

STATE OF TEXAS  
COUNTY OF TRAVIS

# FALCON POINTE - SECTION FOURTEEN (PHASE 1), FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.P., OWNER OF A CALLED 149.599 ACRE TRACT RECORDED IN TRV 2000105424, OWNER OF A CALLED 44.341 ACRE TRACT RECORDED IN TRV 2000105424, AND OWNER OF A REMAINDER 105.530 ACRE TRACT RECORDED IN TRV 2000105310 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 24.47 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION FOURTEEN (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 HERETOFORE GRANTED AND NOT RELEASED.

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 \_\_\_\_\_.

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: \_\_\_\_\_

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.

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: \_\_\_\_\_

### 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. MINIMUM 4 FT. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL THE STREETS IN THE SUBDIVISION. ORTHOGONAL SIDEWALK RAMP FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. A 6 FT. SIDEWALK WILL BE CONSTRUCTED ALONG THE WEST RIGHT OF WAY LINE OF LONE STAR RANCH BOULEVARD.
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. WATER IMPACT FEE RATE: \$2,403.00/LUE (PAID BY OWNER PRIOR TO P&Z) WASTEWATER IMPACT FEE RATE: \$2,414/LUE (PAID BY BUILDER UPON BUILDING PERMIT STAGE)
10. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE UNIFIED DEVELOPEMENT 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. 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.
12. SIGHT TRIANGLES AT THE INTERSECTION OF TWO PUBLIC STREETS SHALL BE PROTECTED FROM ENCROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING MAY BE ERECTED, 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.
13. 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.
14. WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
15. 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.
16. 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 DEVELOPEMENT 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. 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.
19. 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.
20. OPEN SPACE (LOT 77 BLOCK A) AND PUBLIC PARK (LOT 40 BLOCK A) 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. PUBLIC PARK (LOT 40 BLOCK A) IS TO BE DEDICATED TO THE CITY OF PFLUGERVILLE.

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 \_\_\_\_\_ DATE \_\_\_\_\_  
400 WEST 15TH STREET  
SUITE 500  
AUSTIN, TEXAS 78701

STATE OF TEXAS  
COUNTY OF TRAVIS

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 \_\_\_\_\_ DATE \_\_\_\_\_  
10000 METRIC BLVD, SUITE 200  
AUSTIN, TEXAS 78758

### 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 SOUTH AMENDED AGREEMENT APPROVED THROUGH ORDINANCE NO. 999-09-04-28

ACREAGE: 24.47 TOTAL ACRES  
NUMBER OF BLOCKS: 2  
NUMBER OF LOTS: 57  
1 PARKLAND AND DRAINAGE LOT  
1 OPEN SPACE LOT  
59 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 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: 10144272.0808  
SURFACE EASTING: 3165584.7959  
SURFACE ELEVATION: 657.10

### CUMULATIVE DENSITY CALCULATIONS

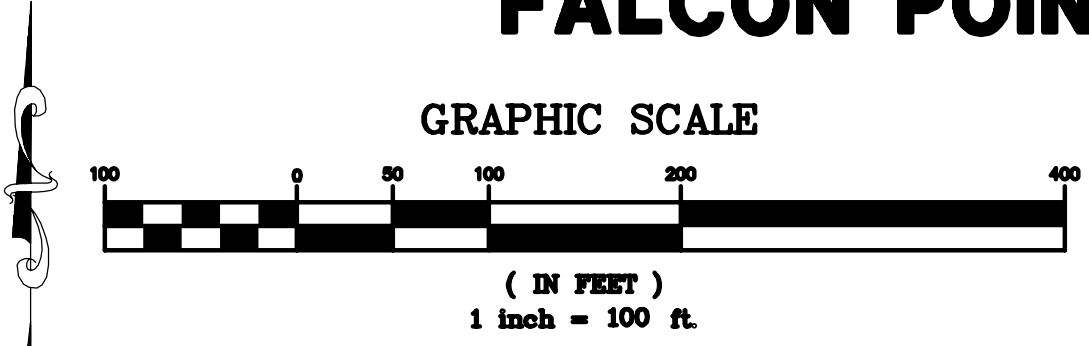
NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 57
NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION NINE WEST, SECTION EIGHT-B SECTION, EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION 9-SOUTH (PHASE 1), SECTION 9-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 488
TOTAL NUMBER OF UNITS	= 545
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 2.62
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 8.43
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, 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, AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 150.79
TOTAL ACREAGE	= 161.84
CUMULATIVE DENSITY	= 3.37 UNITS/ACRE
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO COMMERCIAL IN PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, 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, 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.	= 13.25
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION NINE WEST, SECTION EIGHT-B, SECTION EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION 9-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SOUTH TRACT MAJOR FACILITIES, AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 17.02
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 30.27



