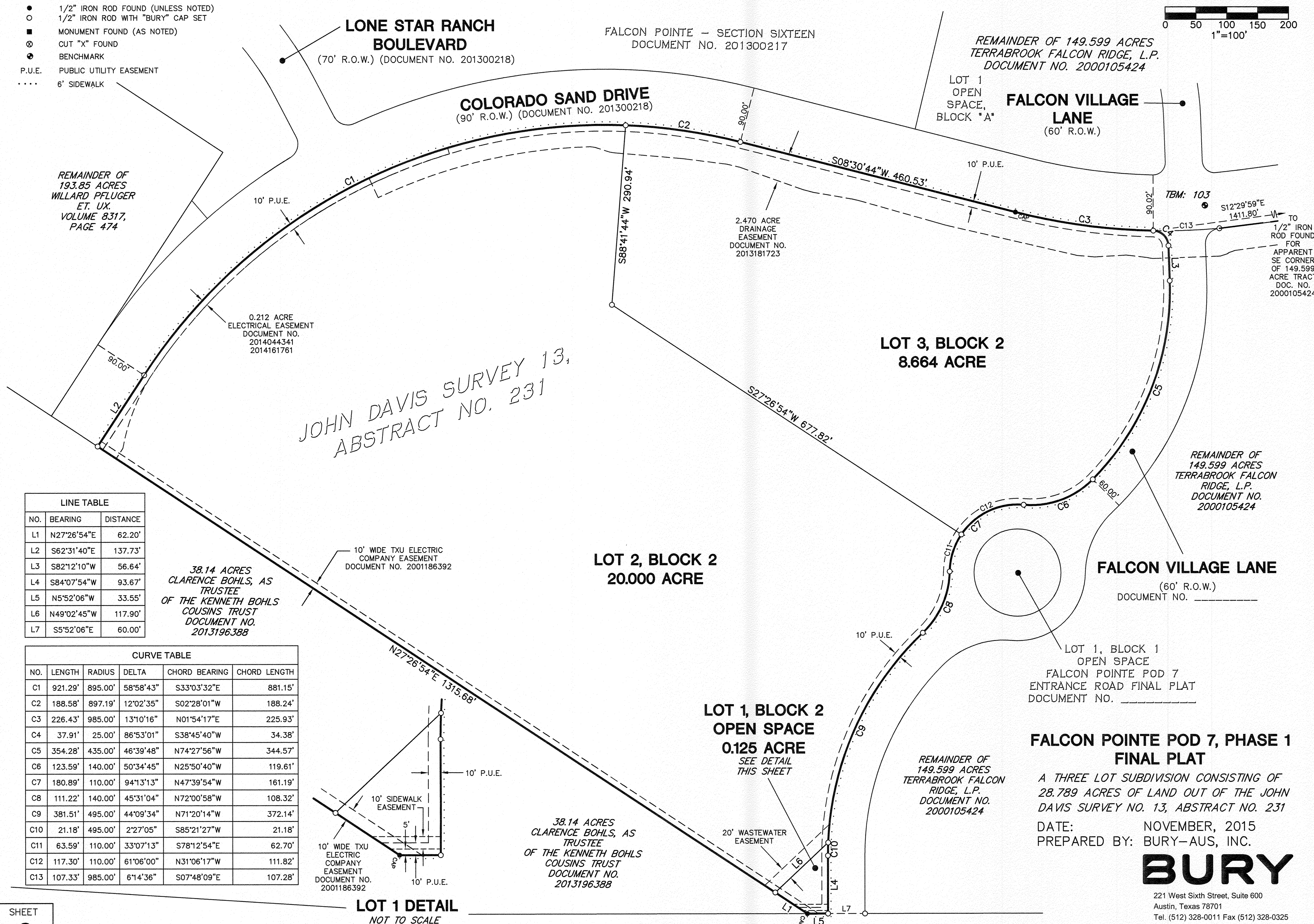
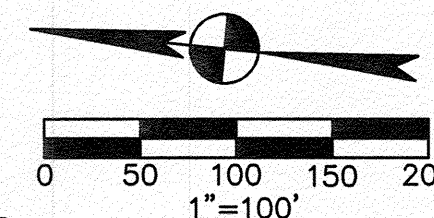
BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE Registration Number F-1048
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LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- MONUMENT FOUND (AS NOTED)
- ⊗ CUT "X" FOUND
- ⊙ BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- 6' SIDEWALK

