

STATE OF TEXAS  
COUNTY OF TRAVIS

# FALCON POINTE - SOUTH TRACT MAJOR FACILITIES, FINAL PLAT

THAT TERRABROOK FALCON POINTE, L.P., OWNER OF A CALLED 44.341 ACRE TRACT AND A CALLED 149.99 ACRE TRACT BOTH 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 15.323 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "FALCON POINTE - SOUTH TRACT MAJOR FACILITIES", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, PARKS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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 \_\_\_\_\_.

TERRABROOK FALCON POINTE, L.P.  
A DELAWARE LIMITED PARTNERSHIP

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

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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: \_\_\_\_\_  
DEPUTY

THE RESTRICTIVE COVENANTS APPLICABLE TO THE LAND WITHIN THE LIMITS OF THE SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2005198711 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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. 48453C0280H, DATED SEPTEMBER 26, 2008 FOR 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 LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE 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, OR HIS OR HER ASSIGNS.
- MINIMUM 6 FT SIDEWALK WILL BE CONSTRUCTED ALONG THE WEST SIDE OF LONESTAR RANCH BOULEVARD AND SOUTH/WEST SIDE OF COLORADO SAND DRIVE. 10 FT. HIKE & BIKE TRAIL WILL BE CONSTRUCTED ALONG THE EAST SIDE OF LONESTAR RANCH BOULEVARD AND THE NORTH/EAST SIDE OF COLORADO SAND DRIVE FROM THE INTERSECTION OF LONESTAR RANCH BOULEVARD TO EAST PFLUGERVILLE PARKWAY. 8 FT. HIKE & BIKE TRAIL WILL BE CONSTRUCTED ALONG THE NORTH SIDE OF COLORADO SAND DRIVE FROM THE WEST PROPERTY LINE OF FALCON POINTE SOUTH TRACT TO THE INTERSECTION OF LONESTAR RANCH DRIVE.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.
- BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES MAY BE CONVERTED 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: \$2,403.00/LUE WASTEWATER IMPACT FEE RATE: \$2,414/LUE (PAID BY BUILDER UPON BUILDING PERMIT STAGE)
- 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.
- W.F. & L EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.L.C., 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 ERRECTED, 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.
- 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.
- WHERE EXISTING OVERHEAD ELECTRICAL SERVICES EXIST, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- 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.
- 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.
- 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.
- ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- LOT 2 BLOCK B WILL BE MAINTAINED BY THE DEVELOPER, TERRABROOK FALCON POINTE, L.P., AND AFTER TITLE TRANSFER, BY THE HOMEOWNER'S ASSOCIATION.

ROGER DURDEN, P.E. NO. 76590  
400 WEST 15TH STREET  
SUITE 500  
AUSTIN, TEXAS 78701

DATE

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 ARE SHOWN HEREON. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

DARRELL D. WHITE, R.P.L.S. NO. 4816  
10,000 METRIC BLVD, SUITE 200  
AUSTIN, TEXAS 78758

DATE

### 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

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

ACREAGE: 15.323 TOTAL ACRES  
NUMBER OF BLOCKS: 2  
NUMBER OF LOTS: 3 OPEN SPACE LOTS  
3 LOTS TOTAL

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 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 DOVE 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 8B, AT THE INTERSECTION OF SQUAW CREEK LANE AND GIBBSON CREEK DRIVE.  
SURFACE NORTHING: 10143585.4416  
SURFACE EASTING: 3165455.7870  
SURFACE ELEVATION: 665.51

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: 10144272.0808  
SURFACE EASTING: 3165584.7959  
SURFACE ELEVATION: 657.10

