

SIDEWALK EASEMENT AGREEMENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This Sidewalk Easement Agreement (“Agreement”) is made by and between **TERRABROOK FALCON POINTE, LLC**, a Delaware limited liability company (“Owner”) and the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule municipality (“City”), and is as follows:

RECITALS

A. Owner is the owner of certain real property located in Travis County, Texas, which is more particularly described on Exhibit “A”, attached hereto and incorporated herein by reference (the “Easement Tract”);

B. Owner has agreed to grant City a non-exclusive easement and right-of-way upon, over, through and across the Easement Tract (“Easement”), subject to the terms, conditions and other matters set forth in this Agreement.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged and confessed, Owner hereby GRANTS, SELLS and CONVEYS, to City an access easement on, over, through and across the Easement Tract, subject to the reservations, terms and conditions of this Agreement and subject to any and all encumbrances and easements of record, to the extent the same are valid and enforceable. The Easement shall be subject to the following terms and provisions:

1. **Character of Easement.** The Easement is an easement in gross.
2. **Duration of Easement.** The Easement is perpetual.
3. **Exclusiveness of Easement.** The Easement is non-exclusive and City’s use shall be in common with Owner and their successors and assigns. Owner hereby reserves, for themselves and their successors and assigns, the right to enter upon and use the surface of the Easement Tract, subsurface of the Easement Tract and the air space over the Easement Tract for the purposes of installing, constructing, repairing, maintaining, operating, replacing, upgrading and using (i) landscaping, irrigation sleeves and other irrigation facilities; (ii) any other improvements that are permitted under the City of Pflugerville Code of Ordinances to encroach into any setbacks or private easements; and (iii) for any other purposes that do not unreasonably interfere with the rights granted to City hereunder. Notwithstanding anything contained herein to the contrary, Owner shall not use the Easement Tract in any other manner or grant any easement on or across the Easement Tract that interferes in any material way, or is inconsistent with, the easements, rights, and privileges granted hereunder or the terms and conditions hereof.
4. **Purpose of Easement.**
The Easement shall be used for installation, construction, operation, replacement, repair, maintenance, relocation, medication, and removal of walkways, sidewalks, and all associated steps, stairs, ramps, and other appurtenances which provide public access and connectivity

(hereinafter collectively "Facilities"). The Easement shall also be used for the purpose of providing access for the operation, installation repair, maintenance, replacement, modification, and expansion of the Facilities.

5. **Repairs and Restoration.** In the event that City's operations and/or other activities on the Easement Tract result in any damage to or destruction of any improvements constructed or installed on the Easement Tract by Owner (or their successors and assigns), then City agrees to repair or replace, as necessary, at City's expense, any such improvements so damaged or destroyed. In the event that Owners construction, repairs, operations and/or other activities on the Easement Tract result in any damage to or destruction of any improvements constructed or installed on the Easement Tract by City (or its successors and assigns), then Owner agrees to repair or replace, as necessary, at Owners expense, any such improvements so damaged or destroyed.

6. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to the rights granted. Any oral representations or modifications concerning this Agreement shall be of no force and effect except in a subsequent modification in writing, signed by the party to be charged.

7. **Assignment.** The Easement may be assigned by City, its successors or assigns, without the prior written consent of Owner as long as the proposed successor or assign is a governmental entity that expressly assumes City's obligations under this Agreement.

8. **Attorney's Fees.** In the event of any controversy, claim, or dispute relating to this Agreement or the breach, the prevailing party shall be entitled to recover from the non-prevailing party reasonable expenses, attorney's fees, and costs.

9. **Binding Effect.** This Agreement, and the terms, covenants, and conditions shall be covenants running with the Easement Tract and shall inure to the benefit of and be binding upon the heirs, personal representatives, successors, and assigns of each of the parties.

10. **No Waiver.** Except for a written waiver signed by the party to be charged, any action or inaction by any party with respect to any provision of this Agreement, including, but not limited to, a party's failure to enforce any provision of this Agreement, shall not constitute a waiver of that provision or any other provision of this Agreement. Any waiver by any party of any provision of this Agreement shall not constitute a waiver of any other provision of this Agreement.

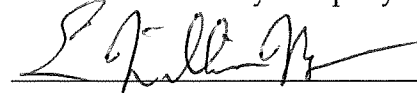
11. **Headings.** Any section headings in this Agreement are for reference only and shall not modify or affect the interpretation of this Agreement in any manner whatsoever.

