

# FALCON POINTE - SECTION NINE-SOUTH (PHASE 1) FINAL PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:  
THAT TERRABROOK FALCON POINTE, L.P., OWNER OF A CALLED 132.06 ACRE TRACT RECORDED IN TRV 2000167101, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF THE JOHN DAVIS SURVEY, ABSTRACT NO. 13, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 11,017 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION NINE-SOUTH (PHASE 1)", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HEREOFORÉ GRANTED AND NOT RELEASED.

TERRABROOK FALCON POINTE, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: TERRABROOK FALCON POINTE GP L.L.C.  
ITS GENERAL PARTNER

NAME: E. William Meyer

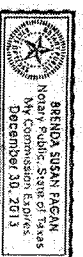
TITLE: Assistant V.P.

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS GUERRA, 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 1<sup>ST</sup> DAY OF May, 2012, A.D.

Brenda Sagan NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 12-30-13



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. 494530-0280H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

Roger Jurdon P.E. NO. 76590  
400 WEST 15th STREET  
SUITE 500  
AUSTIN, TEXAS 78701



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 PERSONS AND INTERESTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT I AM A LICENSED SURVEYOR UNDER THE CITY OF PLUGGERVILLE, TEXAS AND HAVE WITH THE SUBDIVISION CODE OF THE CITY OF PLUGGERVILLE, TEXAS AND HAVE WITH ALL NECESSARY 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  
400 WEST 15th ST., SUITE 500  
AUSTIN, TEXAS 78701



CITY CERTIFICATION

APPROVED THIS DAY OF May, 2012, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLUGGERVILLE, TEXAS, ON BEHALF OF THE CITY,

BY: \_\_\_\_\_  
CHAIRMAN - TOM ANKER

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

ATTEST:  
BY: \_\_\_\_\_ CITY SECRETARY - KAREN THOMPSON

PLANNING DIRECTOR - TREV FLETCHER

BENCHMARKS:

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM  
EXPRESSED IN U.S. SURVEY FEET. SURVEY VALUES ARE REFERENCED TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.

TMJ# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK AND TOOL HOLES SECTION 9, AT THE INTERSECTION OF EDWARDS PLAYBOU DRIVE SURFACE ELEVATION: 3189120.4183  
SURFACE ELEVATION: 670.82

TMJ# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK "C", FALCON POINTE SECTION 5, ON BARLEY FIELD PASS.  
SURFACE NORTHING: 3163594.7989  
SURFACE ELEVATION: 788.59

TMJ# 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 LAKE AND OBERSON CREEK DRIVE.  
SURFACE NORTHING: 3164306.2416  
SURFACE ELEVATION: 3109458.31

TMJ# 884: 1/2" IRON ROD WITH PLASTIC CAP IN CONCRETE SET ON THE NORTH SECTION NINE-SOUTH (PHASE 1) LOT 5, BLOCK D, FALCON POINTE SURFACE NORTHING: 3165984.7989  
SURFACE ELEVATION: 657.10

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 2012, A.D., AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF 2012, 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 2012, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

FILED FOR RECORD AT O'CLOCK M., THIS THE \_\_\_\_\_ DAY OF 2012, A.D.