### 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 TWELVE (PHASE D), SECTION NINE WEST, SECTION EIGHT-B SECTION, EIGHT-C, SECTION NINE EAST, SECTION 12, FALCON POINTE BOULEVARD EXTENSION, SECTION 9-SOUTH (PHASE 1) SECTION 9-SOUTH (PHASE 2), SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 545
<b>TOTAL NUMBER OF UNITS</b>	<b>= 545</b>
TOTAL ACREAGE OF AREA DEVOTED TO LOCAL OR COLLECTOR STREETS IN THIS FINAL PLAT.	= 9.13
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 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, SECTION NINE-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 161.84
<b>CUMULATIVE DENSITY</b>	<b>= 3.37 UNITS/ACRE</b>
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 TWELVE (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), SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 0
<b>TOTAL COMMERCIAL ACREAGE</b>	<b>= 0</b>
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE USE IN THIS FINAL PLAT.	= 6.19
TOTAL ACREAGE OF AREA DEVOTED TO PARK, OPEN SPACE, OR LANDSCAPE IN 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, SECTION 9-SOUTH (PHASE 1), SECTION NINE-SOUTH (PHASE 2), SECTION 14 (PHASE 1), AND SECTION 16 FINAL PLATS WITHIN THE FALCON POINTE A.L.U.R. NO. 2 DISTRICT.	= 24.25
<b>TOTAL PARK, OPEN SPACE, OR LANDSCAPE ACREAGE</b>	<b>= 30.44</b>

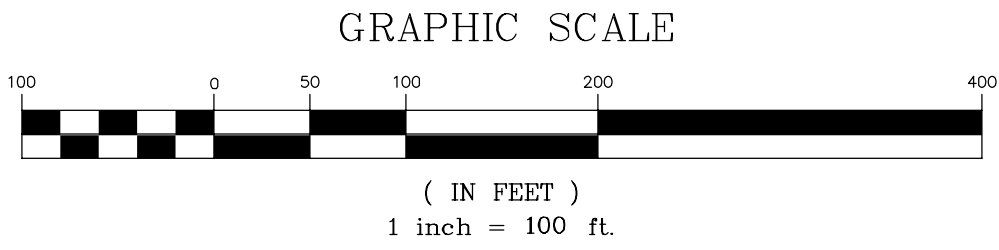
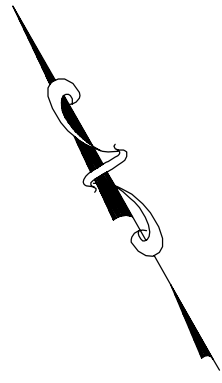


AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580  
JUNE 2013



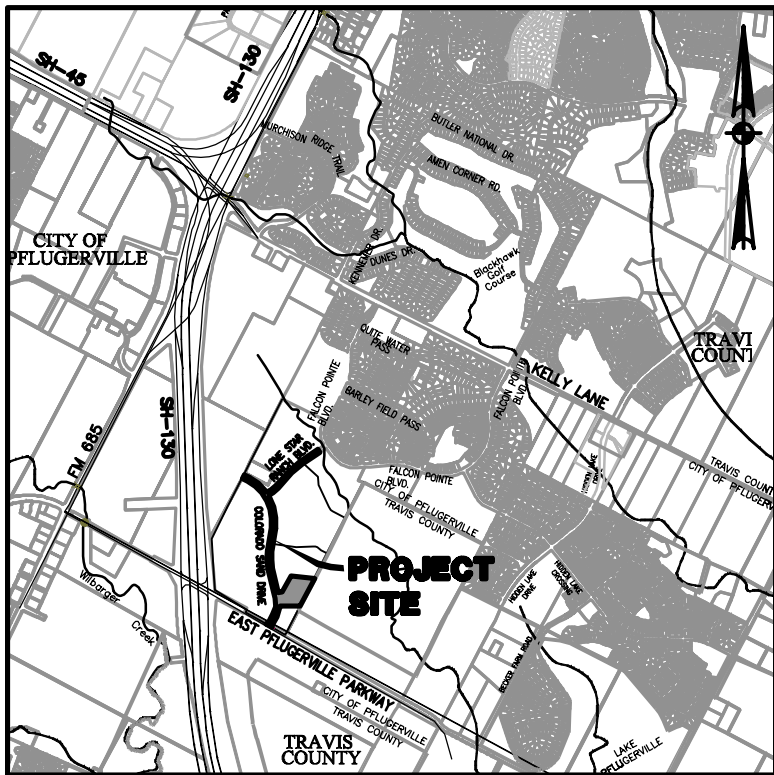
OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