IN WITNESS WHEREOF, this Agreement is executed this 5 day of August, 2016 (the "Effective Date").

OWNER:

TERRABROOK FALCON POINTE, LLC,
a Delaware limited liability company

By:



E. William Meyer, Vice President

Address:
13809 Research Boulevard
Suite 475
Austin, TX 78750

CITY:

CITY OF PFLUGERVILLE, TEXAS, a
Texas home-rule municipality

Address:
City of Pflugerville
Attn: City Manager
P.O. Box 589
Pflugerville, Texas 78691

By:

Brandon Wade, City Manager

THE STATE OF TEXAS

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COUNTY OF Williamson

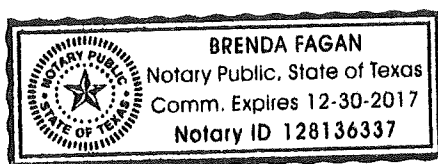
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BEFORE ME, a Notary Public, on this day personally appeared E. William Meyer, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is authorized to execute such instrument; and that said instrument is executed as the free and voluntary act and deed for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5 day of
August 2016.

(seal)


Notary Public Signature



THE STATE OF TEXAS

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COUNTY OF _____

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This instrument was acknowledged before me on _____, 20__, by
Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule
municipality, on behalf of said municipality.

(seal)

Notary Public Signature

After Recording Return To:

~~City of Pflugerville~~

~~Attn: Karen Thompson, City Secretary~~

~~P.O. Box 589~~

~~Pflugerville, Texas 78691~~

AFTER RECORDING:
PLEASE RETURN TO:
City of Pflugerville Planning Dept.
P.O. Box 589
Pflugerville, Texas 78691-0589

EXHIBT "A"

TERRABROOK FALCON POINTE, LLC TO
CITY OF PFLUGERVILLE
(SIDEWALK EASEMENT)

0.327 ACRES
FALCON POINTE POD 7
SIDEWALK EASEMENT

FN. NO. 16-214 (KWA)
JUNE 29, 2016
JOB NO. 222010220

DESCRIPTION

OF A 0.327 ACRE TRACT OF LAND OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 3, BLOCK 2, FALCON POINTE POD 7, PHASE 1 FINAL PLAT OF RECORD IN DOCUMENT NO. 201600108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 3 CONVEYED TO TERRABROOK FALCON POINTE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2000105424 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.327 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found in the curving westerly right-of-way line of Colorado Sand Drive (90' R.O.W.) being the common northerly corner of Lot 2 and Lot 3 of said Falcon Pointe Pod 7, Phase 1 Final Plat, for the northeasterly corner hereof;

THENCE, along the curving westerly right-of-way line of Colorado Sand Drive, being the easterly line of said Lot 3, for a portion of the easterly line hereof, along a non-tangent curve to the right, having a radius of 895.00 feet, a central angle of 4°41'21", an arc length of 73.25 feet, and a chord which bears S01°13'30"E, a distance of 73.23 feet to the end of said curve;

THENCE, leaving the curving westerly right-of-way line of Colorado Sand Drive, over and across said Lot 3, for a portion of the easterly line hereof, the following thirteen (13) courses and distances:

- 1) S88°41'44"W, a distance of 26.84 feet to the point of curvature of a curve to the left;
- 2) Along said curve, having a radius of 18.00 feet, a central angle of 105°27'57", an arc length of 33.13 feet, and a chord which bears S35°57'45"W, a distance of 28.65 feet to the point of curvature of a reverse curve to the right;
- 3) Along said reverse curve, having a radius of 82.00 feet, a central angle of 41°33'41", an arc length of 59.48 feet, and a chord which bears S04°00'37"W, a distance of 58.19 feet to the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve, having a radius of 108.00 feet, a central angle of 33°58'15", an arc length of 64.03 feet, and a chord which bears S07°48'20"W, a distance of 63.10 feet to the point of curvature of a reverse curve to the right;

