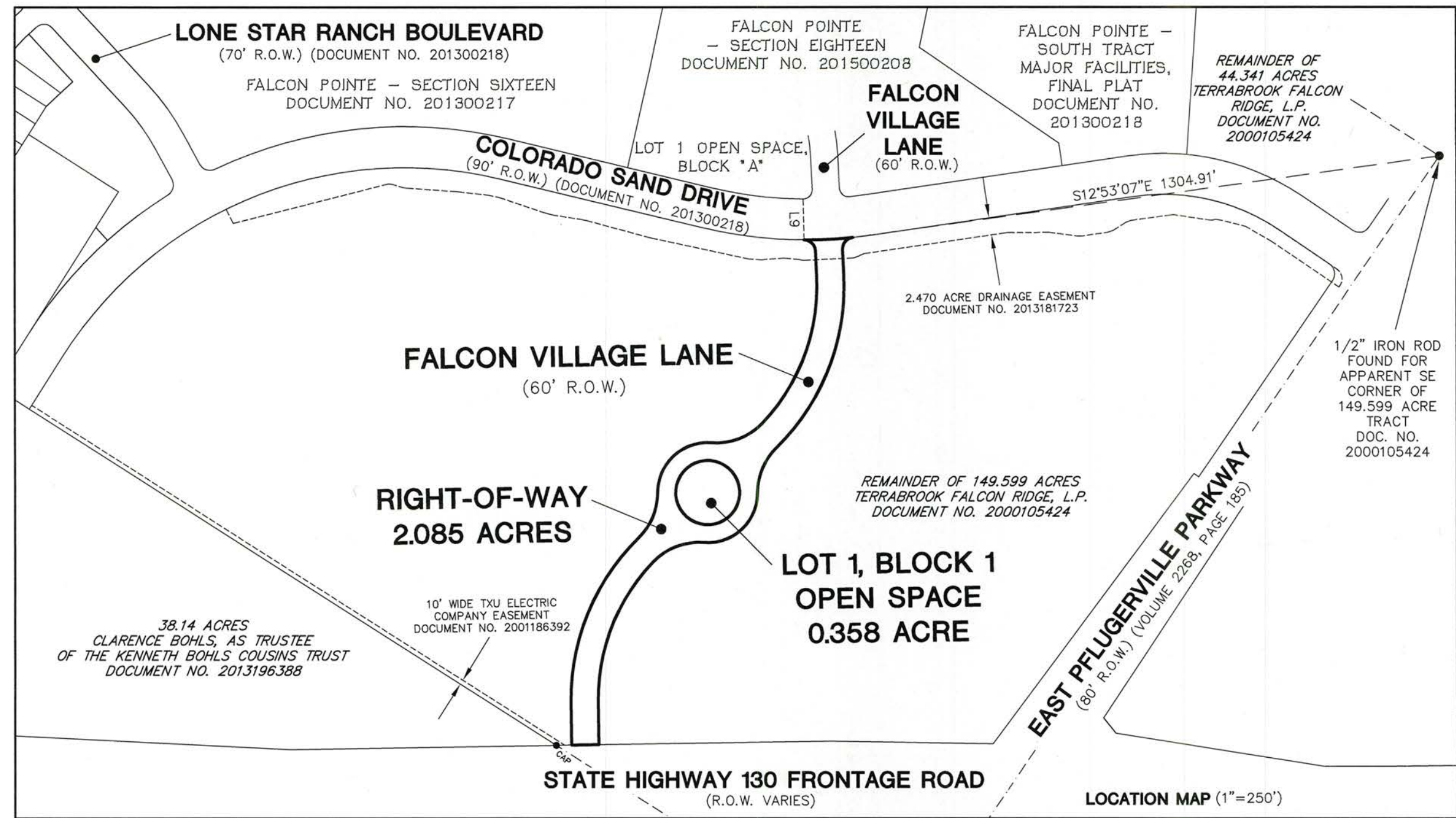
