

"PRELIMINARY PLAN ONLY – NOT FOR RECORDATION"
FOR

FALCON POINTE PRELIMINARY PLAN #2A

DATE OF SUBMITAL: AUGUST 16, 2010

PROJECT ADDRESS
MURCHISON RIDGE TRAIL
PFLUGERVILLE, TX

OWNERS NAME AND ADDRESS
DEVELOPER'S NAME AND ADDRESS

TERRABROOK FALCON POINTE L.P.
13809 RESEARCH BLVD., STE 475
AUSTIN, TX 78750

SURVEYOR'S NAME AND ADDRESS

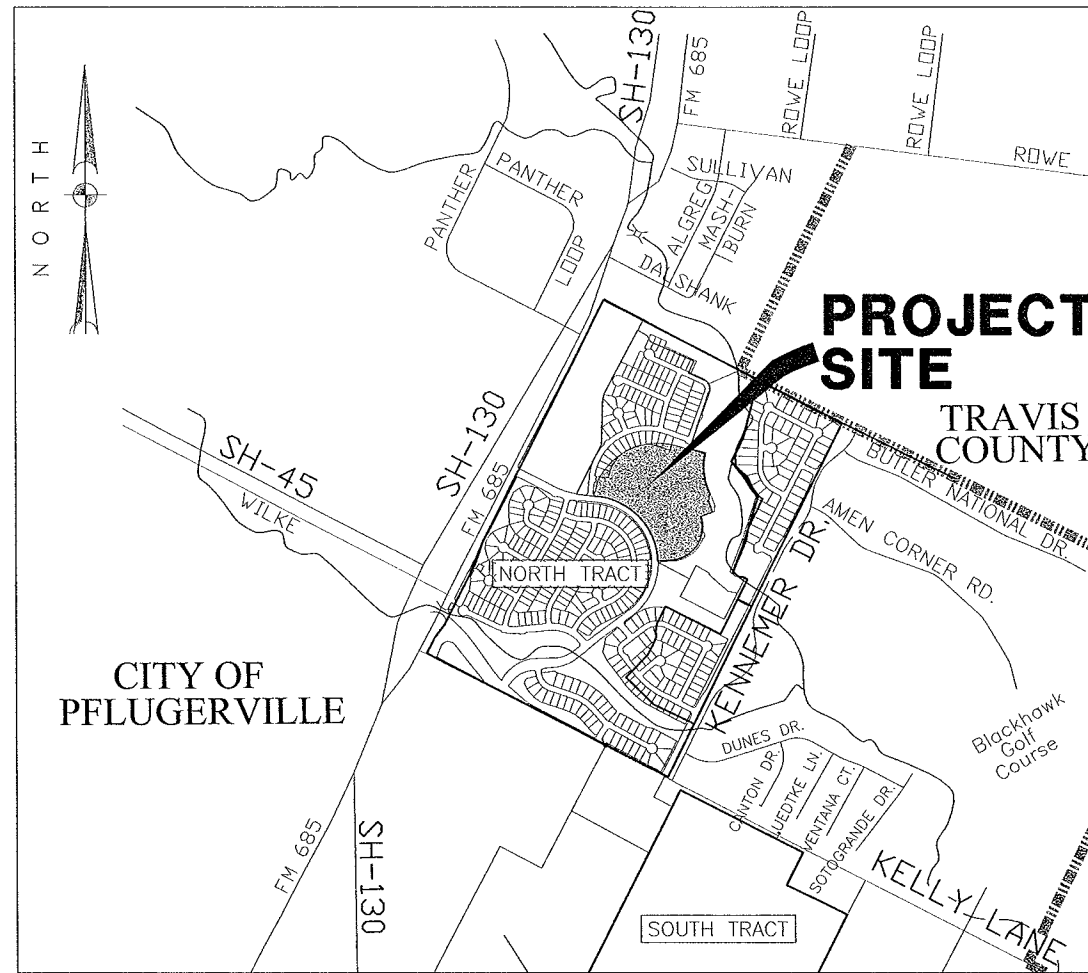
AECOM
400 WEST 15TH STREET, SUITE 500
AUSTIN, TEXAS 78701
PHONE (512)472-4519
FAX (512)472-7519

LEGAL DESCRIPTION

17.853 TOTAL ACRES OUT OF 169.66 ACRES
OF THE TERRABROOK FALCON RIDGE L.P. A
DELAWARE LIMITED PARTNERSHIP TRV#
2000102740 O.P.R.T.C.T.