# FALCON POINTE - SOUTH TRACT MAJOR FACILITIES, FINAL PLAT

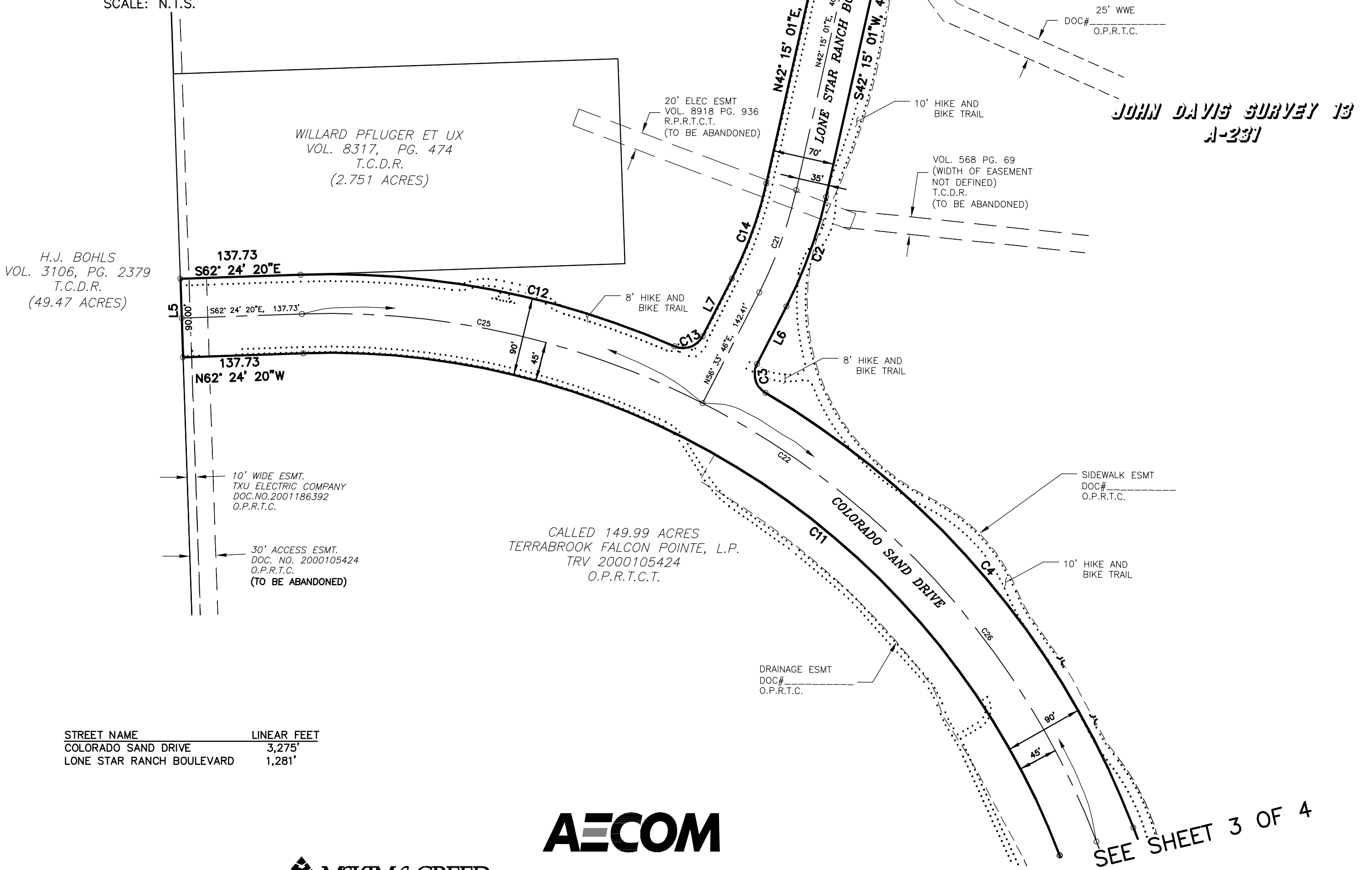


## LEGEND

- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON MCKCRD"
- 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
- ..... 6 FT. SIDEWALK UNLESS OTHERWISE NOTED



VICINITY MAP  
SCALE: N.T.S.