DANA DEBEAUVOR, 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:**

1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PLUGGERVILLE.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPE SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE, AND UTILITY EASEMENTS OPERATION AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL THE STREETS IN THE SUBDIVISION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL THE STREETS IN THE SUBDIVISION AT ALL STREET INTERSECTIONS.
6. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO ALL PUBLIC STREET FRONTAGE.
7. REGARDING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. ALL SURVEY VALUES BY THE UNDERSIGNED SHALL BE REFERENCED TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.
8. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PLUGGERVILLE.
9. WASTEWATER IMPACT FEE RATE: \$2403.00/acre.
10. WASTEWATER IMPACT FEE RATE: \$2414/acre (PAID BY BUILDER UPON BUILDING PERMIT STAGES).
11. STREETS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE PLUGGERVILLE CITY CODE. THE CONSERVATION EASEMENTS REQUIRED BY THE CITY OF PLUGGERVILLE A STREET LIGHTING PLAN SHALL BE PROVIDED BY THE APPLICABLE OWNER.
12. OPEN SPACE LOTS (BLOCK "C" OF LOT 13), AND (BLOCK "C" OF LOT 17) WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION FOR THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., OR, THE HOMEOWNER'S ASSOCIATION.
13. THE INTERSECTION SIGHT DISTANCE TRIANGLES SHALL BE PROTECTED FROM ANY ENCROACHMENTS.
14. ANY ENCROACHMENTS, AND CABLE TELEVISION UTILITY LINES, AND ALL ELECTRIC UTILITY LINES, AND SERVICELINE LINES, WHEN SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREBY PROVIDED.
15. WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
16. TRANSMISSIONS, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PROVIDED FOR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT FATHER THAN A RIGHT-OF-WAY). IS SUBJECT TO ALL CITY OF PLUGGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNBRED DEVELOPMENT CODE.
17. 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.
18. NO CONSERVATION INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNBRED DEVELOPMENT CODE.

1. FALCON POINTE AMENDED ALLUA No. 2 AS RECORDED IN O.P.A.:C.I.T. DOCUMENT NO. 2009184514 (TRACT 3 - NEIGHBORHOOD 3B).

ACREAGE: 11,017 TOTAL ACRES  
NUMBER OF BLOCKS: 5  
NUMBER OF LOTS: 44

42 OPEN SPACE LOTS  
2 RESIDENTIAL LOTS

CUMULATIVE DENSITY CALCULATIONS	
NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 42
NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS SUBMITTED SECTION EIGHT-A (AMENDED), SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B (PHASE D), SECTION NINE EAST, SECTION NINE WEST, SECTION NINE EAST, SECTION 12 AND FALCON POINTE BOULEVARD AND FALCON POINTE EXTENSION FINAL PLANS WITHIN THE FALCON POINTE ALLUR, No. 2 DISTRICT.	= 341
TOTAL NUMBER OF UNITS	= 383
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT	= 2.15
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT	= 7.56
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED SECTION EIGHT-A (AMENDED), SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION NINE WEST, SECTION NINE EAST, SECTION 12 AND FALCON POINTE BOULEVARD AND FALCON POINTE EXTENSION FINAL PLANS WITHIN THE FALCON POINTE ALLUR, No. 2 DISTRICT.	= 105.5
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT	= 0
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN PREVIOUS SUBMITTED SECTION EIGHT-A (AMENDED), SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION NINE WEST, SECTION NINE EAST, SECTION 12 AND FALCON POINTE BOULEVARD AND FALCON POINTE EXTENSION FINAL PLANS WITHIN THE FALCON POINTE ALLUR, No. 2 DISTRICT.	= 0
TOTAL COMMERCIAL ACREAGE	= 0
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT	= 1.30
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN PREVIOUS SUBMITTED SECTION EIGHT-A (AMENDED), SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION NINE WEST, SECTION NINE EAST, SECTION 12 AND FALCON POINTE BOULEVARD AND FALCON POINTE EXTENSION FINAL PLANS WITHIN THE FALCON POINTE ALLUR, No. 2 DISTRICT.	= 7.20
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 8.50
TOTAL ACREAGE =	115.21
CUMULATIVE DENSITY =	3.32 UNITS/ACRE

