

August 16, 2013

Mr. Jeremy Frazzell
Planning Department
City of Pflugerville
100 E. Main, Ste. 400
Pflugerville, TX 78691

**RE: Variance Request – Falcon Pointe Section 13-A
AECOM Project No. 60284074**

Dear Mr. Frazzell:

On behalf of our client, Terrabrook Falcon Pointe, LLC, we are requesting a variance from standard UDC Article 15.Q.4.A requirements, regarding the review process for the Falcon Pointe Section 13-A Final Plat. This article of the UDC allows the application for a Final Plat to be submitted to the City of Pflugerville prior to the completion of construction, under the condition that fiscal security has been provided for 110% of the construction cost of the proposed public improvements.

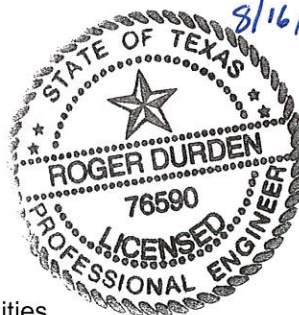
The final plat for the above referenced project will be submitted in September of 2013. Although fiscal security has not yet been posted, it is the Owner's intention to provide partial fiscal security shortly. AECOM is currently evaluating the correct fiscal amount and will provide supporting documentation to the City for their review and concurrence.

In order to keep the review process for the Final Plat moving forward, we are requesting that the City proceed with their review in good faith that partial fiscal security will be provided as soon as possible.

Please review this request and advise whether it is acceptable to proceed with the Final Plat review without fiscal security for the above referenced section.

Sincerely,

Roger Durden
Associate Vice President



cc: Rainer Ficken – Newland Communities
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