

FEB 19 2013

STATE OF TEXAS § §
COUNTY OF TRAVIS

FALCON POINTE - SECTION NINE-SOUTH (PHASE 2), FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.L.C., OWNER OF A CALLED 132.08 ACRE TRACT 2000148298, 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 9.024 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE SECTION NINE-SOUTH (PHASE 2)", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HEREOFORRE GRANTED AND NOT RELEASED.

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

BY: _____
NAME: _____
TITLE: _____

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: _____

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. 76580 _____ 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 HEREON, THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

DARRELL D. WHITE, R.P.L.S. NO. 4816 _____ DATE _____
400 WEST 15th St., SUITE 500
AUSTIN, TEXAS 78701

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

THIS PLAT FALLS WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE, TEXAS ON THIS THE ____ DAY OF _____, 2013, A.D.
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
VALUES BY UNITS: SURVEY FEET. SURFACE VALUES MAY BE CONVERTED TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.
BM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK C, FALCON POINTE SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE
SURFACE NORTHING: 42937.8034
SURFACE EASTING: 31151.204183
SURFACE ELEVATION: 670.82
BM# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK D, FALCON POINTE SECTION 9, AT THE INTERSECTION OF BARLEY FIELD PASS.
SURFACE NORTHING: 101437.4044
SURFACE EASTING: 31163713.6889
SURFACE ELEVATION: 708.59
BM# 883: 1/2" IRON ROD W/RL ALUMINUM CAP IN CONCRETE SET IN THE EAST SIDE OF LOT 19, BLOCK F, FALCON POINTE SECTION 9B, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBSON CREEK DRIVE.
SURFACE NORTHING: 10143585.4416
SURFACE EASTING: 31165455.7870
SURFACE ELEVATION: 685.51
BM# 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 9B.
SURFACE NORTHING: 10144272.0508
SURFACE EASTING: 31165584.7859
SURFACE ELEVATION: 657.10



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

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 _____, 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 _____.

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: _____

THE RESTRICTIVE COVENANTS APPLICABLE TO THE LAND WITHIN THE LIMITS OF THE SUBDIVISION ARE RECORDED IN DOCUMENT NO. 20085198711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

- THIS PROPERTY IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR SIGNAGE, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, OR REPAIR OF ANY DRAINAGE EASEMENT, AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- MINIMUM 4 FT. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL THE STREETS IN THE SUBDIVISION. ORTHOGONAL SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL BEARING STREET FRONTAGE.
- EXPRESSED IN U.S. SURVEY FEET, ALL VALUES SHALL BE ROUNDED UP TO GRID VALUES BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00012.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- WATER IMPACT FEE RATE: \$2.414/ALU (PAID BY BUILDER UPON BUILDING PERMIT).
- STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE TEXAS ELECTRICAL CODE AND ANY OTHER PROVISIONS PRESCRIBED BY THE APPLICABLE PFLUGERVILLE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
- W.F. & L EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.L.C., OR THE HOMEOWNERS OF THE PROPERTY.
- SIGHT TRIANGLES AT THE INTERSECTION OF THIS PUBLIC STREETS SHALL BE PROTECTED FROM ENROACHMENTS. WITHIN A SIGHT TRIANGLE, NOTHING SHALL BE PLACED, MAINTAINED, OR ALLOWED TO GROW IN SUCH MANNER SO AS TO MATERIALLY IMPAIR NEWLY PROVIDED, OR EXISTING, 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.
- TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LINES SHALL BE PLACED UNDERGROUND.
- EXISTING OVERHEAD ELECTRICAL SERVICES EXIST. ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- TRANSFORMER, AMPLIFIER, SIGNALING DEVICES, AND TELEPHONE SUPPORT EQUIPMENT (UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE EXCEPTED FROM THIS PLAT) SHALL BE PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
- NO SIGNAGE IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION INCLUDING THE UNIFIED DEVELOPMENT CODE.
- 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.