NO.	DATE	DESCRIPTION	BY

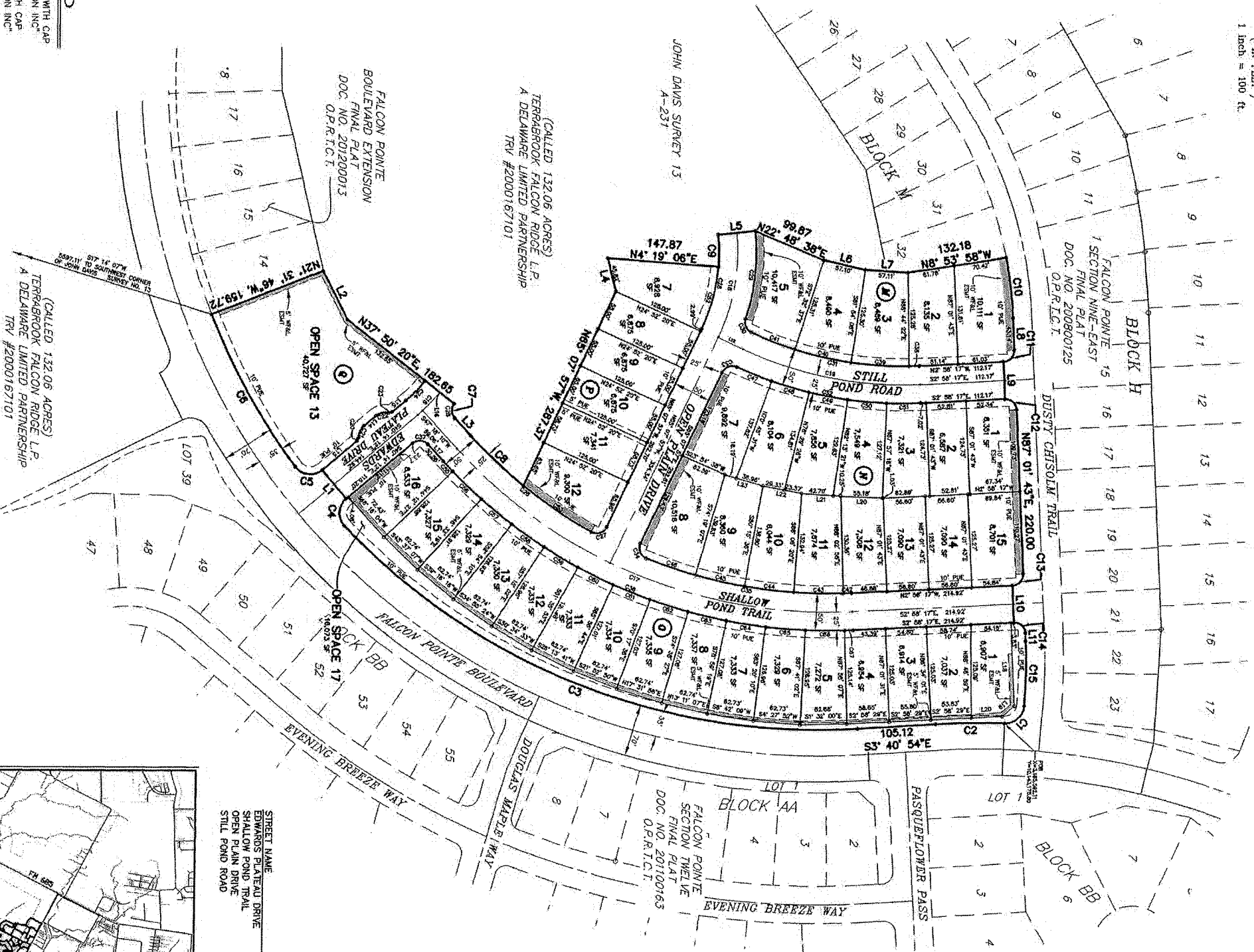
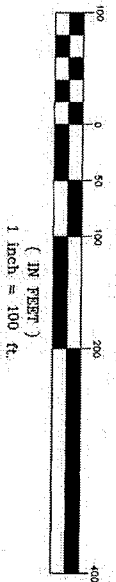
OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

ACCOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBE REG. NO. F-3880

**AECOM**

# FALCON POINTE - SECTION NINE-SOUTH (PHASE 1) FINAL PLAT

GRAPHIC SCALE



(CALLED 132.06 ACRES)  
TERRABROOK FALCON RIDGE L.P.  
A DELAWARE LIMITED PARTNERSHIP  
TRV #2000187101

(CALLED 132.06 ACRES)  
TERRABROOK FALCON RIDGE L.P.  
A DELAWARE LIMITED PARTNERSHIP  
TRV #2000187101

STREET NAME      LINEAR FEET  
EDWARDS PLATEAU DRIVE      187.05  
SHALLOW POND TRAIL      878.26  
OPEN POND DRIVE      477.12  
STILL POND ROAD      393.67