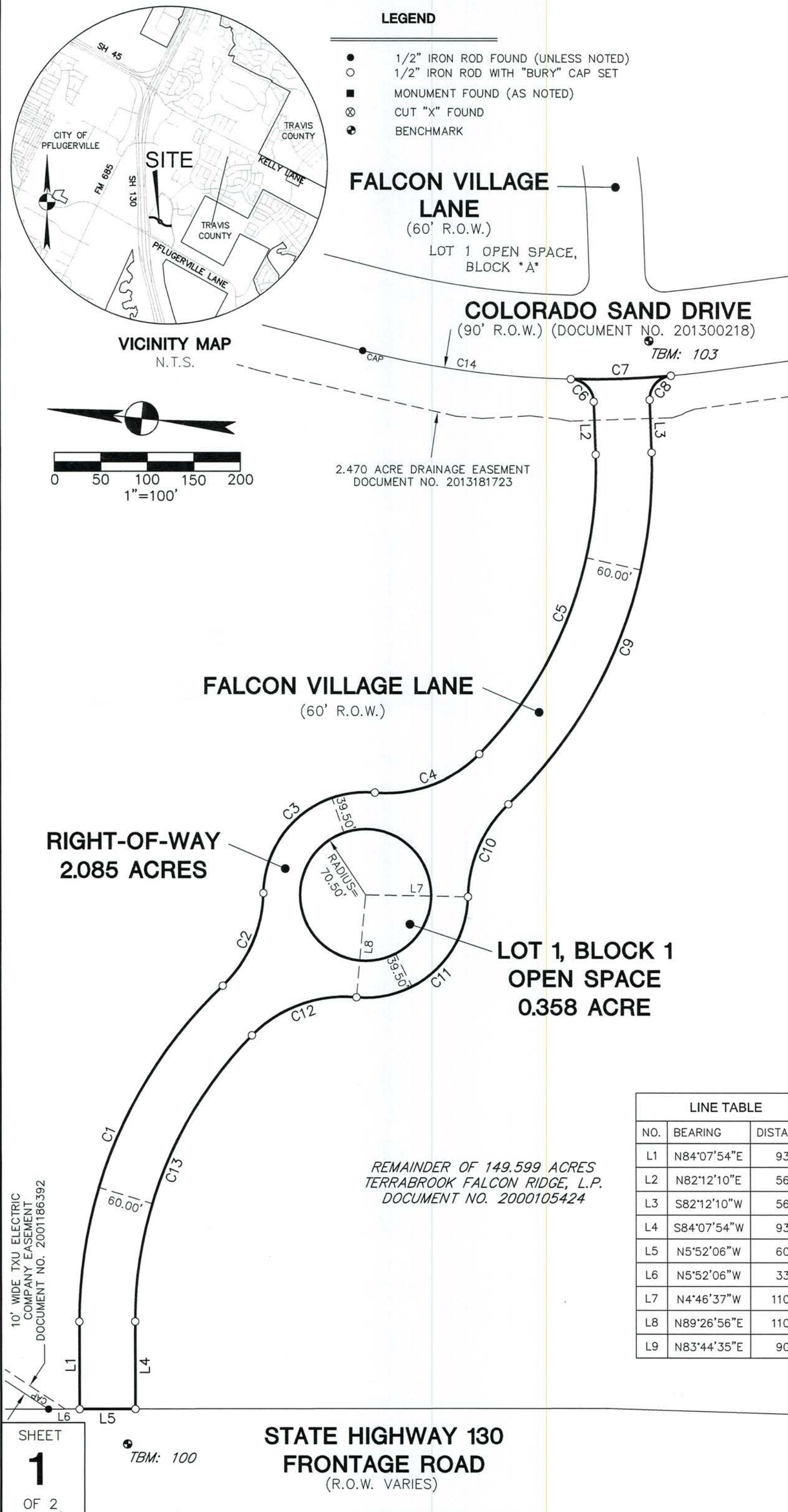


FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT



AREA SUMMARY

LOT #	ACRES
LOT 1	0.358
R.O.W.	2.085
TOTAL	2.443

R.O.W. SUMMARY

FALCON VILLAGE LANE
LENGTH=285'
WIDTH=60'
ACREAGE=2.085

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), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 853
TOTAL NUMBER OF UNITS = 853	
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 2.085
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 0
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR LOCAL OR COLLECTOR STREETS IN PREVIOUS SUBMITTED 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), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 233.64
TOTAL ACREAGE = 235.73	
CUMULATIVE DENSITY = 3.62 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 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), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 2.98
TOTAL COMMERCIAL ACREAGE = 2.98	
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	= 0.358
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN PREVIOUS SUBMITTED 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), SECTION 13 (PHASE C), SECTION 18 AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 50.75
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE = 51.11	

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	402.69'	495.00'	46°36'39"	S72°33'46"E	391.68'
C2	111.22'	140.00'	45°31'04"	S72°00'58"E	108.32'
C3	180.89'	110.00'	94°13'13"	S47°39'54"E	161.19'
C4	123.59'	140.00'	50°34'45"	S25°50'40"E	119.61'
C5	354.28'	435.00'	46°39'48"	S74°27'56"E	344.57'
C6	37.91'	25.00'	86°53'01"	N38°45'40"E	34.38'
C7	107.33'	985.00'	6°14'36"	S07°48'09"E	107.28'
C8	37.91'	25.00'	86°52'23"	N54°21'38"W	34.38'
C9	419.19'	495.00'	48°31'15"	N73°32'12"W	406.78'
C10	111.18'	140.00'	45°30'03"	N72°01'36"W	108.28'
C11	180.90'	110.00'	94°13'34"	N47°39'51"W	161.19'
C12	123.51'	140.00'	50°32'44"	N25°49'26"W	119.54'
C13	339.91'	435.00'	44°46'18"	N73°28'57"W	331.33'
C14	226.43'	985.00'	13°10'16"	N01°54'17"E	225.93'

FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT
A ONE LOT SUBDIVISION CONSISTING OF 2.443 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231

DATE: AUGUST, 2015
PREPARED BY: BURY-AUS, INC.

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE Registration Number F-1048
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FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

§ KNOW ALL MEN BY THESE PRESENTS
§

THAT TERRABROOK FALCON RIDGE, L.P., BEING THE OWNER OF THAT CERTAIN 2.443 ACRE TRACT OF LAND OUT OF JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 149.599 ACRE OF LAND CONVEYED TO TERRABROOK FALCON RIDGE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.443 ACRES HAVING BEEN APPROVED FOR SUBDIVIDING PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 2.443 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "FALCON POINTE POD 7 ENTRANCE ROAD FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON.

TERRABROOK FALCON POINTE, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

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

By: 

13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750

STATE OF TEXAS
COUNTY OF WILLIAMSON

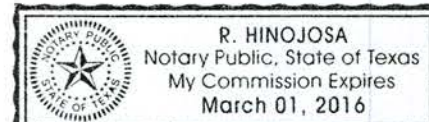
§ KNOW ALL MEN BY THESE PRESENTS
§

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 AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF November 2015.


NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

3-1-16
MY COMMISSION EXPIRES

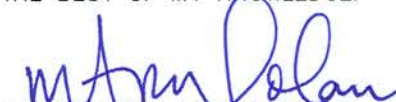


FLOOD PLAIN INFORMATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0280J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, MARY O. POLAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


MARY O. POLAN, P.E.
TEXAS REGISTRATION NO. 113209
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600 AUSTIN, TEXAS 78701


11/23/15
DATE



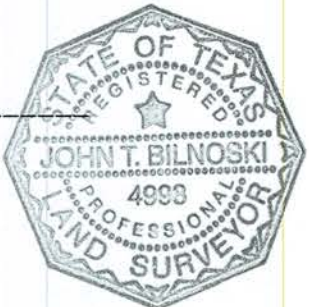
SURVEYOR'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF TRAVIS)

THAT I, JOHN T. BILNOSKI, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PFLUGERVILLE, TEXAS.