INDEX TO SHEETS

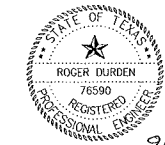
NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN
3	SITE LAYOUT
4	WATER AND WASTEWATER LAYOUT
5	DRAINAGE LAYOUT
6	DRAINAGE CALCULATIONS
7	CONCEPTUAL ILLUMINATION PLAN



VICINITY MAP
SCALE: N.T.S.

RECOMMENDED FOR APPROVAL:

ROGER DURDEN, P.E.
ASSOCIATE VICE PRESIDENT OF LAND DEVELOPMENT SERVICES
AECOM TECHNICAL SERVICES, INC.



9/21/2010
DATE

SURVEYOR'S CERTIFICATION:

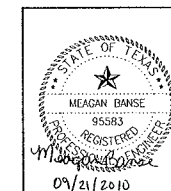
STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, 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 PLAN ARE SHOWN HEREON.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

AECOM

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



NO.	DATE	REVISION	APPROV.
4			
3			
2			
1			MTB

09/21/2010

Unit: Austin/LDS	Drawn: TG	Sheet: 1	Dwg. No.: 1 of 7
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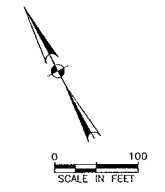
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FALCON POINTE SUBDIVISION - PRELIMINARY PLAN #2A (SECTION 4 SOUTH)

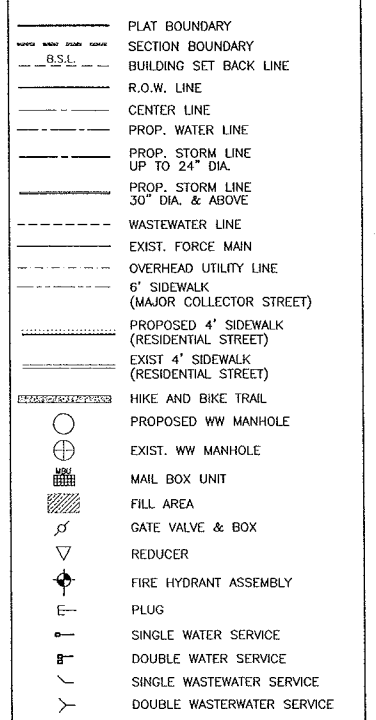


CURVE TABLE

CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	39.27	25.00	L1	87.83	N 5-17-19E
C2	23.56	15.00	L2	50.03	N 7-10-11E
C3	23.23	15.00	L3	114.09	S84-42-41E
C4	34.17	675.00	L4	61.82	N13-53-53E
C5	146.92	310.00	L4	50.29	N22-31-21E
C6	4.42	5.00	L5	50.28	N30-15-04E
C7	9.55	10.00	L6	50.29	N37-58-50E
C8	21.32	330.00	L7	50.29	N45-42-37E
C9	25.52	30.00	L8	50.28	N53-26-24E
C10	1.55	2.00	L9	50.28	N61-09-31E
C11	372.94	320.00	L10	50.29	N68-54-01E
C12	36.90	25.00	L11	50.28	N76-37-11E
C13	951.27	630.00	L12	50.28	N84-21-44E
			L13	50.28	S87-55-06E
			L14	50.28	S80-11-14E
			L15	51.45	S72-37-33E
			L16	84.79	S70-26-27E
			L17	50.95	N 9-00-55E
			L18	80.11	N16-48-17E
			L19	115.14	S70-26-47E
			L20	50.00	S71-41-49E
			L21	49.31	S12-41-07W
			L22	49.31	S 7-15-01W
			L23	49.31	S 1-48-55W
			L24	49.31	S 3-37-11E
			L25	49.31	S 9-05-18E
			L26	49.31	S14-29-24E
			L27	51.46	S19-34-14E
			L28	61.85	S 3-20-03W
			L29	130.00	S70-21-37W
			L30	17.73	S43-05-48E
			L31	113.96	S86-22-09W
			L32	16.26	N84-43-29W
			L33		