JOHN DAVIS SURVEY 13  
A-231

STREET NAME	LINEAR FEET
COLORADO SAND DRIVE	3,275'
LONE STAR RANCH BOULEVARD	1,281'



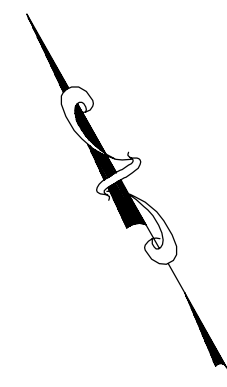
AECOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580  
JUNE 2013

OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

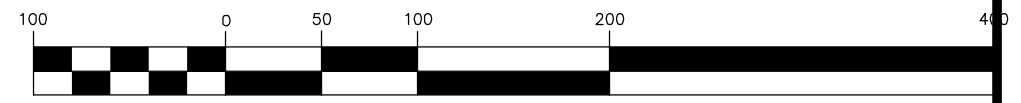
SEE SHEET 3 OF 4

# FALCON POINTE - SOUTH TRACT MAJOR FACILITIES, FINAL PLAT

SEE SHEET 2 OF 4



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**JOHN DAVIS SURVEY 13  
A-231**

CALLLED 149.99 ACRES  
TERRABROOK FALCON POINTE, L.P.  
TRV 2000105424  
O.P.R.T.C.T.

CALLLED 149.99 ACRES  
TERRABROOK FALCON POINTE, L.P.  
TRV 2000105424  
O.P.R.T.C.T.

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

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

MANVILLE WATERLINE EASEMENT  
VOL. 8066 PG. 819 R.P.R.T.C.T.  
(WIDTH OF EASEMENT NOT DEFINED)  
(CALLS TO BE NEAR EAST  
PROPERTY LINE)  
(TO BE ABANDONED)

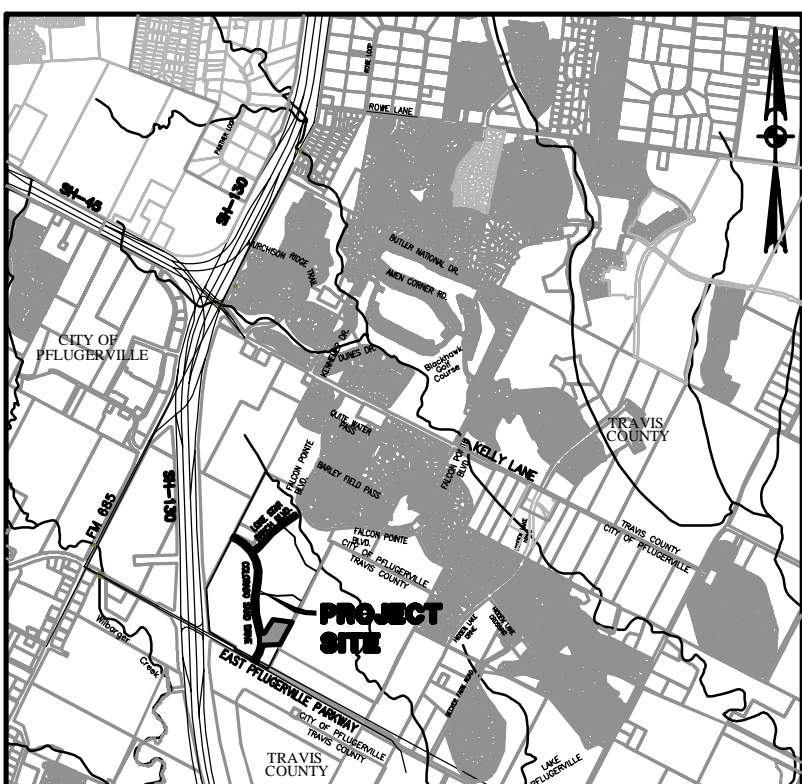
LOT 1 - BLOCK C  
OPEN SPACE/RIGHT OF  
WAY RESERVE  
10,993  
SF

