

FALCON POINTE – SECTION EIGHTEEN
FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TERRABROOK FALCON POINTE, L.L.C., OWNER OF A CALLED 149.599 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 14.163 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE – SECTION 18, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.

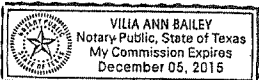
TERRABROOK FALCON POINTE, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

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

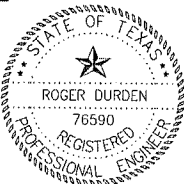
WITNESS MY HAND, THIS THE 3rd DAY OF September, 2015, A.D.
Willie Ann Bailey NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-5-15



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. 48453C-0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

Roger Durden
ROGER DURDEN, P.E. NO. 76590
9400 AMBERGLEN BLVD
AUSTIN, TX 78729

9/1/2015
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
10000 METRIC BLVD, SUITE 200
AUSTIN, TEXAS 78758

9-1-2015
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

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

ACREAGE: 14.163 TOTAL ACRES
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 40
3 OPEN SPACE LOTS
43 LOTS TOTAL

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

By: _____
PLANNING DIRECTOR – EMILY BARRON
Attest: _____
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 JOVE 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 6B, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBSON CREEK DRIVE.
SURFACE NORTHING: 10143585.4416
SURFACE EASTING: 3165458.7870
SURFACE ELEVATION: 685.51

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



OWNER/SUBDIVIDER
TERRABROOK FALCON POINTE, LLC
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TX 78750

AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BLVD
AUSTIN, TX 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580
AUGUST 2015

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 _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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:
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
 - WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
 - EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO 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 LITTER, DEBRIS, AND TRASH.
 - NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO 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.
 - A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET(S).
 - STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
 - THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224 -09-08-25-BA.
 - ALL OPEN SPACE LOTS (LOT 1 AND 24 BLOCK A AND LOT 1 BLOCK B) WITHIN THE BOUNDARIES OF THE PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.L.C., AND AFTER TITLE TRANSFER, BY THE HOMEOWNER'S ASSOCIATION.
 - THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-08-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
 - THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
 - 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.
 - 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.
 - 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.
 - 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 DESIGN MANUAL, AS AMENDED.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - 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.
 - 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.
 - 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.
 - ELECTRICAL EASEMENTS WITHIN LOTS 4 & 5 AND 26 & 27 OF BLOCK A SHALL BE MAINTAINED BY THE HOMEOWNER OR HIS OR HER ASSIGNS. NO ANCILLARY STRUCTURES OR LANDSCAPING SHALL BE PERMITTED WITHIN ANY PUBLIC UTILITY EASEMENT LOCATED WITHIN PRIVATE PROPERTY WITH THE EXCEPTION OF A FENCE AND GENERAL GROUND COVER LANDSCAPING. PROPERTY OWNER SHALL PROVIDE ACCESS TO EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES OR UTILITY PROVIDERS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

CUMULATIVE DENSITY CALCULATIONS

NUMBER OF ADDITIONAL NEW RESIDENTIAL UNITS INCLUDED IN THIS FINAL PLAT	= 40
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) AND SECTION 19 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.	= 2.47
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE IN THIS FINAL PLAT.	= 8.46
TOTAL ACREAGE OF AREA DEVOTED TO RESIDENTIAL USE OR 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), SECTION 13 (PHASE C) AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 233.64
CUMULATIVE DENSITY	= 3.65
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 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) 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.	= 3.23
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), SECTION 13 (PHASE C) AND SECTION 19 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 47.52
TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE	= 50.75

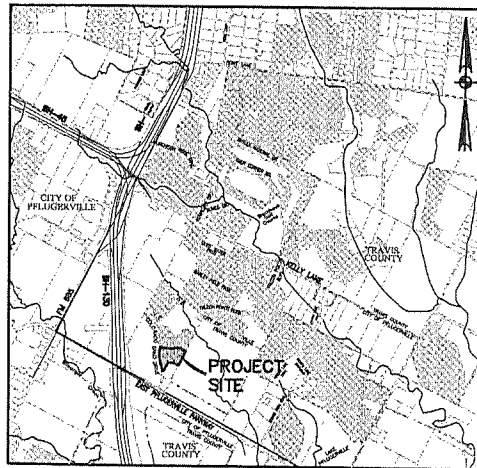
FALCON POINTE – SECTION EIGHTEEN
FINAL PLAT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FALCON POINTE
SECTION SIXTEEN
DOC# 201300217
O.P.R.T.C.T.