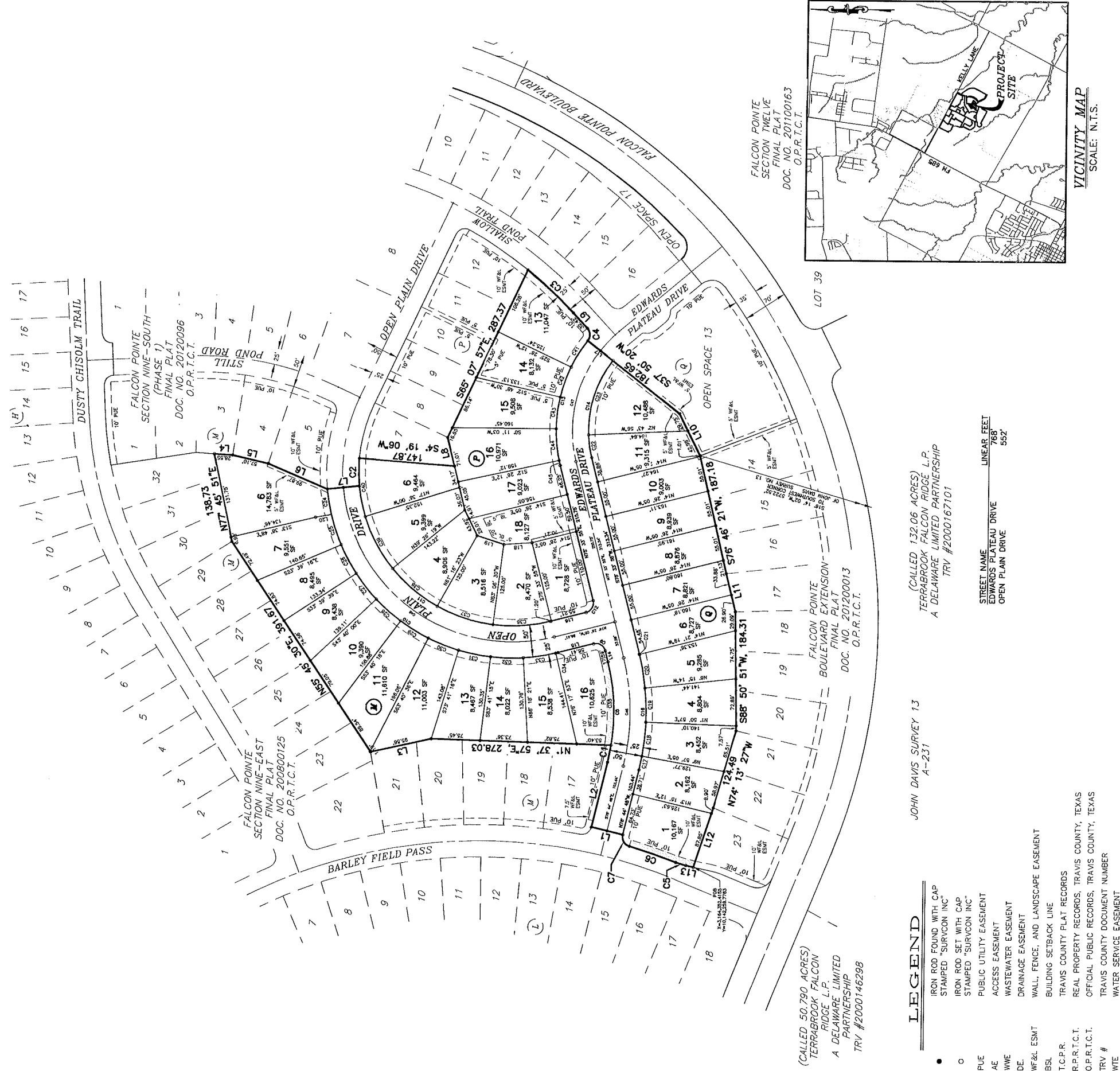
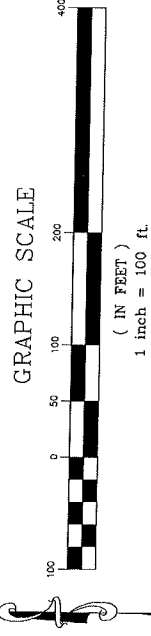
ACREAGE: 9.024 TOTAL ACRES
NUMBER OF BLOCKS: 3
NUMBER OF LOTS: 35 OPEN SPACE LOTS
35 LOTS TOTAL