LOT 2 - BLOCK B  
DETENTION POND  
OPEN SPACE/DRAINAGE LOT  
254,018  
SF

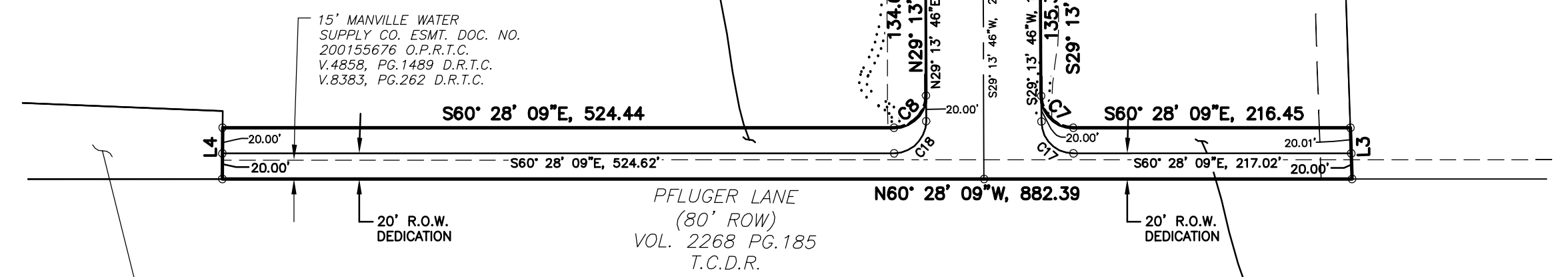
LOT 1 - BLOCK B  
OPEN SPACE/RIGHT OF  
WAY RESERVE  
4,832  
SF

## LEGEND

- IRON ROD FOUND WITH CAP STAMPED "SURVCON INC"
- IRON ROD SET WITH CAP STAMPED "SURVCON MCKCRD"
- PUE PUBLIC UTILITY EASEMENT
- AE ACCESS EASEMENT
- WWE WASTEWATER EASEMENT
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- TRV # TRAVIS COUNTY DOCUMENT NUMBER
- WTE WATER SERVICE EASEMENT
- ..... 6 FT. SIDEWALK UNLESS OTHERWISE NOTED



**VICINITY MAP**  
SCALE: N.T.S.



PARCEL NO. 162  
1-130 PROJECT  
PROPOSED R.O.W.  
ACQUISITION  
(6.963)  
TRV. 2003289757

TIMMERMAN & HAGN, LTD.  
VOL. 8317 PG.542 \ VOL. 8317 PG.542, T.C.D.R.  
(156.119 ACRES)

OWNER/SUBDIVIDER  
TERRABROOK FALCON POINTE, L.P.  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TX 78750

**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
10000 Metric Blvd, Suite 200  
Austin, TX 78758  
512.916.0224  
www.mckimcreed.com

**AECOM**  
AECOM TECHNICAL SERVICES, INC.  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580  
JUNE 2013

# FALCON POINTE - SOUTH TRACT MAJOR FACILITIES, FINAL PLAT

BEING A TRACT OF LAND CONTAINING 15.323 ACRES OF LAND SITUATED IN JOHN DAVIS SURVEY NO. 13, ABSTRACT 231 TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 44.341 ACRES OF LAND AND A CALLED 149.99 ACRES OF LAND CONVEYED TO TERRABROOK FALCON RIDGE, L.P., AS RECORDED IN DOCUMENT NUMBER TRV 2000105424, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 15.323 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BEING REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE WITH ALL DISTANCES SCALED TO SURFACE BY THE RECIPROCAL SCALE FACTOR OF 1.00012:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC." (X= 3,162,291.74; Y= 10,142,521.30) FOUND ON THE SOUTHWESTERLY TERMINUS RIGHT-OF-WAY LINE OF LONE STAR BOULEVARD (70-FOOT RIGHT-OF-WAY) OF FALCON POINTE SECTION SIX-B FINAL PLAT AS RECORDED IN DOCUMENT NO. 200700231 OF THE O.P.R.T.C.T.;

THENCE, SOUTH 34°07'49" EAST, 70.00 FEET ALONG THE SAID TERMINUS OF LONE STAR BOULEVARD TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON INC." AT THE SOUTHEASTERLY CORNER OF SAID LONE STAR BOULEVARD;