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

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

# FALCON POINTE - SECTION FOURTEEN (PHASE 1) FINAL PLAT



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

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

REMAINDER OF A 105.530 ACRE  
TRACT 4  
TERRABROOK FALCON POINTE, L.P.  
TRV 2000105310  
O.P.R.T.C.T.

PUBLIC PARK/DRAINAGE LOT  
LOT 40  
577,199  
SF

REMAINDER OF 44.341 ACRES  
TERRABROOK FALCON POINTE, L.P.  
TRV 2000105424  
O.P.R.T.C.T.

H.J. BOHLS  
VOL. 3106, PG. 2379  
T.C.D.R.  
(49.47 ACRES)

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

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

CALLED 149.599 ACRES  
TERRABROOK FALCON POINTE LP  
TRV 2000105424  
O.P.R.T.C.T.

JOHN DAVIS SURVEY 13  
A-231

POB  
X=3,162,416.05  
Y=10,142,605.56  
OPEN SPACE  
LOT 77  
7,386  
SF

REMAINDER OF 44.341  
ACRES  
TERRABROOK FALCON  
POINTE, L.P.  
TRV 2000105424  
O.P.R.T.C.T.

CALLED 149.599 ACRES  
TERRABROOK FALCON POINTE LP  
TRV 2000105424  
O.P.R.T.C.T.

## LEGEND

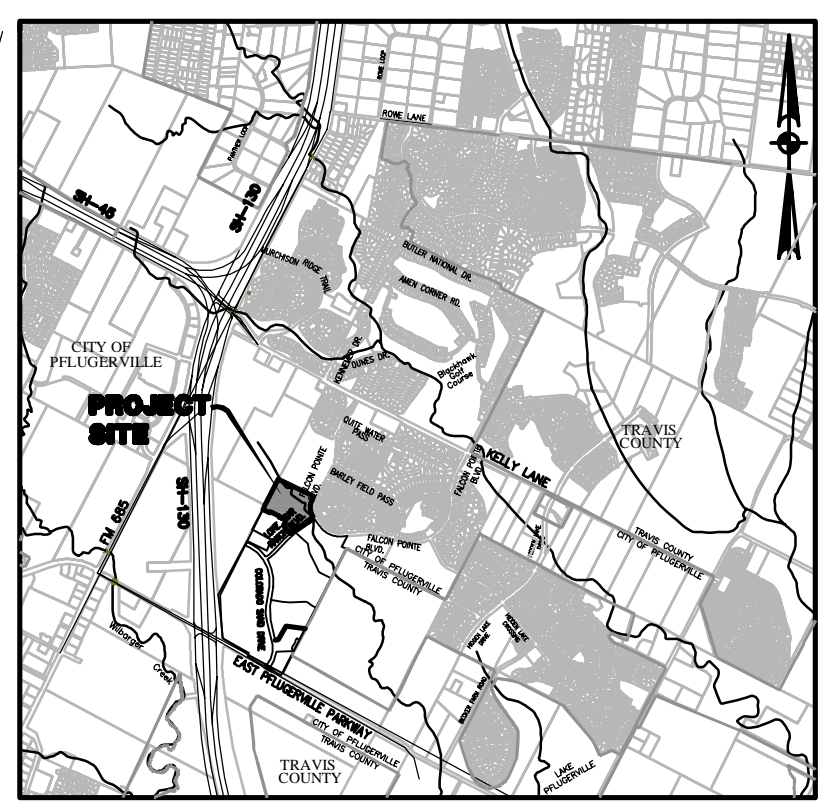
- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON MCKCRD"
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT
- WWE WASTEWATER EASEMENT
- DE DRAINAGE EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- BSL BUILDING SETBACK LINE
- T.C.P.R. TRAVIS COUNTY PLAT 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
- WTE WATER SERVICE EASEMENT
- POB POINT OF BEGINNING
- ..... 4 FT. SIDEWALK UNLESS OTHERWISE NOTED