VICINITY MAP
SCALE: N.T.S.



TIMMERMAN & HAGN, LTD.
VOL. 8394, PG.542
DESCRIBED IN
VOL. 3310 PG. 1434
T.C.D.R.
(197.27 ACRES)

LEGEND

- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- 1/2" IRON ROD FOUND WITH CAP STAMPED "SURVCON MCKCRD"
- IRON ROD SET WITH CAP STAMPED "MCKIM&CREED"
- 4 FT. SIDEWALK UNLESS OTHERWISE NOTED
- 5 FT. WF&L EASEMENT UNLESS OTHERWISE NOTED
- DE DRAINAGE EASEMENT
- EE ELECTRICAL EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WF&L ESMT WALL, FENCE, AND LANDSCAPE EASEMENT
- WWE PUBLIC WASTEWATER EASEMENT
- TRV# TRAVIS COUNTY DOCUMENT NUMBER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS

STREET NAME	LINEAR FEET	ACREAGE
FALCON VILLAGE LANE (60' ROW)	244'	0.27
RUBY LACE ROAD (50' ROW)	428'	0.53
SILVER FERN LANE (50' ROW)	391'	0.51
GOLD HOLLY ROAD (50' ROW)	339'	0.45
WEeping BEECH LANE (50' ROW)	957'	0.71

MCKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com
TBPLS Firm Reg. No. 101776-01

AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BLVD
AUSTIN, TX 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580
AUGUST 2015