THENCE, SOUTH 55° 52' 11" WEST, 322.10 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 276.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, A DELTA ANGLE OF 13° 37' 10", AND WHOSE LONG CHORD BEARS SOUTH 49° 03' 36" WEST, 276.27 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 42° 15' 01" WEST, 405.89 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 133.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, A DELTA ANGLE OF 14° 18' 46", AND WHOSE LONG CHORD BEARS SOUTH 49° 24' 23" WEST, 133.30 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 56° 33' 46" WEST, 74.20 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 37.78 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86° 35' 39", AND WHOSE LONG CHORD BEARS SOUTH 13° 15' 56" WEST, 34.29 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE 664.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 985.00 FEET, A DELTA ANGLE OF 38° 39' 58", AND WHOSE LONG CHORD BEARS SOUTH 10° 41' 55" EAST, 652.18 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 08° 38' 04" WEST, 460.50 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 341.24 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 21° 50' 44", AND WHOSE LONG CHORD BEARS SOUTH 02° 17' 18" EAST, 339.18 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 13° 12' 40" EAST, 437.85 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, NORTH 76° 47' 20" EAST, 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, NORTH 29° 31' 49" EAST, 372.16 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 83° 05' 15" EAST, 245.02 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 62° 24' 25" EAST, 183.97 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE WESTERLY LINE OF A TRACT OF LAND DEEDED TO TIMMERMAN & HAGN, LTD. RECORDED IN VOLUME 8394, PAGE 542 AND DESCRIBED IN VOLUME 3310 PAGE 1434 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.);

THENCE, SOUTH 27° 35' 35" WEST, WITH SAID WESTERLY LINE, 548.43 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 89° 01' 00" WEST, DEPARTING SAID WESTERLY LINE, 336.87 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 272.50 FEET ALONG THE ARC SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A DELTA ANGLE OF 28° 38' 52", AND WHOSE LONG CHORD BEARS SOUTH 14° 54' 20" WEST, 269.67 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 29° 13' 46" WEST, 135.38 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 39.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89° 41' 56", AND WHOSE LONG CHORD BEARS SOUTH 15° 37' 11" EAST, 35.26 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 60° 28' 09" EAST, 216.45 FEET, TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" ON WESTERLY LINE OF SAID TIMMERMAN & HAGN TRACT;

THENCE, SOUTH 27° 35' 35" WEST, WITH SAID WESTERLY LINE, 40.01 FEET TO A FOUND 1/2-INCH IRON ROD, BEING ON THE NORTHERLY LINE OF PFLUGER LANE (80 FOOT RIGHT-OF-WAY) AS RECORDED IN VOLUME 2268, PAGE 183 OF THE T.C.D.R.;

THENCE, NORTH 60° 28' 09" WEST, WITH THE NORTHERLY LINE OF SAID PFLUGER LANE, 882.39 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" ON THE EASTERLY LINE OF PARCEL NO. 162, I-130 PROJECT PROPOSED R.O.W. ACQUISITION (6.963 ACRES) RECORDED IN TRV. 2003289757 OF THE O.P.R.T.C.T.;

THENCE, NORTH 29°44' 08" EAST, WITH SAID EASTERLY LINE, 40.00 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, SOUTH 60° 28' 09" EAST, 524.44 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 39.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 18' 04", AND WHOSE LONG CHORD BEARS NORTH 74° 22' 49" EAST, 35.45 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, NORTH 29° 13' 46" EAST, 134.63 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 337.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A DELTA ANGLE OF 42° 26' 26", AND WHOSE LONG CHORD BEARS NORTH 08° 00' 33" EAST, 329.38 FEET;

THENCE, NORTH 13° 12' 40" WEST, 582.91 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 375.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 985.00 FEET, A DELTA ANGLE OF 21° 50' 44", AND WHOSE LONG CHORD BEARS NORTH 02° 17' 18" WEST, 373.29 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE, NORTH 08° 38' 04" EAST, 460.50 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 1109.70 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 71° 02' 24", AND WHOSE LONG CHORD BEARS NORTH 26° 53' 08" WEST, 1039.97 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE NORTH 62° 24' 20" WEST, 137.73 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" ON THE EASTERLY LINE OF A CALL 49.47 ACRE TRACT CONVEYED TO H.J. BOHLS AS RECORDED IN VOLUME 3106, PAGE 2379 OF THE T.C.D.R.;