STREET NAME	LINEAR FEET
AUBURN CHESTNUT LANE	637'
ROUGH BERRY ROAD	414'
CREEPING VINE COURT	235'
TURNING STREAM LANE	746'



AECOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
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JUNE 2013

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



VICINITY MAP  
SCALE: N.T.S.

# FALCON POINTE - SECTION FOURTEEN (PHASE 1) FINAL PLAT

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	410.57	395.00	59° 33' 14"	S2° 41' 16"E	392.33
C2	23.13	15.00	88° 20' 04"	S11° 42' 09"W	20.90
C3	67.75	1235.00	3° 08' 36"	S54° 17' 53"W	67.75
C4	31.74	25.00	72° 43' 57"	N16° 21' 36"E	29.65
C5	41.94	375.00	6° 24' 28"	N59° 12' 35"W	41.92
C6	23.58	15.00	90° 03' 20"	S72° 33' 30"W	21.22
C7	23.57	15.00	90° 00' 46"	N17° 24' 26"W	21.22
C8	23.56	15.00	89° 59' 14"	S72° 35' 34"W	21.21
C9	67.75	1235.00	3° 08' 36"	N54° 17' 53"E	67.75
C10	39.89	25.00	91° 25' 45"	S7° 00' 42"W	35.79
C11	155.19	375.00	23° 42' 38"	S50° 33' 30"E	154.08
C12	69.25	525.00	7° 33' 26"	S31° 22' 40"W	69.20
C13	13.82	15.00	52° 01' 12"	S9° 08' 47"W	13.16
C14	247.87	50.00	284° 02' 25"	N54° 50' 37"W	61.54
C15	13.62	15.00	52° 01' 12"	N61° 09' 59"E	13.16
C16	62.65	475.00	7° 33' 26"	N31° 22' 40"E	62.61
C17	23.57	15.00	90° 00' 46"	N17° 24' 26"W	21.22
C18	23.56	15.00	89° 59' 14"	S72° 35' 34"W	21.21
C19	61.02	425.00	8° 13' 32"	S31° 42' 44"W	60.96
C20	13.82	15.00	52° 01' 12"	S9° 48' 54"W	13.16
C21	247.87	50.00	284° 02' 25"	N54° 10' 30"W	61.54
C22	13.62	15.00	52° 01' 12"	S61° 50' 06"W	13.16
C23	53.84	375.00	8° 13' 32"	N31° 42' 44"E	53.79
C24	23.57	15.00	90° 00' 46"	N17° 24' 26"W	21.22
C25	14.81	425.00	1° 59' 46"	N61° 24' 56"W	14.81
C26	4.35	5.00	49° 48' 08"	N85° 19' 07"W	4.21
C27	18.78	20.50	52° 29' 56"	N83° 58' 13"W	18.13
C28	20.50	434.50	2° 42' 10"	N56° 22' 10"W	20.50
C29	18.78	20.50	52° 29' 56"	N28° 46' 07"W	18.13
C30	4.35	5.00	49° 48' 08"	N27° 25' 13"W	4.21
C31	68.69	425.00	9° 15' 40"	N47° 41' 27"W	68.62
C32	22.74	15.00	86° 51' 03"	N86° 29' 09"W	20.62
C33	13.62	15.00	52° 01' 12"	S24° 04' 44"W	13.16
C34	247.87	50.00	284° 02' 25"	N39° 54' 40"W	61.54
C35	13.62	15.00	52° 01' 12"	N76° 05' 56"E	13.16
C36	23.25	15.00	88° 47' 31"	N5° 41' 35"E	20.99
C37	37.27	25.00	85° 25' 38"	N81° 25' 00"W	33.92
C38	75.37	375.00	11° 30' 54"	N50° 14' 54"W	75.24
C39	37.88	375.00	5° 47' 16"	N41° 35' 49"W	37.87
C40	8.16	25.00	18° 41' 48"	N29° 21' 17"W	8.12
C41	15.08	525.00	1° 38' 46"	S28° 25' 20"W	15.08
C42	42.93	525.00	4° 41' 07"	S31° 35' 17"W	42.92
C43	11.23	525.00	1° 13' 33"	S34° 32' 37"W	11.23
C44	32.13	50.00	36° 48' 58"	S1° 32' 40"W	31.58
C45	47.85	50.00	54° 49' 40"	S47° 21' 58"W	46.04
C46	41.54	50.00	47° 36' 05"	N81° 25' 09"W	40.36
C47	126.36	50.00	144° 47' 42"	N14° 46' 44"E	95.32
C48	26.94	475.00	3° 14' 59"	S33° 31' 54"W	26.94
C49	35.71	475.00	4° 18' 27"	S29° 45' 11"W	35.70
C50	19.88	425.00	2° 40' 48"	S28° 56' 21"W	19.88
C51	41.14	425.00	5° 32' 44"	S33° 03' 08"W	41.12
C52	23.00	50.00	26° 21' 16"	S3° 01' 05"E	22.80
C53	46.69	50.00	53° 29' 52"	S36° 54' 29"W	45.01
C54	45.63	50.00	52° 17' 20"	S89° 48' 05"W	44.06
C55	84.40	50.00	96° 42' 46"	N15° 41' 52"W	74.73
C56	48.16	50.00	55° 11' 11"	N60° 15' 07"E	46.32
C57	3.97	15.00	15° 10' 01"	N80° 15' 42"E	3.96
C58	9.65	15.00	36° 51' 12"	N54° 15' 06"E	9.48
C59	25.52	375.00	3° 53' 59"	N33° 52' 30"E	25.52
C60	28.31	375.00	4° 19' 34"	N29° 45' 44"E	28.31
C61	10.25	434.50	1° 21' 05"	N57° 02' 43"W	10.25
C62	10.25	434.50	1° 21' 05"	N55° 41' 37"W	10.25
C63	68.69	425.00	9° 15' 40"	N47° 41' 27"W	68.62
C64	37.74	50.00	43° 14' 38"	S19° 41' 27"W	36.85
C65	49.87	50.00	57° 08' 38"	S69° 53' 05"W	47.83
C66	70.51	50.00	80° 47' 58"	N41° 08' 37"W	64.81
C67	50.61	50.00	57° 59' 45"	N28° 15' 15"E	48.48
C68	39.15	50.00	44° 51' 25"	N79° 40' 50"E	38.15
C69	165.53	400.00	23° 42' 38"	S50° 33' 30"E	164.35
C70	65.95	500.00	7° 33' 26"	S31° 22' 40"W	65.90
C71	57.43	400.00	8° 13' 32"	N31° 42' 44"E	57.38