CUMULATIVE DENSITY CALCULATIONS

NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 35
NUMBER OF RESIDENTIAL UNITS INCLUDED IN THE PREVIOUS SUBMITTED SECTION EIGHT-A AMENDED, SECTION TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B SECTION, EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION AND SECTION 9-SOUTH (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. No. 2 DISTRICT.	= 376
TOTAL NUMBER OF UNITS	= 411
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 1.49
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 7.53
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 EIGHT-B, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION AND SECTION NINE-SOUTH (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. No. 2 DISTRICT.	= 115.21
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 EIGHT-B, EIGHT-C AND SECTION NINE EAST 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.	= 0.00
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 EIGHT-B, EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION AND SECTION 9-SOUTH (PHASE 1) FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. No. 2 DISTRICT.	= 8.50
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 8.50

NO.	DATE	DESCRIPTION	BY

FALCON POINTE - SECTION NINE-SOUTH (PHASE 2) FINAL PLAT



(CALLED 50.790 ACRES)
TERRABROOK FALCON
RIDGE L.P.
A DELAWARE LIMITED
PARTNERSHIP
TRV #2000146298

LEGEND

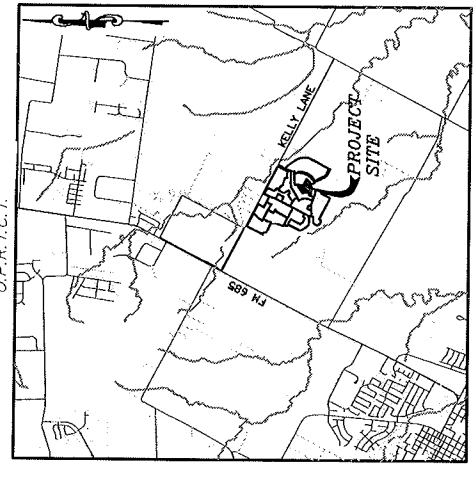
- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON INC"
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT
- WWE WASTEWATER EASEMENT
- DE DRAINAGE EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- BSL BUILDING SETBACK LINE
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- 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

JOHN DAVIS SURVEY 13
A-231

(CALLED 132.06 ACRES)
TERRABROOK FALCON RIDGE L.P.
A DELAWARE LIMITED PARTNERSHIP
TRV #2000167101

STREET NAME
EDWARDS PLATEAU DRIVE
OPEN PLAIN DRIVE
LINEAR FEET
768'
552'

FALCON POINTE
SECTION TWELVE
FINAL PLAT
DOC. NO. 201100163
O.P.R.T.C.T.



OWNER/SUBDIVIDER
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AECOM TECHNICAL SERVICES, INC.
400 WEST 5TH STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. FT-5580
JANUARY 2015