JOHN T. BILNOSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4998
221 WEST SIXTH STREET,
SUITE 600 AUSTIN, TEXAS 78701

11/29/15
DATE



GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITER, DEBRIS, AND TRASH.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO AN APPROVED SEWER SYSTEM (EXCEPT FOR EXISTING STRUCTURES).
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH (EXCEPT FOR EXISTING STRUCTURES).
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS (EXCEPT FOR EXISTING SUBDIVISION IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL ELECTRIC UTILITY INFRASTRUCTURES (EXCEPT FOR EXISTING ELECTRIC UTILITY INFRASTRUCTURES) 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, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS (EXCEPT FOR EXISTING WASTEWATER AND WATER SYSTEMS) SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.
- SIDEWALKS WITH A WIDTH OF SIX FEET SHALL BE INSTALLED ALONG BOTH SIDES OF FALCON VILLAGE LANE AT THE TIME OF SITE DEVELOPMENT.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- STREETLIGHTS 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.
- SIGHT TRIANGLES AT THE INTERSECTION OF TWO PUBLIC STREETS SHALL BE PROTECTED FROM ENCROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING MAY BE ERECT, 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 FROM THE POINT OF INTERSECTION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- ALL PROPOSED FENCES AND WALLS, ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
- THE OPEN SPACE LOT WITHIN THE BOUNDARIES OF THIS PLAT WILL BE OWNED AND MAINTAINED BY THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.
- WITH RESPECT TO THE FUTURE DEVELOPMENT IN THE SUBDIVISION OCCURRING AFTER THE DATE HEREOF ONLY, ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS; PROVIDED THAT THIS NOTE 19 SHALL NOT AFFECT AND/OR INCREASE SUCH STORM WATER DETENTION FACILITIES REQUIREMENTS FOR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS EXISTING IN THE SUBDIVISION AS OF THE DATE HEREOF.

BENCHMARK INFORMATION:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND COORDINATES SHOWN HERON ARE REFERENCED TO THE TEXAS STATE PLANE GRID COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET IN CONCRETE HEADWALL ON SOUTH SIDE OF PAVED DRIVEWAY ADJACENT TO SH-130 FRONTAGE ROAD.
N 10139467.98
E 3159803.36
ELEVATION = 692.80'

TBM 103: PK NAIL WITH WASHER SET IN NOSE OF MEDIAN ON COLORADO SAND DRIVE, ON SOUTHERLY SIDE OF ADJACENT DRIVEWAYS, ±900' SOUTH OF DILLON POND LANE.
N 10139028.76
E 3161035.50
ELEVATION=683.16'

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
RODNEY BLACKBURN, CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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 _____, 20____ A.D., AT _____ O'CLOCK ____M AND DULY RECORDED ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M, OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE _____ DAY OF _____, 20____ 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

DEPUTY

ZONING INFORMATION:

FALCON POINTE AMENDED A.L.U.R. NO. 2 SOUTH AMENDED AGREEMENT APPROVED THROUGH ORDINANCE NO. 999-09-0428

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LEGAL DESCRIPTION:

OF 2.443 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 149.599 ACRE OF LAND CONVEYED TO TERRABROOK FALCON RIDGE, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**FALCON POINTE POD 7
ENTRANCE ROAD FINAL PLAT**

A ONE LOT SUBDIVISION CONSISTING OF 2.443 ACRES OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231

DATE: AUGUST, 2015
PREPARED BY: BURY-AUS, INC.

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE Registration Number F-1048
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SHEET

2

OF 2

OWNER/DEVELOPER
TERRABROOK FALCON POINTE, L.L.C.

13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750
(512) 244-6667 FAX (512) 244-6875

ENGINEER
BURY

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AUSTIN, TEXAS 78701
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SURVEYOR
BURY

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