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	132.74	S51° 17' 49"W
L2	29.34	N62° 24' 49"W
L3	152.66	N27° 35' 57"E
L4	68.15	N62° 24' 49"W
L5	50.00	N62° 24' 03"W
L6	18.18	S27° 35' 57"W
L7	50.00	S62° 24' 03"E
L8	28.59	S27° 35' 57"W
L9	28.57	N27° 35' 57"E
L10	68.13	N62° 24' 49"W
L11	34.22	S2° 54' 28"E
L12	15.42	N30° 38' 37"E
L13	18.55	N35° 09' 23"E
L14	24.19	S2° 59' 32"E
L15	16.78	S34° 52' 35"W
L16	29.14	S41° 24' 42"W
L17	16.07	S41° 24' 42"W
L18	29.17	S53° 44' 12"W
L19	19.34	S37° 14' 41"W
L20	13.03	N39° 54' 40"W
L21	45.00	S50° 05' 20"W
L22	23.87	S33° 37' 50"W
L23	18.41	S34° 52' 35"W
L24	39.59	N50° 16' 53"E
L25	31.08	N55° 52' 11"E
L26	48.82	S57° 58' 28"W
L29	54.94	S33° 37' 50"W
L30	45.01	S34° 52' 35"W
L31	45.21	S41° 24' 42"W
L32	47.29	S53° 44' 12"W
L33	26.97	S53° 44' 12"W
L34	45.01	S37° 14' 41"W