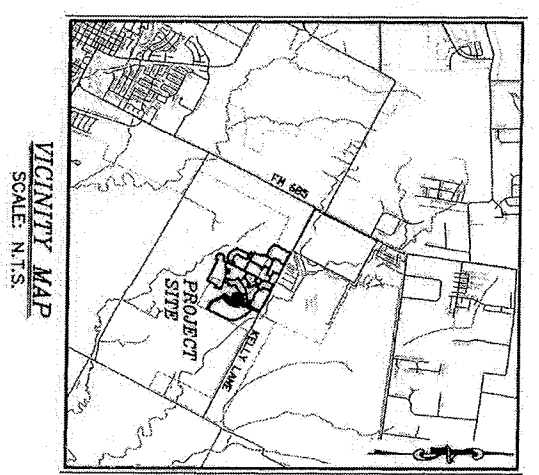
- LEGEND**
- IRON ROD FOUND WITH CAP
  - STAMPED "SURVEON INC"
  - IRON ROD SET WITH CAP
  - STAMPED "SURVEON INC"
  - PUE
  - PUBLIC UTILITY EASEMENT
  - ACCESS EASEMENT
  - WASTEWATER EASEMENT
  - DRAINAGE EASEMENT
  - WALL, FENCE, AND LANDSCAPE EASEMENT
  - BUILDING SETBACK LINE
  - TRAVIS COUNTY PLAT RECORDS
  - T.C.P.R.
  - R.P.R.I.C.T.
  - O.P.R.I.C.T.
  - TRV #
  - WTE

OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
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AUSTIN, TX 78750

AECOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3590

**AECOM**

NO.	DATE	DESCRIPTION	BY



# FALCON POINTE - SECTION NINE-SOUTH (PHASE 1) FINAL PLAN

## METES AND BOUNDS DESCRIPTION 11.917 ACRES OUT OF THE JOHN DAVIS SURVEY NO. 13, TRAVIS COUNTY, TEXAS

CHORD NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.08	25.00	87° 18' 38"	S41° 59' 45"E	34.51
C2	91.85	975.00	5° 23' 06"	S7° 58' 16"E	91.61
C3	784.88	875.00	50° 04' 21"	S31° 21' 17"W	740.99
C4	462.4	25.00	80° 22' 20"	N85° 55' 22"W	58.35
C5	284.74	25.00	85° 22' 20"	S7° 26' 56"W	36.35
C6	284.19	475.00	15° 20' 00"	S80° 48' 11"W	233.49
C7	21.05	15.00	80° 54' 21"	N87° 38' 21"E	18.38
C8	68.50	650.00	5° 32' 30"	N45° 01' 55"E	68.81
C9	424.3	240.00	10° 14' 58"	S98° 07' 17"W	424.87
C10	81.23	550.00	8° 27' 44"	N82° 47' 50"E	81.16
C11	23.88	15.00	90° 00' 00"	S47° 38' 17"E	21.31
C12	23.58	15.00	90° 00' 00"	N42° 01' 43"E	21.21
C13	23.58	15.00	90° 00' 00"	S47° 38' 16"E	21.21
C14	23.58	15.00	90° 00' 00"	N42° 01' 43"E	21.21
C15	87.22	675.00	7° 54' 15"	S58° 28' 11"E	87.16
C16	42.14	200.00	12° 04' 15"	S46° 16' 20"E	42.06
C17	592.28	675.00	50° 16' 27"	S22° 08' 56"W	573.49
C18	142.78	285.00	30° 52' 13"	N80° 34' 04"W	141.88
C19	244.39	500.00	28° 00' 20"	S11° 01' 53"W	241.97
C20	4.64	5.00	53° 07' 48"	N86° 48' 06"W	4.47
C21	18.45	20.00	53° 07' 48"	N86° 48' 06"W	17.88
C22	18.45	20.00	53° 07' 48"	N13° 40' 18"W	17.89
C23	4.64	5.00	53° 07' 48"	N13° 40' 18"W	4.47
C24	36.34	175.00	12° 00' 30"	N46° 16' 07"W	36.86
C25	21.05	15.00	80° 24' 20"	N87° 38' 21"E	18.38
C26	207.31	650.00	18° 16' 25"	N58° 09' 57"E	206.45
C27	34.43	15.00	48° 05' 41"	N18° 05' 07"W	21.97
C28	128.31	260.00	30° 52' 14"	N80° 34' 04"W	124.75
C29	118.83	290.00	23° 28' 48"	S84° 15' 7"E	118.10
C30	81.80	15.00	82° 28' 40"	N86° 14' 52"E	79.76
C31	231.91	475.00	37° 58' 20"	N17° 00' 56"W	19.76
C32	353.89	625.00	37° 14' 10"	S10° 48' 11"W	323.81
C33	23.82	15.00	80° 50' 50"	S30° 12' 30"E	21.18
C34	24.35	15.00	87° 03' 44"	N88° 20' 11"E	21.77
C35	281.06	650.00	24° 48' 38"	N87 50' 07"E	278.80
C36	614.22	700.00	50° 16' 27"	S22° 08' 56"W	594.40
C37	22.82	15.00	67° 32' 22"	S31° 59' 9"W	20.79
C38	14.03	475.00	1° 41' 34"	S27° 50' 7"E	14.03
C39	77.83	475.00	6° 21' 52"	S37° 24' 13"W	77.55
C40	92.81	475.00	7° 23' 58"	S10° 48' 04"W	77.56
C41	11.42	650.00	1° 00' 24"	S27° 38' 06"E	11.42
C42	86.35	650.00	5° 50' 54"	S37° 38' 06"E	86.32
C43	86.35	650.00	5° 50' 54"	S37° 38' 06"E	86.32
C44	86.35	650.00	5° 50' 54"	S37° 38' 06"E	86.32
C45	86.35	650.00	5° 50' 54"	S37° 38' 06"E	86.32
C46	67.43	650.00	6° 07' 46"	S18° 44' 20"W	67.40
C47	30.19	525.00	5° 28' 41"	N21° 58' 32"E	30.18
C48	62.58	525.00	5° 44' 07"	N10° 38' 07"E	62.53
C49	92.25	525.00	6° 44' 07"	N10° 38' 07"E	92.83
C50	92.25	525.00	6° 44' 07"	N4° 53' 54"E	92.53
C51	46.84	525.00	6° 07' 00"	N0° 28' 13"W	46.82
C52	86.35	240.00	30° 57' 18"	S79° 20' 36"E	86.81
C53	110.41	700.00	4° 43' 57"	S39° 53' 42"W	110.28
C54	18.78	700.00	1° 32' 08"	N48° 32' 06"E	18.76
C55	53.12	700.00	4° 20' 54"	N45° 35' 35"E	53.11
C56	53.12	700.00	4° 20' 53"	N58° 14' 41"E	53.11
C57	53.12	700.00	4° 20' 53"	N58° 14' 41"E	53.11
C58	53.12	700.00	4° 20' 53"	N80° 32' 30"E	53.11
C59	53.12	700.00	4° 20' 53"	N87° 38' 21"E	53.10
C60	53.11	700.00	4° 20' 52"	N17° 30' 22"E	53.10
C61	53.11	700.00	4° 20' 52"	N43° 04' 34"E	53.10
C62	53.11	700.00	4° 20' 52"	N43° 04' 34"E	53.10
C63	53.11	700.00	4° 20' 52"	N43° 04' 34"E	53.10
C64	53.11	700.00	4° 20' 49"	N6° 48' 42"E	53.10
C65	53.11	700.00	4° 20' 49"	N4° 27' 53"E	53.09
C66	53.11	700.00	4° 20' 48"	N0° 07' 59"E	53.09
C67	11.19	700.00	0° 54' 38"	N2° 30' 48"W	11.19

Being a tract of land containing 11,017 acres (479.93 square feet) of land situated in the John Davis Survey No. 13, Travis County, Texas and being one equal 13.917 acres tract conveyed to TerraBrook Falcon Pointe, L.P., as recorded in Document Number TRV 20010910, in the Official Public Records of Travis County, Texas O.P.R.C.T., and 11,017 acre tract being owned and described by metes and bounds as follows with bearings being referenced to Texas State Plane Coordinate System, NAD 83, Central Zone with all distances scaled to surface by a combined scale factor 1.00018:

**BEGINNING**, at a 1/2 - inch iron rod with plastic cap stamped "SURVCON" (X= 3,155,592.11; Y= 10,741,127.62) found for the southeasterly right-of-way (R.O.W.) terminus corner of Falcon Pointe Document No. TRV 2008039 (13) as described by plat of Falcon Pointe Nine-South as recorded under Document No. TRV 2008039 of the O.P.R.C.T., also being the Northeastern R.O.W. corner of Falcon Pointe Boulevard and Falcon Pointe Section Twelve as recorded under Document No. TRV 20110018 of the O.P.R.C.T.;

THENCE, continuing along the said R.O.W. of Falcon Pointe Boulevard as delineated by said Section Twelve Plat the following (2) courses:

1. S11.65 feet along the arc of a curve to the left, having a radius of 675.00 feet, a delta angle of 139° 22' 08", and whose long chord bears South 00°59'19" East, 91.61 feet;
2. S 03°40'54" E, passing at a distance of 97.27 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for the easterly terminus of Falcon Pointe Boulevard as delineated by Plat of said Section Twelve, continuing with said westerly right-of-way line of Falcon Pointe Boulevard as delineated by plat of Falcon Pointe Boulevard Extension Final Plat as recorded under Document Number TRV 20109013 of the O.P.R.C.T., to all a total distance of 105.12 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for a point of curvature to the right;
3. South 92°45'48" West a distance of 50.00 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for a point of curvature to the right;
4. 40.72 feet along the arc of a curve to the right, having a radius of 225.00 feet, a delta angle of 93° 22' 20", and whose long chord bears South 68°25'38" West, 36.35 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for a point of compound-curvature to the right;
5. 234.19 feet along the arc of a curve to the right, having a radius of 875.00 feet, a delta angle of 15° 20' 06", and whose long chord bears South 69°48'11" West, 233.49 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for the southeast corner of Lot 14 of said Falcon Pointe Boulevard Extension Final Plat;
6. North 21°31'46" W, along the westerly line of said Lot 14, a distance of 139.72 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for the northeast corner of said Lot 14;

THENCE, departing said Lot 14 and over and across a remainder of said 132.08 acre TerraBrook tract the following thence (13) courses:

1. North 63°10'08" East a distance of 72.75 feet, to a 1/2 - inch iron rod (with plastic cap stamped "AECOM") set for angle point;
2. North 37°59'20" East, passing at a distance of 132.05, a 1/2 - inch iron rod (with plastic cap stamped "AECOM") set in the westerly terminus of proposed Edwards Pitman Drive, (50.00 R.O.W.), to all a total distance of 182.65 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for the north-easterly terminus of proposed Edwards Pitman Drive, being a point of curvature to the left;
3. 21.05 feet along the arc of a curve to the left, having a radius of 15.00 feet, a delta angle of 80° 24' 21", and whose long chord bears North 87°30'21" East, 19.36 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for corner;
4. North 47°18'10" East a distance of 32.42 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for a point of curvature to the left;
5. 96.93 feet along the arc of a curve to the left, having a radius of 650.00 feet, a delta angle of 08° 32' 30", and whose long chord bears North 43°10'35" East, 96.81 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point;
6. North 65°07'57" West a distance of 237.37 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point hereof;
7. South 75°51'38" West a distance of 45.83 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point hereof;
8. North 09°19'06" East a distance of 147.87 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for point of curvature to the left;
9. 42.93 feet along the arc of a curve to the left, having a radius of 240.00 feet, a delta angle of 10° 14' 58", and whose long chord bears South 89°07'17" West, 42.87 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for the southeast terminus of proposed Open Path Drive;
10. North 86°00'11" West a distance of 50.00 feet, along the west terminus line of said Open Path Drive, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point;
11. North 22°48'38" East a distance of 99.87 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point;
12. North 12°46'39" East a distance of 57.10 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" set for an angle point;
13. North 03°25'08" E, passing at a distance of 38.53 feet, a 1/2 - inch iron rod (with plastic cap stamped "SURVCON" found for the southeast corner of Lot 32, Block "W" of said Falcon Pointe Section Nine East, in all a total distance of 57.11 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for an angle point in the east line of said Lot 32;
14. North 06°53'58" West a distance of 132.18 feet, along the east line of said Lot 32, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for the northeast corner of said Lot 32, being a point on a curve to the right on the south right-of-way line of Davy Chisolin Trail (50.00 R.O.W.), as delineated by said plat of Falcon Pointe Section Nine East;