OWNER/SUBDIVIDER
TERRABROOK FALCON POINTE, LLC
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TX 78750

FALCON POINTE - SECTION EIGHTEEN
FINAL PLAT

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	341.24	895.00	21° 50' 44"	N2° 17' 18"W	339.18
C2	32.56	20.00	83° 18' 33"	S51° 00' 58"E	29.08
C3	47.28	370.00	7° 19' 15"	N78° 41' 08"E	47.24
C4	20.62	15.00	78° 45' 32"	N35° 38' 44"E	19.03
C5	101.53	325.00	17° 54' 00"	N5° 12' 58"E	101.12
C6	21.03	25.00	48° 11' 23"	N9° 55' 43"W	20.41
C7	150.65	50.00	172° 38' 07"	N52° 17' 39"E	99.79
C8	21.03	25.00	48° 11' 23"	S65° 28' 59"E	20.41
C9	68.17	975.00	4° 00' 21"	N88° 25' 09"E	68.15
C10	110.97	425.00	14° 57' 38"	S86° 08' 12"E	110.66
C11	13.62	15.00	52° 01' 12"	N75° 22' 00"E	13.16
C12	180.23	50.00	183° 36' 24"	S38° 50' 24"E	99.95
C13	12.71	15.00	48° 33' 27"	S28° 41' 05"W	12.34
C14	157.98	325.00	27° 51' 08"	N18° 19' 54"E	156.43
C15	20.69	25.00	47° 25' 42"	S8° 32' 35"W	20.11
C16	144.36	50.00	165° 25' 36"	S67° 32' 32"W	99.19
C17	23.76	23.00	59° 11' 05"	N56° 45' 56"W	22.72
C18	159.36	275.00	33° 12' 06"	S79° 36' 44"W	157.14
C19	21.03	25.00	48° 11' 23"	S38° 55' 00"W	20.41
C20	162.83	50.00	186° 35' 10"	N71° 53' 07"W	99.83
C21	21.03	25.00	48° 11' 23"	N2° 41' 13"W	20.41
C22	44.28	325.00	7° 48' 23"	N22° 52' 43"W	44.25
C23	22.51	15.00	85° 59' 58"	N61° 58' 31"W	20.46
C24	54.94	430.00	7° 19' 15"	S78° 41' 08"W	54.91
C25	32.56	20.00	93° 16' 07"	S35° 42' 41"W	29.08
C26	102.34	895.00	6° 33' 05"	N7° 39' 15"W	102.28
C27	19.96	15.00	76° 15' 21"	N52° 17' 39"E	18.52
C28	71.66	1025.00	4° 00' 21"	N88° 25' 09"E	71.65
C29	97.92	375.00	14° 57' 38"	S86° 08' 12"E	97.64
C30	20.86	15.00	79° 41' 46"	S38° 46' 31"E	19.22
C31	126.29	275.00	26° 18' 46"	S14° 13' 45"W	125.19
C32	18.44	15.00	70° 26' 00"	S67° 28' 27"W	17.30
C33	225.07	325.00	39° 40' 45"	S82° 51' 04"W	220.60
C34	23.62	15.00	90° 12' 24"	N71° 53' 07"W	21.25
C35	196.54	275.00	40° 56' 53"	N6° 18' 28"W	192.38
C36	203.27	895.00	13° 00' 46"	N2° 07' 41"E	202.83
C37	8.00	325.00	1° 24' 37"	S3° 01' 43"E	8.00
C38	56.66	325.00	9° 59' 21"	S2° 40' 16"W	56.59
C39	36.87	325.00	6° 30' 02"	S10° 54' 57"W	36.85
C40	3.92	25.00	8° 59' 09"	S9° 40' 23"W	3.92
C41	17.10	25.00	39° 10' 59"	N14° 24' 41"W	16.77
C42	42.80	50.00	49° 02' 55"	S9° 30' 34"E	41.51
C43	41.15	50.00	47° 09' 23"	S38° 35' 35"W	40.00
C44	50.03	50.00	57° 19' 47"	N89° 09' 50"W	47.97
C45	16.88	50.00	19° 06' 39"	N50° 56' 37"W	16.60
C46	34.44	975.00	2° 01' 26"	S89° 24' 36"W	34.44
C47	33.73	975.00	1° 58' 55"	S87° 24' 26"W	33.72
C48	51.96	425.00	7° 00' 20"	S89° 55' 09"W	51.93
C49	56.57	425.00	7° 37' 37"	N82° 45' 53"W	56.53
C50	2.43	425.00	0° 18' 41"	N78° 47' 14"W	2.43