THENCE NORTH 27° 35' 44" EAST, WITH SAID EASTERLY LINE, 90.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE SOUTHWEST CORNER OF A CALLED 2.751 ACRE TRACT CONVEYED TO WILLARD PFLUGER ET UX, AS RECORDED IN VOLUME 8371, PAGE 474 OF THE T.C.D.R.;

THENCE SOUTH 62° 24' 20" EAST, DEPARTING SAID EASTERLY LINE, 137.73 FEET, ALONG THE SOUTH LINE OF SAID 2.731 ACRE TRACT, TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 439.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 985.00 FEET, A DELTA ANGLE OF 25° 33' 45", AND WHOSE LONG CHORD BEARS SOUTH 49° 37' 27" EAST, 435.82 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE 37.78 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86° 35' 39", AND WHOSE LONG CHORD BEARS SOUTH 80° 08' 24" EAST, 34.29 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE NORTH 56° 33' 46" EAST, 74.20 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO LEFT;

THENCE 116.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, A DELTA ANGLE OF 14° 18' 46", AND WHOSE LONG CHORD BEARS NORTH 49° 24' 23" EAST, 115.86 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE NORTH 42° 15' 01" EAST, 405.89 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 293.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1235.00 FEET, A DELTA ANGLE OF 13° 37' 10", AND WHOSE LONG CHORD BEARS NORTH 49° 03' 36" EAST, 292.87 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVCON MCKCRD";

THENCE NORTH 55° 52' 11" EAST, 322.10 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 15.323 ACRES OF LAND.

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	70.00	S34° 07' 49"E
L2	50.00	N76° 47' 20"E
L3	40.01	S27° 35' 35"W
L4	40.00	N29° 44' 08"E
L5	90.00	N27° 35' 44"E
L6	74.20	S56° 33' 46"W
L7	74.20	N56° 33' 46"E

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	276.93	1165.00	13° 37' 10"	S49° 03' 36"W	276.27
C2	133.64	535.00	14° 18' 46"	S49° 24' 23"W	133.30
C3	37.78	25.00	86° 35' 39"	S13° 15' 56"W	34.29
C4	664.73	985.00	38° 39' 58"	S10° 41' 55"E	652.18
C5	341.24	895.00	21° 50' 44"	S2° 17' 18"E	339.18
C6	272.50	545.00	28° 38' 52"	S14° 54' 20"W	269.67
C7	39.14	25.00	89° 41' 56"	S15° 37' 11"E	35.26
C8	39.40	25.00	90° 18' 04"	N74° 22' 49"E	35.45
C9	337.03	455.00	42° 26' 26"	N8° 00' 33"E	329.38
C10	375.56	985.00	21° 50' 44"	N2° 17' 18"W	373.29
C11	1109.70	895.00	71° 02' 24"	N26° 53' 08"W	1039.97
C12	439.46	985.00	25° 33' 45"	S49° 37' 27"E	435.82
C13	37.78	25.00	86° 35' 39"	S80° 08' 24"E	34.29
C14	116.16	465.00	14° 18' 46"	N49° 24' 23"E	115.86
C15	293.57	1235.00	13° 37' 10"	N49° 03' 36"E	292.87
C16	403.70	545.00	42° 26' 26"	N8° 00' 33"E	394.53
C17	39.14	25.00	89° 41' 56"	S15° 37' 11"E	35.26
C18	39.40	25.00	90° 18' 04"	N74° 22' 49"E	35.45
C19	131.20	545.00	13° 47' 34"	S6° 18' 53"E	130.88
C20	285.25	1200.00	13° 37' 10"	S49° 03' 36"W	284.57
C21	124.90	500.00	14° 18' 46"	N49° 24' 23"E	124.58
C22	1165.49	940.00	71° 02' 24"	N26° 53' 08"W	1092.26
C23	358.40	940.00	21° 50' 44"	S2° 17' 18"E	356.23
C24	370.36	500.00	42° 26' 26"	N8° 00' 33"E	361.95
C25	475.26	940.00	28° 58' 06"	S47° 55' 17"E	470.21
C26	690.23	940.00	42° 04' 18"	S12° 24' 05"E	674.83

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