- 5) Along said reverse curve, having a radius of 117.00 feet, a central angle of $46^{\circ}18'17''$, an arc length of 94.56 feet, and a chord which bears $S13^{\circ}58'21''W$, a distance of 92.00 feet to the point of curvature of a reverse curve to the left;
- 6) Along said reverse curve, having a radius of 68.00 feet, a central angle of $46^{\circ}43'50''$, an arc length of 55.46 feet, and a chord which bears $S13^{\circ}45'35''W$, a distance of 53.94 feet to the point of curvature of a reverse curve to the right;
- 7) Along said reverse curve, having a radius of 292.00 feet, a central angle of $29^{\circ}45'52''$, an arc length of 151.69 feet, and a chord which bears $S05^{\circ}16'36''W$, a distance of 149.99 feet to the point of curvature of a reverse curve to the left;
- 8) Along said reverse curve, having a radius of 113.00 feet, a central angle of $23^{\circ}07'38''$, an arc length of 45.61 feet, and a chord which bears $S08^{\circ}35'43''W$, a distance of 45.30 feet to the point of curvature of a reverse curve to the right;
- 9) Along said reverse curve, having a radius of 357.00 feet, a central angle of $23^{\circ}20'39''$, an arc length of 145.45 feet, and a chord which bears $S08^{\circ}42'13''W$, a distance of 144.45 feet to the point of curvature of a reverse curve to the left;
- 10) Along said reverse curve, having a radius of 198.00 feet, a central angle of $38^{\circ}04'04''$, an arc length of 131.55 feet, and a chord which bears $S01^{\circ}20'31''W$, a distance of 129.15 feet to the point of curvature of a reverse curve to the right;
- 11) Along said reverse curve, having a radius of 242.00 feet, a central angle of $13^{\circ}05'17''$, an arc length of 55.28 feet, and a chord which bears $S11^{\circ}08'53''E$, a distance of 55.16 feet to the point of curvature of a reverse curve to the left;
- 12) Along said reverse curve, having a radius of 6.00 feet central angle of $93^{\circ}40'58''$, an arc length of 9.81 feet, and a chord which bears $S51^{\circ}26'43''E$, a distance of 8.75 feet to the end of said curve;
- 13) $N81^{\circ}42'48''E$, a distance of 32.77 feet to a point in the right-of-way return at the intersection of the westerly right-of-way line of Colorado Sand Drive and the northerly right-of-way line of Falcon Village Lane (60' R.O.W.), being the southerly line of said Lot 3, for the southeasterly corner hereof;

THENCE, along said right-of-way return, being the southerly line of said Lot 3, for a portion of the southerly line hereof, along a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $33^{\circ}04'43''$, an arc length of 14.43 feet, and a chord which bears $S37^{\circ}04'49''W$, a distance of 14.23 feet to the end of said curve;

THENCE, leaving said right-of-way return, over and across said Lot 3, for a portion of the southerly line hereof, the following eight (8) courses and distances:

- 1) S81°42'48"W, a distance of 55.73 feet to the point of curvature of a curve to the left;
- 2) Along said curve, having a radius of 498.00 feet, a central angle of 3°03'41", an arc length of 26.61 feet, and a chord which bears S80°10'57"W, a distance of 26.61 feet to the point of curvature of a reverse curve to the right;
- 3) Along said reverse curve, having a radius of 101.00 feet, a central angle of 30°57'43", an arc length of 54.58 feet, and a chord which bears N85°52'02"W, a distance of 53.92 feet to the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve, having a radius of 48.00 feet, a central angle of 18°39'28", an arc length of 15.63 feet, and a chord bears N79°42'55"W, a distance of 15.56 feet to the end of said curve;
- 5) N89°02'38"W, a distance of 52.67 feet to the point of curvature of a curve to the right;
- 6) Along said curve, having a radius of 102.00 feet, a central angle of 14°23'15", an arc length of 25.61 feet, and a chord which bears N81°51'01"W, a distance of 25.55 feet to the point of curvature of a reverse curve to the left;
- 7) Along said reverse curve, having a radius of 48.00 feet, a central angle of 16°14'56", an arc length of 13.61 feet, and a chord which bears N82°46'51"W, a distance of 13.57 feet to the point of curvature of a reverse curve to the right;
- 8) Along said reverse curve, having a radius of 123.00 feet, a central angle of 1°48'30", an arc length of 3.88 feet, and a chord which bears S89°59'56"W, a distance of 3.88 feet to a point in the curving northerly right-of-way line of Falcon Village Lane, being the southerly line of said Lot 3, for an angle point hereof;