BEING A TRACT OF LAND CONTAINING 24.466 ACRES OF LAND SITUATED IN JOHN DAVIS SURVEY NO. 13, ABSTRACT 231 TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 44.341 ACRES OF LAND CONVEYED TO TERRABROOK FALCON POINTE, L.P., AS RECORDED IN DOCUMENT NUMBER TRV 2000167101, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), OUT OF A CALLED 149.99 ACRES OF LAND CONVEYED TO TERRABROOK FALCON POINTE, L.P., AS RECORDED IN DOCUMENT NUMBER TRV 2000167101, AND OUT OF A REMAINDER 105.530 ACRES OF LAND CONVEYED TO TERRABROOK FALCON POINTE, L.P., AS RECORDED IN DOCUMENT NUMBER TRV 2000105310, ALL IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 24.466 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BEING REFERENCED TO TEXAS STATE PLANE COORDINATE SYST4EM, NAD 83, CENTRAL ZONE WITH ALL DISTANCES SCALED TO SURFACE BY THE COMBINED SCALE FACTOR OF 1.00012:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC." (X= 3,162,416.05; Y= 10,142,605.56) FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LONE STAR BOULEVARD (70-FOOT RIGHT-OF-WAY) OF FALCON POINTE SECTION SIX-B FINAL PLAT AS RECORDED IN DOCUMENT NO. 200700231 OF THE O.P.R.T.C.T.;

THENCE BEARING S 55-52-10.649 W A DISTANCE OF 472.29 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A DELTA ANGLE OF 03° 08' 36", AND WHOSE LONG CHORD BEARS S 54-17-52.632 W A DISTANCE OF 67.75 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 72° 43' 57", AND WHOSE LONG CHORD BEARS N 16-21-35.987 E A DISTANCE OF 29.65 FEET ;  
 THENCE BEARING S 51-17-49.142 W A DISTANCE OF 132.74 FEET ;  
 THENCE BEARING N 42-15-7.769 W A DISTANCE OF 176.10 FEET ;  
 THENCE BEARING N 62-24-49.155 W A DISTANCE OF 29.34 FEET ;  
 THENCE BEARING N 27-35-57.268 E A DISTANCE OF 152.66 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 06° 24' 28", AND WHOSE LONG CHORD BEARS N 59-12-35.236 W A DISTANCE OF 41.92 FEET ;  
 THENCE BEARING N 62-24-49.156 W A DISTANCE OF 68.15 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 03' 20", AND WHOSE LONG CHORD BEARS S 72-33-30.337 W A DISTANCE OF 21.22 FEET ;  
 THENCE BEARING N 62-24-2.732 W A DISTANCE OF 50.00 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 46", AND WHOSE LONG CHORD BEARS N 17-24-25.943 W A DISTANCE OF 21.22 FEET ;  
 THENCE BEARING N 62-24-49.155 W A DISTANCE OF 220.00 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89° 59' 14", AND WHOSE LONG CHORD BEARS S 72-35-34.057 W A DISTANCE OF 21.21 FEET ;  
 THENCE BEARING S 27-35-57.268 W A DISTANCE OF 18.18 FEET ;  
 THENCE BEARING N 62-24-2.732 W A DISTANCE OF 175.00 FEET ;  
 THENCE BEARING N 27-35-57.268 E A DISTANCE OF 1082.93 FEET ;  
 THENCE BEARING S 62-26-23.099 E A DISTANCE OF 901.31 FEET ;  
 THENCE BEARING S 27-5-20.764 W A DISTANCE OF 338.10 FEET ;  
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET, A DELTA ANGLE OF 59° 33' 14", AND WHOSE LONG CHORD BEARS S 2-41-16.159 E A DISTANCE OF 392.33 FEET ;  
 THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88° 20' 04", AND WHOSE LONG CHORD BEARS S 11-42-8.773 W A DISTANCE OF 20.90 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 1065755.96800 SQUARE FEET (24.46639 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.



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 JUNE 2013

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