

**PROPOSED 13.251 ACRE PUBLIC PARK / DRAINAGE LOT
OUT OF PROPOSED FALCON POINTE SECTION 14
PART OF THE JOHN DAVIS SURVEY, ABSTRACT 13
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS**

Being a 13.251 acre (577,198 square feet) of land in the John Davis Survey, Abstract 13, City of Pflugerville, Travis Country, Texas, being out of a Remainder of a called 149.99 acres of record to Terrabrook Falcon Pointe, L.P. as recorded in TRV 200105424, also being a portion of a called 44.341 acres of record to Terrabrook Falcon Pointe, L.P. as recorded in TRV 200105310, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and being more particularly described by Meets and Bounds as follows:

BEGINNING, at a 1-2 inch iron rod with "AECOM" cap found at the southwest terminus point of 70-foot right-of-way line of Lone Star Boulevard as dedicated by the Final Plat of Falcon Pointe Section Six-B as recorded in in TRV 200700231, (O.P.R.T.C.T.), being an angle point in the remainder portion of said 149.99 acre tract;

THENCE, South 55°52'11" West, a distance of 60.40 feet, along the proposed extension of Lone Star Boulevard of said proposed Section 14, to a 1/2-inch iron rod stamped "McKim" set for corner;

THENCE, over and across the said Terrabrook Falcon Pointe, L.P. 149.599 acre tract and along the proposed south line of herein described tract and division line of other proposed lots and streets of said proposed Section 14 the following twelve (12) courses:

1. North 39°54'32" West, a distance of 160.68, to a 1/2-inch iron rod stamped "McKim" set for point of curvature to the left;
2. 70.51 feet along the arc of said curve to the left having a radius of 50.00 feet, a Central angle of 80°47'58", a chord bearing of North 41°08'56" West a distance of 64.80 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
3. North 32°47'46" West, a distance of 152.25 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
4. North 37°14'41" East, a distance of 45.01 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
5. North 54°10'30" West, a distance of 136.48 feet, , to a 1/2-inch iron rod stamped "McKim" set for point of curvature to the left;
6. 84.40 feet along the arc of said curve to the left having a radius of 50.00 feet, a Central angle of 96°42'46", a chord bearing of North 15°41'52" West a distance of 74.73 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;

7. North $02^{\circ}59'32''$ West, a distance of 24.19 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
8. North $43^{\circ}35'38''$ West, a distance of 136.31 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
9. North $43^{\circ}32'56''$ West, a distance of 145.18 feet, to a 1/2-inch iron rod stamped "McKim" set for point of curvature to the left;
10. 126.36 feet along the arc of said curve to the left having a radius of 50.00 feet, a Central angle of $144^{\circ}47'42''$, a chord bearing of North $14^{\circ}46'44''$ East a distance of 95.32 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
11. North $02^{\circ}54'28''$ West, a distance of 34.22 feet, to a 1/2-inch iron rod stamped "McKim" set for corner;
12. North $54^{\circ}50'37''$ West, a distance of 172.40 feet, to a 1/2-inch iron rod stamped "McKim" set for corner; being a point in the common line of said 149.99 acre tract and a called 66.12 acre tract of record to Pflugerville I.S.D., as recorded in TRV 1999049719, (O.P.R.T.C.T.);

THENCE, along the common line of said 149.99 acre tract, said 44.341 acre tract and said 66.12 acre tract, North $27^{\circ}35'57''$ East, a distance of 346.57 feet, to a 1-2 inch iron rod with "AECOM" cap found at the southwest corner of a called 22.478 acre tract of record to Pflugerville I.S.D., as recorded in TRV 2001171111, (O.P.R.T.C.T.), being a remainder corner of said 44.341 acre tract;

THENCE, departing said common line, South $62^{\circ}26'23''$ East, a distance of 901.31 feet along the common line of said 22.478 acre tract and remainder of said 44.341 acre tract, to a 1-2 inch iron rod with "AECOM" cap found at the southeast corner of said 22.478 acre tract, being a point in the west right-of-way line of Falcon Pointe Boulevard (70-foot right-of-way) line as dedicated by the Final Plat of Falcon Pointe Section Six-B as recorded in TRV 200700231, (O.P.R.T.C.T.);

THENCE, along the westerly right-of-way line of said Falcon Pointe the following three (3) courses:

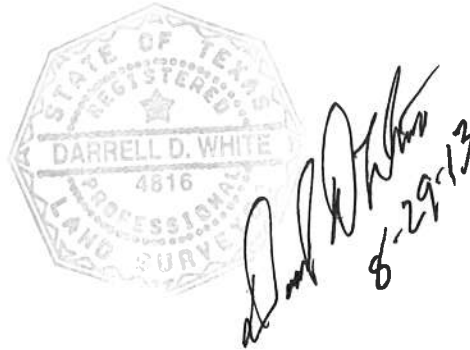
1. South $27^{\circ}05'21''$ West, a distance of 338.10 feet, to a 1-2 inch iron rod with "AECOM" cap found for point of curvature to the left;
2. 410.57 feet along the arc of said curve to the left having a radius of 395.00 feet, a Central angle of $59^{\circ}33'14''$, a chord bearing of South $02^{\circ}41'16''$ East, a distance of 392.33 feet, to a 1/2-inch iron rod stamped "AECOM" cap found for point of reverse curvature to the right;

3. 23.13 feet along the arc of said curve to the right having a radius of 15.00 feet, a Central angle of $88^{\circ}20'04''$, a chord bearing of South $11^{\circ}42'09''$ West, a distance of 20.90 feet, to a 1/2-inch iron rod stamped "AECOM" cap found for point in the west right-of-way of said Lone Star Boulevard;

THENCE, along the west right-of-way of said Lone Star Boulevard, South $55^{\circ}52'11''$ West, a distance of 150.19 feet, to the **POINT OF BEGINNING** and containing a computed area of 13.251 acres or (577,198 square feet) of land.

Prepared by McKim & Creed
Job No. 06022 – 0074

Darrell D. White, RPLS



CALLED 22.478 ACRES
PFLUGERVILLE I.S.D.
TRV 2001171111 R.P.R.T.C.T.

TRACT 4
TERRABROOK FALCON POINTE, L.P.
TRV 2000105310
O.P.R.T.C.T.

PROPOSED
PUBLIC PARK/DRAINAGE LOT
LOT 40
577,198 SQUARE FEET
13.251 ACRES

LINE	BEARING	DISTANCE
L1	N 37°14'41" E	45.01'
L2	N 02°59'32" W	24.19'
L3	N 02°54'28" W	34.22'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.51'	50.00'	80°47'58"	N 41°08'37" W	64.81'
C2	84.40'	50.00'	96°42'46"	N 15°41'52" W	74.73'
C3	126.36'	50.00'	144°47'42"	N 14°46'44" E	95.32'
C4	410.57'	395.00'	59°33'14"	S 02°41'16" E	392.33'
C5	23.13'	15.00'	88°20'04"	S 11°42'09" W	20.90'
C6	28.23'	50.00'	32°20'38"	N 16°54'57" W	27.85'

PFLUGERVILLE I.S.D.
TRV. 1999049719
(66.12 ACRES)

10' WIDE ESMT.
TXU ELECTRIC COMPANY
DOC.NO.2001186392
O.P.R.T.C.T.

44.341 ACRE TRACT
149.99 ACRE TRACT

TERRABROOK FALCON POINTE, L.P.
TRV 2000105424
O.P.R.T.C.T.

● FOUND 1/2" IRON ROD "STAMPED AECOM"
○ SET 1/2" IRON ROD W/CAP STAMPED "MCKIM"

- NOTES:
1. BEARING BASIS: STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 DATUM GRID VALUES. ALL DISTANCES EXPRESSED IN U.S. SURVEY FEET.
 2. THIS BOUNDARY MAP EXHIBIT IS ACCOMPANIED BY A NARRATIVE METES AND BOUNDS DESCRIPTION.
 3. O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 4. ROW = RIGHT-OF-WAY
 5. POB = POINT OF BEGINNING
 6. WWE = WASTE-WATER EASEMENT
 7. WF&L ESMT= WALL, FENCE & LANDSCAPE EASEMENT

STATE OF TEXAS
REGISTERED
DARRELL D. WHITE
4816
LAND SURVEYOR

[Signature]
8-27-13

SKETCH OF
PROPOSED PUBLIC PARK/
DRAINAGE LOT 40
FALCON POINTE- SECTION FOURTEEN
(PHASE 1) FINAL PLAT
BEING 13.251 ACRES (577,198 SQ. FT.) OF LAND
IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 13,
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

MCKIM&CREED
ENGINEERS, SURVEYORS,
PLANNERS
10000 METRIC BOULEVARD
SUITE 200
AUSTIN, TEXAS 78758
(512) 916-0224
WWW.MCKIMCREED.COM

SCALE: 1"=100'	
FALCON POINT PUBLIC PARK	FB: FALCON POINTE 6
DDW	MCKIM&CREED NO:06022-0074