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	41.27	50.00	47° 17' 33"	S73° 00' 11"W	40.11
C52	44.69	50.00	51° 12' 19"	N57° 44' 53"W	43.21
C53	42.05	50.00	48° 11' 09"	N8° 03' 09"W	40.82
C54	32.22	50.00	36° 55' 23"	N34° 30' 07"E	31.67
C55	12.78	325.00	2° 15' 13"	N5° 31' 57"E	12.78
C56	60.37	325.00	10° 38' 35"	N11° 58' 51"E	60.28
C57	60.31	325.00	10° 37' 59"	N22° 37' 08"E	60.23
C58	24.52	325.00	4° 19' 20"	N30° 05' 47"E	24.51
C59	5.13	25.00	11° 45' 44"	N26° 22' 34"E	5.12
C60	15.58	25.00	35° 39' 58"	N2° 39' 43"E	15.31
C61	66.04	50.00	75° 40' 24"	N22° 39' 58"E	61.34
C62	79.63	50.00	91° 15' 05"	S73° 52' 19"E	71.48
C63	59.62	50.00	68° 19' 28"	N48° 59' 02"E	56.15
C64	58.92	50.00	67° 30' 49"	S63° 05' 49"E	55.57
C65	44.29	50.00	50° 44' 53"	S3° 57' 58"E	42.85
C66	36.33	325.00	6° 24' 20"	S23° 34' 45"E	36.32
C67	7.95	325.00	1° 24' 02"	S19° 40' 33"E	7.94
C68	35.63	895.00	2° 16' 52"	N12° 04' 14"W	35.63
C69	29.89	1025.00	1° 40' 15"	N89° 35' 12"E	29.89
C70	41.77	1025.00	2° 20' 06"	N87° 35' 02"E	41.77
C71	58.00	375.00	8° 51' 44"	S89° 09' 10"E	57.94
C72	39.91	375.00	6° 05' 54"	S81° 40' 21"E	39.90
C73	47.59	325.00	8° 23' 24"	N81° 30' 18"W	47.55
C74	55.78	325.00	9° 50' 03"	S89° 23' 01"W	55.71
C75	55.78	325.00	9° 50' 03"	S79° 32' 58"W	55.71
C76	55.78	325.00	9° 50' 03"	S69° 42' 55"W	55.71
C77	10.13	325.00	1° 47' 12"	S63° 54' 17"W	10.13
C78	9.92	275.00	2° 03' 58"	N25° 44' 56"W	9.92
C79	113.02	275.00	23° 32' 48"	N12° 56' 32"W	112.22
C80	73.60	275.00	15° 20' 07"	N6° 29' 55"E	73.38
C81	51.11	400.00	7° 19' 15"	N78° 41' 08"E	51.07
C82	214.40	300.00	40° 56' 53"	S6° 18' 28"E	209.87
C83	59.91	1000.00	4° 00' 21"	N86° 25' 09"E	69.90
C84	104.44	400.00	14° 57' 38"	N86° 06' 12"W	104.15
C85	144.48	300.00	27° 35' 35"	N13° 47' 48"E	143.09
C86	235.67	300.00	45° 00' 34"	S85° 29' 54"W	229.66

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	43.91	S87° 45' 44"E
L2	43.15	S82° 57' 45"E
L3	50.00	S76° 47' 20"W
L4	70.81	N82° 20' 45"E
L5	21.33	N75° 01' 30"E
L6	17.28	N14° 09' 58"E
L7	7.22	S78° 37' 23"E
L8	88.96	S32° 15' 27"W
L9	99.61	S63° 00' 41"W
L10	84.28	N26° 46' 55"W
L11	15.63	S75° 01' 30"W
L12	70.81	S82° 20' 45"W
L13	25.65	S78° 37' 23"E
L14	41.79	N14° 09' 58"E
L15	28.61	N29° 45' 54"E
L16	16.11	N51° 00' 41"E
L17	62.88	S40° 37' 31"E
L18	60.02	S24° 43' 09"E
L19	9.36	S82° 09' 56"E
L20	24.71	S83° 02' 50"E
L21	5.02	S86° 24' 59"W
L22	8.83	S51° 10' 43"E
L23	0.43	S26° 46' 55"E
L24	23.73	S26° 46' 55"E
L25	17.21	N86° 24' 59"E
L26	17.54	N86° 24' 59"E
L27	86.09	N79° 57' 43"W
L28	50.54	S3° 27' 36"E
L29	76.54	N54° 59' 16"E
L30	20.62	N3° 27' 36"W
L31	59.52	S80° 21' 20"W
L32	64.31	S80° 21' 20"W
L33	48.24	S82° 26' 16"W
L34	29.53	S82° 26' 16"W
L35	48.11	S82° 26' 16"W
L36	56.14	N78° 56' 43"W
L37	59.54	N78° 56' 43"W
L38	12.04	N82° 26' 16"E
L39	48.11	N82° 26' 16"E
L40	48.24	N82° 26' 16"E
L41	16.55	N82° 26' 16"E
L42	64.31	N80° 21' 20"E
L43	29.92	N3° 27' 36"W

