

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

FALCON POINTE - SECTION NINETEEN FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.L.C., OWNER OF A CALLED 149.99 ACRE TRACT
RECORDED IN TRV 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 2.980 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS
"FALCON POINTE - SECTION 19, 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.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

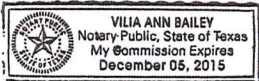
BY: TERRABROOK FALCON POINTE CP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: E. William Meyer
NAME: E. William Meyer
TITLE: Senior Vice President

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 19th DAY OF March, 2015, A.D.
Vilia Bailey NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-5-15



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. 46453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

Roger Durden
ROGER DURDEN, P.E. NO. 76590
400 WEST 15TH STREET
SUITE 600
AUSTIN, TEXAS 78701

3/19/2015
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
DARRELL D. WHITE, R.P.L.S. NO. 4816
10,000 METRIC BLVD, SUITE 200
AUSTIN, TEXAS 78758

3/19/2015
DATE



CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 2015, A.D., BY THE PLANNING AND
ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
CHAIRMAN -- RODNEY BLACKBURN

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

ATTEST:

BY: _____ CITY SECRETARY -- KAREN THOMPSON
PLANNING DIRECTOR -- EMILY BARRON

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 GIBBSON 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

ZONING:
1. FALCON POINTE AMENDED A.L.U.R. NO. 2 SOUTH
AMENDED AGREEMENT APPROVED THROUGH
ORDINANCE NO. 999-09-04-28

ACREAGE: 2.983 TOTAL ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2 COMMERCIAL LOTS
2 LOTS TOTAL



AECOM TECHNICAL SERVICES, INC.
400 WEST 15TH STREET, SUITE 600
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBE REG. NO. F-3580
FEBRUARY 2015

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com

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

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 _____,
2015, A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY
OF _____, 2015, 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 _____, 2015, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____,
2015, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

THE LAND WITHIN THE LIMITS OF THE SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS SET
FORTH IN THAT CERTAIN FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR
FALCON POINTE, RECORDED AT DOC. NO. 2002039135 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS, AS THE SAME SHALL BE SUPPLEMENTED AND AMENDED FROM TIME TO TIME.

NOTES:

1. THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
5. ORTHOGONAL SIDEWALK RAMP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. A 8 FT. HIKE AND BIKE TRAIL HAS BEEN CONSTRUCTED ALONG THE NORTH RIGHT OF WAY LINE OF COLORADO SAND DRIVE.
6. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.
7. 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.
8. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
9. THE ASSESSED COMMUNITY IMPACT FEE RATES FOR WATER AND WASTEWATER SERVICE SHALL BE AT THE RATES ESTABLISHED IN CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10 AND SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. STREET LIGHTS 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.
11. SIGN AND LANDSCAPE, PRIVATE DRAINAGE, AND SIDEWALK EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.L.C., OR THE HOMEOWNERS ASSOCIATION.
12. ALL ELECTRIC UTILITY INFRASTRUCTURE 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.
13. 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.
14. 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.
15. 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.
16. NO ANCILLARY STRUCTURES OR LANDSCAPING SHALL BE PERMITTED IN THE EXISTING WASTEWATER EASEMENT (DOC# 201318726), AND EXISTING ELECTRICAL EASEMENTS (DOC# 2014044341 AND DOC# 2014011955) WITH THE EXCEPTION OF A FENCE AND GENERAL GROUND COVER LANDSCAPING. THE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES OR UTILITY PROVIDERS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
17. THE PUBLIC WASTEWATER EASEMENT LOCATED ON LOT 1 AND LOT 2 SHALL BE USED FOR PUBLIC UTILITY PURPOSES, INCLUDING PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, AND OPERATION OF PUBLIC WASTEWATER UTILITY FACILITIES AND RELATED APPURTENANCES, OR MAKING CONNECTIONS THEREON. THE WASTEWATER EASEMENT SHALL ALSO BE USED FOR THE PURPOSE OF PROVIDING ACCESS FOR THE OPERATION, REPAIR, MAINTENANCE, REPLACEMENT AND EXPANSION OF THE PUBLIC WASTEWATER UTILITY FACILITIES AND RELATED APPURTENANCES. NO ANCILLARY STRUCTURES OR LANDSCAPING, EXCLUDING GENERAL GROUND COVER, SHALL BE PERMITTED WITHIN THE WASTEWATER EASEMENT LOCATED ON LOT 1 AND LOT 2. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE PUBLIC WASTEWATER EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES OR UTILITY PROVIDERS FOR INSPECTION, OPERATION AND MAINTENANCE OF SAID EASEMENT.
18. A RECIPROCAL JOINT ACCESS EASEMENT WILL BE PROVIDED BETWEEN LOT 1 AND 2 TO ALLOW JOINT VEHICULAR ACCESS BETWEEN LOTS AT TIME OF ONSITE DEVELOPMENT.