NO.	DATE	DESCRIPTION	BY

FALCON POINTE - SECTION NINE-SOUTH (PHASE 2) FINAL PLAT

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	22.05	325.00	4° 46' 06"	S79° 07' 52"E	27.04
C2	42.85	240.00	10° 14' 56"	N89° 07' 17"E	42.87
C3	96.90	650.00	8° 32' 30"	S43° 01' 55"W	96.81
C4	21.05	15.00	80° 24' 21"	S87° 30' 21"W	19.36
C5	16.40	100.00	9° 23' 57"	N16° 35' 51"E	16.39
C6	76.52	825.00	5° 18' 52"	N18° 38' 24"E	76.50
C7	22.85	15.00	87° 18' 14"	N59° 37' 05"E	20.70
C8	157.06	325.00	27° 41' 17"	N89° 24' 33"E	155.53
C9	23.56	15.00	10° 00' 00"	N30° 33' 55"E	21.21
C10	498.21	290.00	56° 25' 55"	N34° 46' 52"E	435.16
C11	412.31	240.00	86° 25' 55"	S34° 46' 52"W	363.44
C12	23.56	15.00	10° 00' 00"	S59° 26' 05"E	21.21
C13	204.77	225.00	52° 08' 37"	S78° 21' 47"E	197.77
C14	159.15	175.00	52° 08' 23"	N78° 22' 54"W	153.72
C16	181.22	375.00	27° 41' 17"	S89° 24' 33"W	179.46
C17	21.61	375.00	3° 18' 07"	S78° 23' 51"E	21.61
C18	53.03	375.00	8° 06' 08"	S84° 05' 59"E	52.99
C19	53.03	375.00	8° 06' 11"	N87° 47' 51"E	52.99
C20	53.02	375.00	8° 06' 04"	N79° 41' 44"E	52.98
C21	0.52	35.74	0° 04' 47"	N79° 36' 18"E	0.52
C22	35.74	175.00	11° 42' 08"	N81° 24' 59"E	35.68
C23	123.41	175.00	40° 24' 13"	S72° 31' 48"E	120.87
C24	40.00	290.00	7° 54' 10"	S80° 02' 44"W	39.97
C25	49.34	290.00	9° 44' 55"	S71° 13' 12"W	49.28
C28	50.65	290.00	10° 00' 23"	S61° 20' 32"W	50.58
C27	50.64	290.00	10° 00' 20"	S51° 20' 11"W	50.58
C28	50.64	290.00	10° 00' 18"	S41° 19' 51"W	50.58
C29	50.64	290.00	10° 00' 18"	S31° 19' 33"W	50.58
C30	50.67	290.00	10° 00' 40"	S21° 19' 04"W	50.61
C31	50.61	290.00	9° 59' 59"	S11° 18' 44"W	50.55
C32	50.65	290.00	10° 00' 24"	S1° 18' 33"W	50.58
C33	50.65	290.00	10° 00' 28"	S9° 41' 53"E	50.59
C34	3.71	290.00	0° 43' 58"	S14° 04' 05"E	3.71
C35	130.01	325.00	22° 55' 11"	S87° 01' 30"W	128.14
C36	89.33	240.00	21° 19' 35"	N3° 48' 18"W	88.82
C37	91.46	240.00	21° 50' 07"	N17° 48' 33"E	90.91
C38	91.46	240.00	21° 50' 05"	N39° 38' 39"E	90.91
C39	91.48	240.00	21° 50' 18"	N61° 28' 50"E	90.92
C40	91.51	240.00	21° 50' 46"	N83° 19' 22"E	90.96
C41	48.19	225.00	12° 16' 20"	N59° 25' 38"W	48.10
C42	49.59	225.00	12° 37' 41"	N70° 52' 39"W	49.48
C43	49.58	225.00	12° 37' 28"	N83° 30' 13"W	49.48
C44	49.56	225.00	12° 37' 15"	S83° 50' 25"W	49.46
C45	7.85	225.00	1° 59' 53"	S78° 33' 51"W	7.85
C46	166.14	350.00	27° 41' 17"	N89° 24' 33"E	167.50
C47	181.96	200.00	52° 07' 36"	S78° 22' 16"E	175.75
C48	455.26	265.00	86° 25' 55"	N34° 46' 52"E	401.30

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	50.00	N13° 15' 12"E
L2	103.44	S78° 44' 48"E
L3	95.56	N12° 41' 22"W
L4	28.55	S3° 25' 08"W
L5	57.10	S12° 46' 39"W
L6	99.87	S22° 48' 38"W
L7	50.00	S6° 00' 11"E
L8	45.82	N75° 51' 58"E
L9	39.46	S47° 18' 10"W
L10	72.73	S83° 10' 08"W
L11	66.77	S75° 51' 23"W
L12	96.74	N72° 11' 46"W
L13	11.86	N11° 53' 52"E
L14	17.58	N75° 33' 55"E
L15	56.41	N14° 26' 05"W
L16	56.41	S14° 26' 05"E
L17	50.00	S37° 50' 20"W
L18	43.74	N4° 03' 47"W
L19	43.56	N17° 48' 33"E
L20	25.00	S10° 36' 26"E



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NO.	DATE	DESCRIPTION	BY