LEGEND



NOTES:

1. PRELIMINARY PLAN #2A AREA = 17.853 ACRES

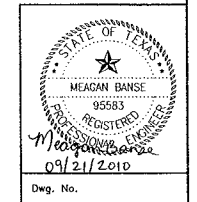
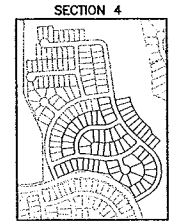
USE (FALCON POINTE SECTION 4S)	# OF LOTS	ACRES
RESIDENTIAL	65	17.558
OPEN SPACE	1	0.295
TOTAL	66	17.853

STREET NAME	STREET LENGTH (LF)	R.O.W. WIDTH (LF)
MEANDERING MEADOWS DRIVE	987	50
MAIDEN GRASS DRIVE	712	50
CONFLOWER COVE	177	50
TRANQUILITY LANE	1,378	50/60

2. BENCHMARK DESCRIPTIONS:
- BM# 881: BRONZE DISK IN CONCRETE SET NEAR THE CENTER OF LOT 13, BLOCK O, FALCON POINTE SECTION 9, AT THE INTERSECTION OF EDWARDS PLATEAU DRIVE AND FALCON POINTE BOULEVARD.
SURFACE NORTHING: 10142237.9034
SURFACE EASTING: 3165120.4183
SURFACE ELEVATION: 670.82
- BM# 882: BRONZE DISK IN CONCRETE SET IN THE WEST HALF OF LOT 1, BLOCK "A", FALCON POINTE SECTION 5, ON BARLEY FIELD PASS.
SURFACE NORTHING: 10143340.4946
SURFACE EASTING: 3163713.6989
SURFACE ELEVATION: 708.59
- BM# 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 GIBBONS CREEK DRIVE.
SURFACE NORTHING: 10143585.4416
SURFACE EASTING: 3165455.7870
SURFACE ELEVATION: 665.51
- 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 8B.
SURFACE NORTHING: 10144272.0608
SURFACE EASTING: 3165584.7959
SURFACE ELEVATION: 657.10

3. HIKE AND BIKE TRAILS ARE 8' WIDE NEXT TO STREETS AND 10' WIDE IN OPEN SPACES AND PARKS.
4. 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 DEVELOPMENT CODE.
5. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
8. 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.
9. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
10. 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.
11. ALL LANDSCAPE AND OPEN SPACE LOTS WITHIN THE BOUNDARIES OF THIS PLAN WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNER'S ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.

12. THE AMOUNT OF CREDITABLE PARKLAND EXCEEDING THE REQUIRED AMOUNT TO BE CREDITED TOWARD FUTURE FALCON POINTE DEVELOPMENT:
- | | |
|-------------------------------------|-------------------------|
| PRELIMINARY #1 | 0.25 AC. |
| PRELIMINARY #2 | 15.92 AC. (INCLUDES 2A) |
| • PRELIMINARY #3 | -2.08 AC. (INCLUDES 4A) |
| • PRELIMINARY #4 | -2.28 AC. (INCLUDES 4A) |
| • PRELIMINARY #5 | -0.95 AC. |
| TOTAL CREDITABLE PARKLAND REMAINING | 10.88 AC. |
- * PREVIOUSLY APPROVED PRELIMINARY #3 INCLUDED SECTION 9 SOUTH, WHICH IS NOW INCLUDED IN PRELIMINARY 4A.
PREVIOUSLY APPROVED PRELIMINARY #4 INCLUDED SECTION 12, WHICH IS NOW INCLUDED IN PRELIMINARY 4A.
PREVIOUSLY APPROVED PRELIMINARY #2 INCLUDED SECTION 4S, WHICH IS NOW INCLUDED IN PRELIMINARY 2A.