THENCE, along the curving northerly right-of-way line of Falcon Village Lane, being the southerly line of said Lot 3, for a portion of the southerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 435.00 feet, a central angle of 22°57'50", an arc length of 174.35 feet, and a chord which bears N62°36'58"W, a distance of 173.18 feet to a 1/2 inch iron rod with "BURY" cap found at the point of curvature of a compound curve to the right;

- 2) Along said compound curve, having a radius of 140.00 feet, a central angle of $50^{\circ}34'45''$, an arc length of 123.59 feet, and a chord which bears $N25^{\circ}50'40''W$, a distance of 119.61 feet to the point of curvature of a reverse curve to the left;
- 3) Along said reverse curve, having a radius of 110.00 feet, a central angle of $47^{\circ}54'49''$, an arc length of 91.99 feet, and a chord which bears $N24^{\circ}30'42''W$, a distance of 89.33 feet to the end of said curve, for the southwesterly corner hereof, from which the southwesterly corner of said Lot 3 bears along a curve to the left having a radius of 110.00 feet, a central angle of $13^{\circ}11'10''$, an arc length of 25.32 feet, and a chord which bears $N55^{\circ}03'42''W$, a chord distance of 25.26 feet;

THENCE, leaving the curving northerly right-of-way line of Falcon Village Lane, over and across said Lot 3, for the westerly line hereof, the following twenty-four (24) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 118.01 feet, a central angle of $56^{\circ}11'20''$, an arc length of 115.73 feet, and a chord which bears $S24^{\circ}43'31''E$ for a distance of 111.15 feet to the point of curvature of a reverse curve to the left;
- 2) Along said reverse curve, having a radius of 93.00 feet, a central angle of $65^{\circ}38'38''$, an arc length of 106.55 feet, and a chord which bears $S30^{\circ}14'03''E$, a distance of 100.82 feet to the point of curvature of a reverse curve to the right;
- 3) Along said reverse curve, having a radius of 658.00 feet, a central angle of $8^{\circ}22'56''$, an arc length of 96.26 feet, and a chord which bears $S58^{\circ}51'54''E$, a distance of 96.18 feet to the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve, having a radius of 113.00 feet, a central angle of $36^{\circ}13'53''$, an arc length of 71.46 feet, and a chord which bears $S72^{\circ}47'23''E$, a distance of 70.27 feet to the point of curvature of a reverse curve to the right;
- 5) Along said reverse curve, having a radius of 58.00 feet, a central angle of $16^{\circ}14'56''$, an arc length of 16.45 feet, and a chord which bears $S82^{\circ}46'51''E$, a distance of 16.39 feet to the point of curvature of a reverse curve to the left;
- 6) Along said reverse curve, having a radius of 92.00 feet, a central angle of $14^{\circ}23'15''$, an arc length of 23.10 feet, and a chord which bears $S81^{\circ}51'01''E$, a distance of 23.04 feet to the end of said curve;
- 7) $S89^{\circ}02'38''E$, a distance of 52.67 feet to the point of curvature of a curve to the right;