14.163 ACRES OUT OF THE
JOHN DAVIS SURVEY 13, ABSTRACT NO. 231
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

BEING A 14.163 ACRES OF LAND IN THE JOHN DAVIS SURVEY 13, ABSTRACT NO. 231, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING OUT OF A REMAINDER OF A CALLED 149.599 ACRE TRACT OF RECORD CONVEYED TO TERRABROOK FALCON RIDGE, L.P. AS RECORDED IN TRV 2000105424, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), LATER TRANSFERRED UNDER NAME CHANGE TO TERRABROOK FALCON POINTE, L.P. AS RECORDED IN TRV 2000119445, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS, WITH ALL DISTANCES SCALED TO SURFACE:

BEGINNING, A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP BEING A POINT IN THE EAST (90-FOOT, RIGHT-OF-WAY) LINE OF COLORADO SAND DRIVE AS RECORDED BY PLAT OF FALCON POINTE SOUTH TRACT MAJOR FACILITIES BY DOCUMENT NUMBER TRV 201300218 (O.P.R.T.C.T.), ALSO BEING THE SOUTHWEST CORNER OF SECTION SIXTEEN OF FALCON POINTE AS RECORDED IN DOCUMENT NUMBER 201300217 (O.P.R.T.C.T.);

THENCE, ALONG THE SOUTH LINE OF SAID SECTION SIXTEEN OF FALCON POINTE THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 82°09'56" EAST, A DISTANCE OF 222.96 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
2. SOUTH 83°02'50" EAST, A DISTANCE OF 195.51 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
3. NORTH 86°24'59" EAST, A DISTANCE OF 335.87 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
4. SOUTH 87°45'44" EAST, A DISTANCE OF 43.91 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
5. SOUTH 62°57'45" EAST, A DISTANCE OF 43.15 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
6. SOUTH 51°10'43" EAST, A DISTANCE OF 101.08 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
7. SOUTH 62°25'34" EAST, A DISTANCE OF 118.50 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP FOR THE SOUTHEAST CORNER OF SAID SECTION SIXTEEN OF FALCON POINTE AND BEING A POINT IN THE WEST LINE OF A CALLED 197.27 ACRE TRACT AS CONVEYED TO TIMMERMAN & HAGN, LTD, BY DEED RECORDED IN VOLUME 8394, PAGE 542 OF THE TRAVIS COUNTY, DEED RECORD;

THENCE, SOUTH 27°35'35" WEST, A DISTANCE OF 632.28 FEET, ALONG THE COMMON LINE OF SAID 149.599 ACRE TRACT AND SAID 197.27 ACRE TRACT, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP, FOR THE NORTHEAST CORNER OF LOT 2, BLOCK B OF SAID FALCON POINTE SOUTH TRACT MAJOR FACILITIES PLAT; THENCE, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK B OF FALCON POINTE SOUTH TRACT MAJOR FACILITIES PLAT, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 62°24'25" WEST, A DISTANCE OF 183.97 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
2. NORTH 83°05'15" WEST, A DISTANCE OF 245.02 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
3. SOUTH 29°31'49" WEST, A DISTANCE OF 372.16 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
4. SOUTH 76°47'20" WEST, A DISTANCE OF 50.00 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK B AND BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID COLORADO SAND BOULEVARD, OF FALCON POINTE SOUTH TRACT MAJOR FACILITIES PLAT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COLORADO SAND BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. NORTH 13°12'40" WEST, A DISTANCE OF 437.85 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP FOR A POINT OF CURVATURE TO THE RIGHT;
2. AN ARC LENGTH OF 341.24 FEET, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 21°50'44" A CHORD BEARING OF NORTH 02°17'18" WEST, A CHORD LENGTH OF 339.18 FEET, TO A 1/2- INCH IRON ROD FOUND WITH "MCKIM CREED INC." CAP;
3. NORTH 08°38'04" EAST, A DISTANCE OF 190.50 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 14.163 ACRES OF LAND,



AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BLVD
AUSTIN, TX 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580
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