THENCE, along the south right-of-way line of said Davy Chisolin Trail, the following twelve (12) courses:

1. 81.23 feet along the arc of a curve to the right, having a radius of 550.00 feet, a delta angle of 08° 27' 44", and whose long chord bears North 82°47'09" East, 81.16 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for corner;
2. North 87°01'43" East a distance of 42.14 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for point of curvature to the right;
3. 23.58 feet along the arc of a curve to the right, having a radius of 15.00 feet, a delta angle of 90° 00' 00", and whose long chord bears North 47°58'17" East, 21.21 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for angle point;
4. North 87°01'43" East a distance of 50.00 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for point of curvature to the right;
5. 23.58 feet along the arc of a curve to the right, having a radius of 15.00 feet, a delta angle of 90° 00' 00", and whose long chord bears North 47°01'43" East, 21.21 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for corner hereof;
6. North 87°01'43" East a distance of 220.00 feet, to a 1/2 - inch iron rod (with plastic cap stamped "AECOM") found for point of curvature to the right;
7. 23.58 feet along the arc of a curve to the right, having a radius of 15.00 feet, a delta angle of 90° 00' 00", and whose long chord bears South 47°58'17" East, 21.21 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for angle point;
8. North 87°01'43" East a distance of 50.00 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for point of curvature to the right;
9. 23.58 feet along the arc of a curve to the right, having a radius of 15.00 feet, a delta angle of 90° 00' 00", and whose long chord bears South 47°58'17" East, 21.21 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for corner;
10. North 87°01'43" East a distance of 10.72 feet, to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for a point of curvature to the right;
11. 87.23 feet along the arc of a curve to the right, having a radius of 675.00 feet, a delta angle of 07° 24' 13", and whose long chord bears North 89°16'11" East, 87.16 feet to a 1/2 - inch iron rod with plastic cap stamped "AECOM" found for a point of compound-curvature to the right;
12. 38.08 feet along the arc of a curve to the right, having a radius of 22.00 feet, a delta angle of 87° 16' 38", and whose long chord bears South 41°55'45" East, 34.51 feet to the **POINT OF BEGINNING**, containing a compound area of 11,017 acres (479,913 square feet) of land;

LINE NOTE	DISTANCE	BEARING
L1	50.00	S46° 45' 48"W
L2	72.73	N83° 18' 08"E
L3	32.42	N47° 18' 10"E
L4	45.82	S72° 51' 58"W
L5	50.00	N6° 06' 11"W
L6	57.10	N12° 48' 39"E
L7	57.11	N3° 25' 08"E
L8	43.14	N87° 01' 43"E
L9	50.00	N87° 01' 43"E
L10	30.00	N87° 01' 43"E
L11	10.72	N87° 01' 43"E
L12	37.11	S25° 02' 03"W
L13	80.50	N40° 14' 12"W
L14	20.44	N40° 14' 12"W
L15	23.59	N40° 14' 12"W
L16	30.00	N37° 00' 20"E
L17	30.98	S47° 18' 10"W
L18	11.85	N87° 01' 31"E
L19	21.22	S41° 21' 07"E
L20	41.44	S2° 58' 28"E

OWNER/SUBOWNER  
TERRABROOK FALCON POINTE, L.P.  
13909 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

AECOM TECHNICAL SERVICES, INC.  
400 WEST 13th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TYPE REC. NO. P-3580

# AECOM

NO.	DATE	DESCRIPTION	BY