- 8) Along said curve, having a radius of 58.00 feet, a central angle of $18^{\circ}39'28''$, an arc length of 18.89 feet, and a chord which bears $S79^{\circ}42'55''E$, a distance of 18.80 feet to the point of curvature of a reverse curve to the left;
- 9) Along said reverse curve, having a radius of 91.00 feet, central angle of $30^{\circ}57'43''$, an arc length of 49.18 feet, and a chord which bears $S85^{\circ}52'02''E$, a distance of 48.58 feet to the point of curvature of a reverse curve to the right;
- 10) Along said reverse curve, having a radius of 508.00 feet, a central angle of $3^{\circ}03'41''$, an arc length of 27.14 feet, and a chord which bears $N80^{\circ}10'57''E$, a distance of 27.14 feet to the end of said curve;
- 11) $N81^{\circ}42'48''E$, a distance of 11.04 feet to the point of curvature of a curve to the left;
- 12) Along said curve, having a radius of 6.00 feet, a central angle of $85^{\circ}57'29''$, an arc length of 9.00 feet, and a chord which bears $N38^{\circ}44'03''E$, a distance of 8.18 feet to the point of curvature of a compound curve to the left;
- 13) Along said compound curve, having a radius of 232.00 feet, a central angle of $13^{\circ}26'50''$, an arc length of 54.45 feet, and a chord which bears $N10^{\circ}58'06''W$, a distance of 54.32 feet to the point of curvature of a reverse curve to the right;
- 14) Along said reverse curve, having a radius of 208.00 feet, a central angle of $38^{\circ}04'04''$, an arc length of 138.20 feet, and a chord which bears $N01^{\circ}20'31''E$, a distance of 135.67 feet to the point of curvature of a reverse curve to the left;
- 15) Along said reverse curve, having a radius of 347.00 feet, a central angle of $23^{\circ}20'39''$, an arc length of 141.38 feet, and a chord which bears $N08^{\circ}42'13''E$, a distance of 140.40 feet to the point of curvature of a reverse curve to the right;
- 16) Along said reverse curve, having a radius of 123.00 feet, a central angle of $23^{\circ}07'38''$, an arc length of 49.65 feet, and a chord which bears $N08^{\circ}35'43''E$, a distance of 49.31 feet to the point of curvature of a reverse curve to the left;
- 17) Along said reverse curve, having a radius of 282.00 feet, central angle of $29^{\circ}45'52''$, an arc length of 146.50 feet, and a chord which bears $N05^{\circ}16'36''E$, a distance of 144.85 feet to the point of curvature of a reverse curve to the right;
- 18) Along said reverse curve, having a radius of 78.00 feet, a central angle of $46^{\circ}43'50''$, an arc length of 63.62 feet, and a chord which bears $N13^{\circ}45'35''E$, a distance of 61.87 feet to the point of curvature of a reverse curve to the left;

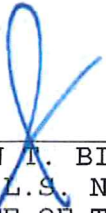
- 19) Along said reverse curve, having radius of 107.00 feet, a central angle of $46^{\circ}18'17''$, an arc length of 86.47 feet, and a chord which bears $N13^{\circ}58'21''E$, a distance of 84.14 feet to the point of curvature of a reverse curve to the right;
- 20) Along said reverse curve, having a radius of 118.00 feet, a central angle of $33^{\circ}58'15''$, an arc length of 69.96 feet, and a chord which bears $N07^{\circ}48'20''E$, a distance of 68.94 feet to the point of curvature of a reverse curve to the left;
- 21) Along said reverse curve, having a radius of 72.00 feet, a central angle of $41^{\circ}33'41''$, an arc length of 52.23 feet, and a chord which bears $N04^{\circ}00'37''E$, a distance of 51.09 feet to the point of curvature of a reverse curve to the right;
- 22) Along said reverse curve, having a radius of 28.00 feet, a central angle of $105^{\circ}27'57''$, an arc length of 51.54 feet, and a chord which bears $N35^{\circ}57'45''E$, a distance of 44.57 feet to the end of said curve;
- 23) $N88^{\circ}41'44''E$, a distance of 16.59 feet to an angle point hereof;
- 24) $N01^{\circ}18'16''W$, a distance of 63.23 feet to a point in the common line of said Lot 2 and said Lot 3, for the northwesterly corner hereof;

THENCE, $N88^{\circ}41'44''E$, along the common line of said Lot 2 and said Lot 3, for the northerly line hereof, a distance of 10.35 feet to the **POINT OF BEGINNING**, containing an area of 0.327 acres (14,235 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS: 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.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # F-10194230
John.Bilnoski@stantec.com

8/4/16
Date



LEGEND

O 1/2" IRON ROD WITH "BURY" CAP FOUND
P.O.B. POINT OF BEGINNING



0 75 150 300
SCALE: 1" = 150'

LOT 2, BLOCK 2
FALCON POINTE POD 7,
PHASE 1 FINAL PLAT
DOCUMENT NO. 201600108

FALCON VILLAGE LANE
(60' R.O.W.)

0.327 ACRE
(14,235 SQ. FT.)
SIDEWALK EASEMENT

LOT 3, BLOCK 2
FALCON POINTE POD 7,
PHASE 1 FINAL PLAT
DOCUMENT NO. 201600108

TERRABROOK FALCON POINTE, LLC
DOCUMENT NO. 2000105424

LOT 1, BLOCK 1
OPEN SPACE
FALCON POINTE POD 7
ENTRANCE ROAD
FINAL PLAT
DOCUMENT NO.
201600100

REMAINDER OF 149.599 ACRES
TERRABROOK FALCON RIDGE, LLC
DOCUMENT NO. 2000105424

P.O.B.