CUMULATIVE DENSITY CALCULATIONS

NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 0
NUMBER OF 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), AND SECTION 13 (PHASE C) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 813
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR = 222.71 LOCAL OR COLLECTOR STREETS IN 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) AND SECTION 13 (PHASE C) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	TOTAL ACREAGE = 222.71 CUMULATIVE DENSITY = 3.65 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	= 2.98
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN 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) AND SECTION 13 (PHASE C) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	TOTAL COMMERCIAL ACREAGE = 2.98
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN 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) AND SECTION 13 (PHASE C) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE = 47.52

[illegible]

2.983 ACRE TRACT OUT OF
THE JOHN DAVIS SURVEY, NUMBER 13, ABSTRACT NUMBER 231
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

BEING A 2.983 ACRE TRACT OF LAND IN THE JOHN DAVIS SURVEY, NUMBER 13, ABSTRACT NUMBER 231, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER OF A CALLED 149.99 ACRES OF RECORD TO TERRABROOK FALCON POINTE, L.P. AS RECORDED IN TRV 2000105424, 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:

COMMENCING AT A FOUND 1/2-INCH IRON ROD (NO CAP) AT THE
SOUTHWESTERLY CORNER OF A CALLED 197.27 ACRES OF
RECORD TO TIMMERMAN & HAGN, LTD, AS RECORDED IN
VOLUME 8317, PAGE 542, DESCRIBED IN VOLUME 3310, PAGE
1434 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.), BEING
AT A SOUTHEASTERLY CORNER OF SAID TERRABROOK FALCON
POINTE, L.P., CALLED 149.99 ACRES AS RECORDED IN TRV
2000105424 OF THE O.P.R.T.C.T., AND BEING ON THE EXISTING
NORTHERLY RIGHT-OF-WAY (80.00-FOOT) LINE OF PFLUGER
LANE AS RECORDED IN VOLUME 2268, PAGE 185 OF THE
T.C.D.R., BEING ON THE SOUTH LINE OF AN ADDITIONAL
20.00-FOOT RIGHT-OF-WAY DEDICATION AS SHOWN ON THE
FALCON POINTE-SOUTH TRACT MAJOR FACILITIES, FINAL PLAT
AS RECORDED IN DOCUMENT NUMBER 201300218 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
(O.P.R.T.C.T.):

THENCE, NORTH 27° 35' 35" EAST, WITH THE COMMON LINE BETWEEN SAID TERRABROOK FALCON POINTE, L.P. 149.99 ACRE TRACT AND THE TIMMERMAN & HAGN, LTD CALLED 197.27 ACRE TRACT, 40.01 FEET TO A 1/2-INCH IRON ROD WITH "MCKCRD" CAP FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK "B" OPEN SPACE AND RIGHT-OF-WAY RESERVE AS PLATTED BY SAID FALCON POINTE--SOUTH TRACT MAJOR FACILITIES, FINAL PLAT BEING A POINT IN THE SOUTH LINE OF A REMAINDER OF SAID 149.99 ACRE TRACT AND THE SOUTHEAST CORNER AND BEING THE POINT OF BEGINNING HEREOF;

THENCE, NORTH 50° 28' 09" WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND REMAINDER OF 149.99 ACRE TRACT A DISTANCE OF 216.45 FEET TO A 1/2- INCH IRON ROD WITH "MKCRD" CAP FOR THE SOUTHWEST CORNER HEREON, BEING A POINT IN THE CURVING EAST MARGIN OF 90.00 FOOT RIGHT-OF-WAY LINE OF COLORADO SAND DRIVE AS DEDICATED BY THE FALCON POINTE-SOUTH TRACT MAJOR FACILITIES, FINAL PLAT AS RECORDED IN DOCUMENT NUMBER 201300218 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID CURVE BEING TO THE RIGHT;

THENCE, 39.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°41'55" AND A CHORD WHICH BEARS NORTH 15°37'11" WEST, 35.26 FEET TO AN "X" FOUND IN SIDEWALK;

THENCE, NORTH 29°13' 46"EAST, ALONG THE EAST MARGIN OF 90.00 FOOT RIGHT-OF-WAY LINE OF COLORADO SAND DRIVE, 135.38 FEET TO AN "X"-FOUNDED IN SIDEWALK BEING A POINT IN THE CURVING EAST MARGIN OF 90.00 FOOT RIGHT-OF-WAY LINE OF COLORADO SAND DRIVE, SAID CURVE BEING TO THE LEFT;

THENCE, 272.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 28°38'52" AND A CHORD WHICH BEARS NORTH 14°54'20" EAST, 269.67 FEET TO A 1/2- INCH IRON ROD WITH "MCKCRD" CAP FOUND FOR THE NORTHWEST CORNER HEREOF:

THENCE, NORTH 89°01' 00"EAST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK "B", 336.87 FEET TO 1/2-INCH IRON ROD WITH "MCKCRD" CAP SET FOR THE NORTHEAST CORNER HEREOF, BEING A POINT IN THE COMMON LINE BETWEEN SAID TERRABROOK FALCON POINTE, L.P. 149.99 ACRE TRACT AND THE TIMMERMAN & HAGN, LTD CALLED 197.27 ACRE TRACT;

THENCE, SOUTH 27° 35' 35" WEST, ALONG THE COMMON LINE
BETWEEN SAID TERRABROOK FALCON POINTE, L.P. 149.99 ACRE
TRACT AND THE TIMMERMAN & HAGN, LTD CALLED 197.27 ACRE
TRACT, A DISTANCE OF 592.56 FEET TO THE POINT OF
BEGINNING AND CONTAINING A COMPUTED AREA OF 2.983
ACRES OF LAND. MORE OR LESS.

●	IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
○	IRON ROD SET WITH CAP STAMPED "SURVCON MCKCRD"
PUE	PUBLIC UTILITY EASEMENT
AE	ACCESS EASEMENT
WTE	PUBLIC WATER LINE EASEMENT
WWE	PUBLIC WASTEWATER EASEMENT
DE.	DRAINAGE 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
==	6 FT. SIDEWALK UNLESS OTHERWISE NOTED

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



McKIM & CREED
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FEBRUARY 2015

SHEET 2 OF 2