NO.	DATE	REVISION	APPROV.
2			
1			RMD

FALCON POINTE
PRELIMINARY PLAN #2A

PRELIMINARY PLAN

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

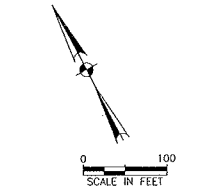
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Designed	Checked	Job No.	60073174		
Drawn	Approved	Sheet	2 OF 7		

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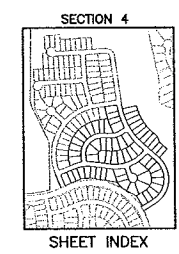
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CURVE TABLE			LINE TABLE	
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C1	39.27	25.00	L1	N 5-17-19E
C2	23.56	15.00	L2	N 7-10-11E
C3	23.23	15.00	L3	S84-42-41E
C4	34.17	675.00	L4	N13-53-53E
C5	146.92	310.00	L5	N22-31-21E
C6	4.42	5.00	L6	N30-15-04E
C7	9.55	10.00	L7	N37-58-50E
C8	21.32	330.00	L8	N45-42-37E
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			L14	S87-55-06E
			L15	S80-11-14E
			L16	S72-37-33E
			L17	S70-26-27E
			L18	N 9-00-55E
			L19	N16-48-17E
			L20	S70-26-47E
			L21	S71-41-49E
			L22	S12-41-07W
			L23	S 7-15-01W
			L24	S 1-48-55W
			L25	S 3-37-11E
			L26	S 9-03-18E
			L27	S14-29-24E
			L28	S19-34-14E
			L29	S 3-20-03W
			L30	S70-21-37W
			L31	S43-05-48E
			L32	S86-22-09W
			L33	N84-43-29W



LEGEND	
	PLAT BOUNDARY
	SECTION BOUNDARY
	BUILDING SET BACK LINE
	B.S.L.
	R.O.W. LINE
	CENTER LINE
	PROP. WATER LINE
	PROP. STORM LINE
	PROP. STORM LINE UP TO 24" DIA.
	PROP. STORM LINE 30" DIA. & ABOVE
	WASTEWATER LINE
	EXIST. FORCE MAIN
	OVERHEAD UTILITY LINE
	6" SIDEWALK (MAJOR COLLECTOR STREET)
	PROPOSED 4" SIDEWALK (RESIDENTIAL STREET)
	EXIST 4" SIDEWALK (RESIDENTIAL STREET)
	HIKE AND BIKE TRAIL
	PROPOSED WW MANHOLE
	EXIST. WW MANHOLE
	MAIL BOX UNIT
	FILL AREA
	GATE VALVE & BOX
	REDUCER
	FIRE HYDRANT ASSEMBLY
	PLUG
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WASTEWATER SERVICE
	DOUBLE WASTEWATER SERVICE



STATE OF TEXAS
 MEAGAN BANSE
 95583
 REGISTERED PROFESSIONAL ENGINEER
 M. Banse
 09/21/2010
 Dwg. No.

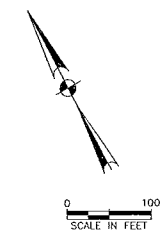
NO.	DATE	REVISION	APPROV.
2			
1			RMD

**FALCON POINT
 PRELIMINARY PLAN #2A
 SITE LAYOUT**

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

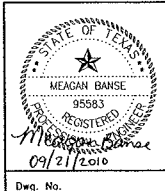
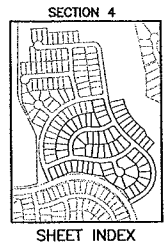
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Drawn		Approved		Sheet	3 OF 7