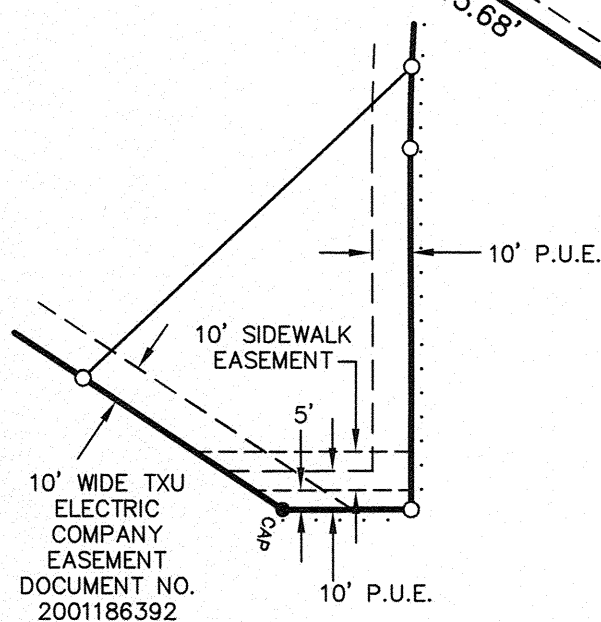
FALCON POINTE POD 7, PHASE 1 FINAL PLAT



JOHN DAVIS SURVEY 13,
ABSTRACT NO. 231

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N27°26'54"E	62.20'
L2	S62°31'40"E	137.73'
L3	S82°12'10"W	56.64'
L4	S84°07'54"W	93.67'
L5	N5°52'06"W	33.55'
L6	N49°02'45"W	117.90'
L7	S5°52'06"E	60.00'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	921.29'	895.00'	58°58'43"	S33°03'32"E	881.15'
C2	188.58'	897.19'	12°02'35"	S02°28'01"W	188.24'
C3	226.43'	985.00'	13°10'16"	N01°54'17"E	225.93'
C4	37.91'	25.00'	86°53'01"	S38°45'40"W	34.38'
C5	354.28'	435.00'	46°39'48"	N74°27'56"W	344.57'
C6	123.59'	140.00'	50°34'45"	N25°50'40"W	119.61'
C7	180.89'	110.00'	94°13'13"	N47°39'54"W	161.19'
C8	111.22'	140.00'	45°31'04"	N72°00'58"W	108.32'
C9	381.51'	495.00'	44°09'34"	N71°20'14"W	372.14'
C10	21.18'	495.00'	2°27'05"	S85°21'27"W	21.18'
C11	63.59'	110.00'	33°07'13"	S78°12'54"E	62.70'
C12	117.30'	110.00'	61°06'00"	N31°06'17"W	111.82'
C13	107.33'	985.00'	6°14'36"	S07°48'09"E	107.28'



SHEET
2
OF 3

LOT 1 DETAIL
NOT TO SCALE

N SH 130 NB SVC RD
(R.O.W. VARIES)

FALCON POINTE POD 7, PHASE 1 FINAL PLAT

A THREE LOT SUBDIVISION CONSISTING OF
28.789 ACRES OF LAND OUT OF THE JOHN
DAVIS SURVEY NO. 13, ABSTRACT NO. 231

DATE: NOVEMBER, 2015
PREPARED BY: BURY-AUS, INC.

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
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FALCON POINTE POD 7, PHASE 1 FINAL PLAT

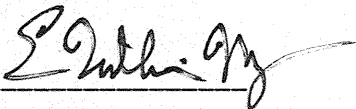
STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT TERRABROOK FALCON POINTE, LLC, FORMERLY KNOWN AS TERRABROOK FALCON RIDGE, L.P., BEING THE OWNER OF THAT CERTAIN 28.789 ACRE TRACT OF LAND OUT OF JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 149.599 ACRE OF LAND CONVEYED TO SAID TERRABROOK FALCON RIDGE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 28.789 ACRES HAVING BEEN APPROVED FOR SUBDIVIDING PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 112.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 28.789 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "FALCON POINTE POD 7, PHASE 1 FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON.