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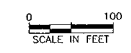
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---	PLAT BOUNDARY
---	SECTION BOUNDARY
---	B.S.L. BUILDING SET BACK LINE
---	R.O.W. LINE
---	CENTER LINE
---	PROP. WATER LINE
---	WASTEWATER LINE
---	EXIST. FORCE MAIN
---	OVERHEAD UTILITY LINE
---	6' SIDEWALK (MAJOR COLLECTOR STREET)
---	4' SIDEWALK (RESIDENTIAL STREET)
---	HIKE AND BIKE TRAIL
○	PROPOSED WW MANHOLE
⊕	EXIST. WW MANHOLE
⊞	MAIL BOX UNIT
▨	FILL AREA
⊘	GATE VALVE & BOX
▽	REDUCER
⊕	FIRE HYDRANT ASSEMBLY
⊞	PLUG
⊞	SINGLE WATER SERVICE
⊞	DOUBLE WATER SERVICE
⊞	SINGLE WASTEWATER SERVICE
⊞	DOUBLE WASTEWATER SERVICE

- NOTES:
- FOR STANDARD LEGEND & ABBREVIATIONS, SEE SHEET 2.
 - FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS.
 - WW MH SPACING IS 400' MAX.
 - WW LINES ARE 8" UNLESS NOTED OTHERWISE.
 - WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
 - TOPOGRAPHY BASED UPON GROUND SURVEY BY SURVCON INC. (CONTOUR INTERVAL=1 FT.)
 - TREES BASED UPON SURVEY BY SURVCON INC.
 - WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE
 - FIRE FLOW REQUIREMENTS AS PER IFC 2003, APPENDIX B, SECT. B105.1.



NO.	DATE	REVISION	APPROV.
FALCON POINT PRELIMINARY PLAN #2A WATER AND WASTEWATER PLAN			
AECOM		AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580	
Unit	AUSTIN/LDS	Scale:	1"=100'
Designed	Checked	Date	AUGUST 2010
Drawn	Approved	Job No.	60073174
		Sheet	4 OF 7

FALCON POINT - SECTION FOUR-NORTH
(PHASE 2) FINAL PLAT
TRV# 200900006
O.P.R.T.C.T.

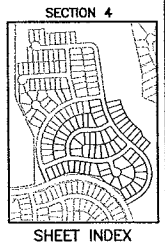


LEGEND	
	PLAT BOUNDARY
	SECTION BOUNDARY
	B.S.L. BUILDING SET BACK LINE
	R.O.W. LINE
	CENTER LINE
	PROP. STORM LINE UP TO 24" DIA
	PROP. STORM LINE 30" DIA. & ABOVE
	OVERHEAD UTILITY LINE
	6" SIDEWALK (MAJOR COLLECTOR STREET)
	4" SIDEWALK (RESIDENTIAL STREET)
	HIKE AND BIKE TRAIL
	MAIL BOX UNIT
	FILL AREA
	DRAINAGE AREA DESIGNATION
	DRAINAGE AREA IN ACRES
	DRAINAGE DIVIDE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW ARROW
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE

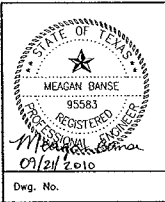
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FALCON POINT SECTION FOUR-B
TRV# 200700262
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POINT OF GRACE LUTHERAN CHURCH
TRV# 2002084287
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O.P.R.T.C.T.

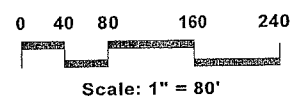
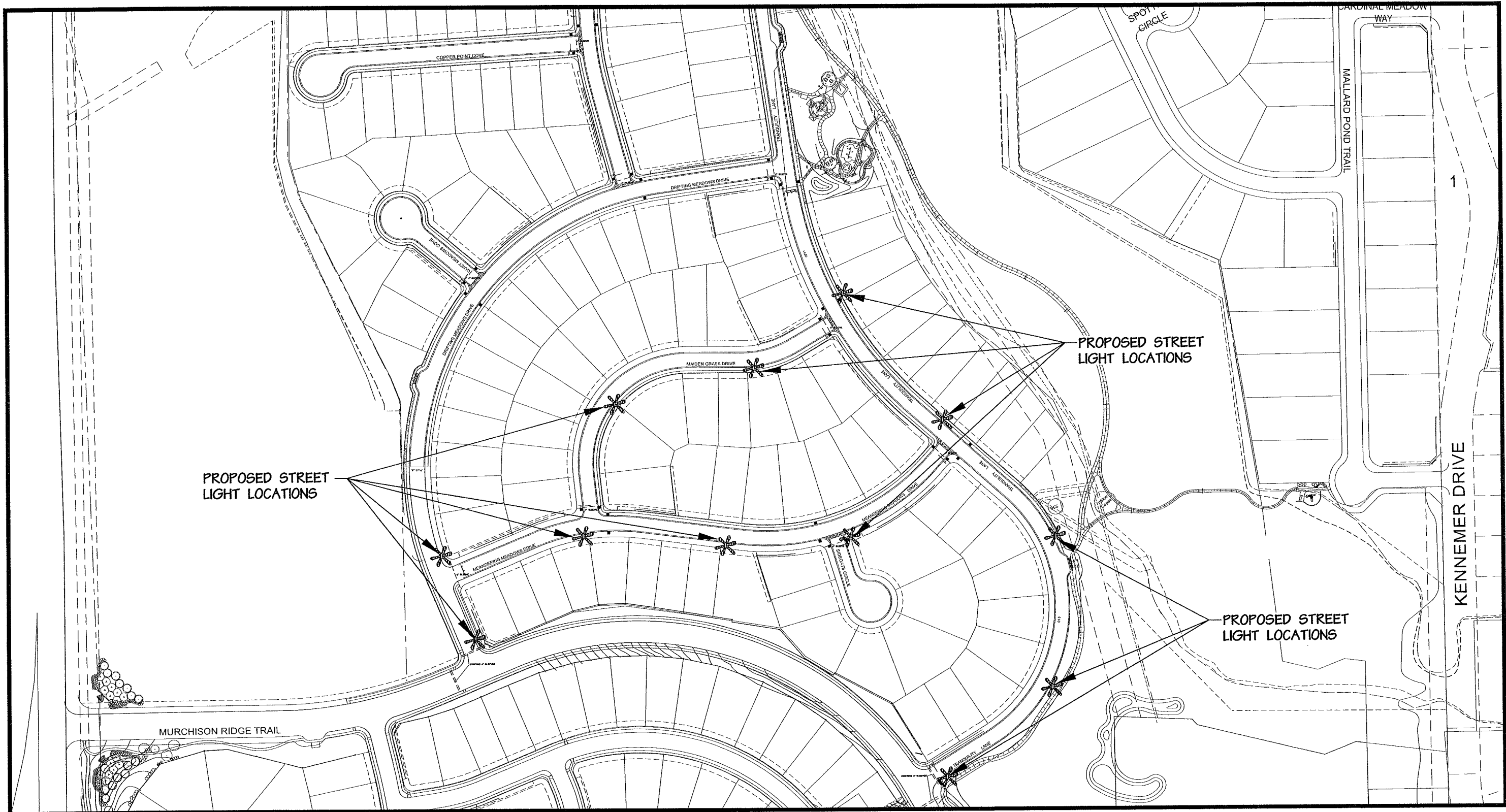


- NOTE:
- FOR DETAILED INFORMATION CONCERNING OFFSITE DRAINAGE SEE THE DRAINAGE ANALYSIS FOR THE FALCON POINT SUBDIVISION, DATED OCT. 2, 2000. PREPARED BY TCB FOR TERRABROOK (TCB JOB NO. 22-20142-001).
 - FOR MORE DETAILED INFORMATION CONCERNING DETENTION AREAS SEE THE DRAINAGE ANALYSIS FOR THE FALCON POINT SUBDIVISION DATED OCTOBER 2, 2000. (TCB JOB NO. 22-20143-001)



NO.	DATE	REVISION	APPROV.
FALCON POINT PRELIMINARY PLAN #2A DRAINAGE LAYOUT AND CALCULATIONS			
AECOM		<small>AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBP REG. NO. F-3580</small>	
Unit	AUSTIN/LDS	Scale:	1"=100'
Designed		Checked	
Drawn		Approved	
Date	AUGUST 2010	Job No.	60073174
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by
Newland COMMUNITIES

Sheet 7 of 7
Section 4S - Conceptual Illumination Plan

September 20, 2010



The information shown is based on the best available and is subject to change without notice.
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