TERRABROOK FALCON POINTE, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

BY: TERRABROOK FALCON POINTE GP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

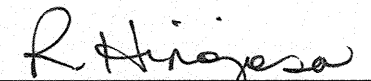
BY: 
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750

STATE OF TEXAS
COUNTY OF WILLIAMSON

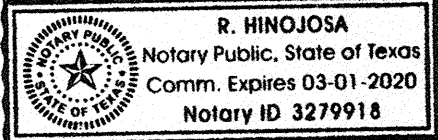
§
§ KNOW ALL MEN BY THESE PRESENTS

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 AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF April 2016.


NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

3-1-2020
MY COMMISSION EXPIRES




FLOOD PLAIN INFORMATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0280J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, JOHN A. PICKENS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


JOHN A. PICKENS, P.E.
TEXAS REGISTRATION NO. 110631
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600 AUSTIN, TEXAS 78701


2/17/16
DATE



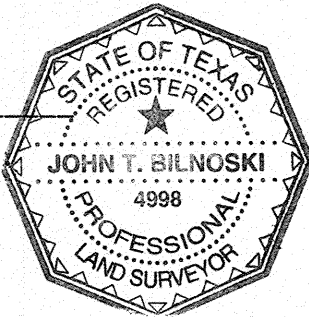
SURVEYOR'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF TRAVIS)

THAT I, JOHN T. BILNOSKI, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PFLUGERVILLE, TEXAS.


JOHN T. BILNOSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4998
221 WEST SIXTH STREET,
SUITE 600 AUSTIN, TEXAS 78701

2/17/16
DATE



OWNER/DEVELOPER

TERRABROOK FALCON POINTE, L.L.C.

13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750
(512) 244-6667 FAX (512) 244-6875

ENGINEER

BURY

221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

SURVEYOR

BURY

221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. 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 LITER, DEBRIS, AND TRASH.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- SIX (6) FOOT WIDE SIDEWALKS ARE REQUIRED ALONG FALCON VILLAGE LANE, COLORADO SAND DRIVE, AND STATE HIGHWAY 130 FRONTAGE ROAD AT THE TIME OF SITE DEVELOPMENT.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO AN APPROVED SEWER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
- 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.
- ALL ELECTRIC UTILITY INFRASTRUCTURES 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, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE 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.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 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.
- SIGHT TRIANGLES AT THE INTERSECTION OF TWO PUBLIC STREETS SHALL BE PROTECTED FROM ENCROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING MAY BE ERECT, 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 FROM THE POINT OF INTERSECTION.
- 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.
- 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
- THE OPEN SPACE LOT WITHIN THE BOUNDARIES OF THIS PLAT WILL BE OWNED AND MAINTAINED BY THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR, 25-YEAR, AND 100-YEAR STORM EVENTS.

BENCHMARK INFORMATION:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE GRID COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), 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.
N 10139467.98
E 3159803.36
ELEVATION = 692.80'

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.
N 10139028.76
E 3161035.50
ELEVATION=683.16'

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONNING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____

KEVIN KLUGE, CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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 _____, 20____ A.D. AT _____ O'CLOCK ____M AND DULY RECORDED ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M, OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE _____ DAY OF _____, 20____ A.D..

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 2016 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

ZONING INFORMATION:

FALCON POINTE AMENDED A.L.U.R. NO. 2 SOUTH AMENDED AGREEMENT APPROVED THROUGH ORDINANCE NO. 999-09-0428

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LEGAL DESCRIPTION:

OF 28.789 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 149.599 ACRE OF LAND CONVEYED TO TERRABROOK FALCON RIDGE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FALCON POINTE POD 7, PHASE 1
FINAL PLAT

A THREE LOT SUBDIVISION CONSISTING OF
28.789 ACRES OF LAND OUT OF THE JOHN
DAVIS SURVEY NO. 13, ABSTRACT NO. 231

DATE: NOVEMBER, 2015
PREPARED BY: BURY-AUS, INC.

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
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TBPE Registration Number F-1048
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SHEET

3

OF 3