DILLON POND LANE

COLORADO SAND DRIVE
(90' R.O.W.)

FALCON VILLAGE LANE

FALCON POINTE - SECTION EIGHTEEN
FINAL PLAT
DOCUMENT NO. 201500208

DOCUMENT NO. 201300217



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.327 ACRE TRACT OF LAND OUT OF THE JOHN DAVIS SURVEY 13, ABSTRACT NO. 231 SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 2 FALCON POINTE POD 7, PHASE 1 FINAL PLAT OF RECORD IN DOCUMENT NO. 201600108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NEWLAND COMMUNITIES, LLC

SHEET 1 OF 3

DATE: 06/29/16

DRAWN BY: KWA

FN: 16-214(KWA)

FILE: H:\222010220\222010220EX1.DWG

PROJECT No 222010220

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S88°41'44"W	26.84'
L2	N81°42'48"E	32.77'
L3	S81°42'48"W	55.73'
L4	N89°02'38"W	52.67'
L5	S89°02'38"E	52.67'
L6	N81°42'48"E	11.04'
L7	N88°41'44"E	16.59'
L8	N1°18'16"W	63.23'
L9	N88°41'44"E	10.35'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.25'	895.00'	4°41'21"	S01°13'30"E	73.23'
C2	33.13'	18.00'	105°27'57"	S35°57'45"W	28.65'
C3	59.48'	82.00'	41°33'41"	S04°00'37"W	58.19'
C4	64.03'	108.00'	33°58'15"	S07°48'20"W	63.10'
C5	94.56'	117.00'	46°18'17"	S13°58'21"W	92.00'
C6	55.46'	68.00'	46°43'50"	S13°45'35"W	53.94'
C7	151.69'	292.00'	29°45'52"	S05°16'36"W	149.99'
C8	45.61'	113.00'	23°07'38"	S08°35'43"W	45.30'
C9	145.45'	357.00'	23°20'39"	S08°42'13"W	144.45'
C10	131.55'	198.00'	38°04'04"	S01°20'31"W	129.15'
C11	55.28'	242.00'	13°05'17"	S11°08'53"E	55.16'
C12	9.81'	6.00'	93°40'58"	S51°26'43"E	8.75'
C13	14.43'	25.00'	33°04'43"	S37°04'49"W	14.23'
C14	26.61'	498.00'	3°03'41"	S80°10'57"W	26.61'
C15	54.58'	101.00'	30°57'43"	N85°52'02"W	53.92'
C16	15.63'	48.00'	18°39'28"	N79°42'55"W	15.56'
C17	25.61'	102.00'	14°23'15"	N81°51'01"W	25.55'
C18	13.61'	48.00'	16°14'56"	N82°46'51"W	13.57'
C19	3.88'	123.00'	1°48'30"	S89°59'56"W	3.88'
C20	174.35'	435.00'	22°57'50"	N62°36'58"W	173.18'
C21	123.59'	140.00'	50°34'45"	N25°50'40"W	119.61'
C22	91.99'	110.00'	47°54'49"	N24°30'42"W	89.33'
C23	115.73'	118.01'	56°11'20"	S24°43'31"E	111.15'
C24	106.55'	93.00'	65°38'38"	S30°14'03"E	100.82'
C25	96.26'	658.00'	8°22'56"	S58°51'54"E	96.18'
C26	71.46'	113.00'	36°13'53"	S72°47'23"E	70.27'
C27	16.45'	58.00'	16°14'56"	S82°46'51"E	16.39'
C28	23.10'	92.00'	14°23'15"	S81°51'01"E	23.04'
C29	18.89'	58.00'	18°39'28"	S79°42'55"E	18.80'
C30	49.18'	91.00'	30°57'43"	S85°52'02"E	48.58'



Stantec

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TBPE # F-6324 TBPLS # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 0.327 ACRE TRACT OF LAND OUT OF THE JOHN DAVIS SURVEY 13, ABSTRACT NO. 231 SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 2 FALCON POINTE POD 7, PHASE 1 FINAL PLAT OF RECORD IN DOCUMENT NO. 201600108, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**NEWLAND
COMMUNITIES,
LLC**

SHEET 2 OF 2

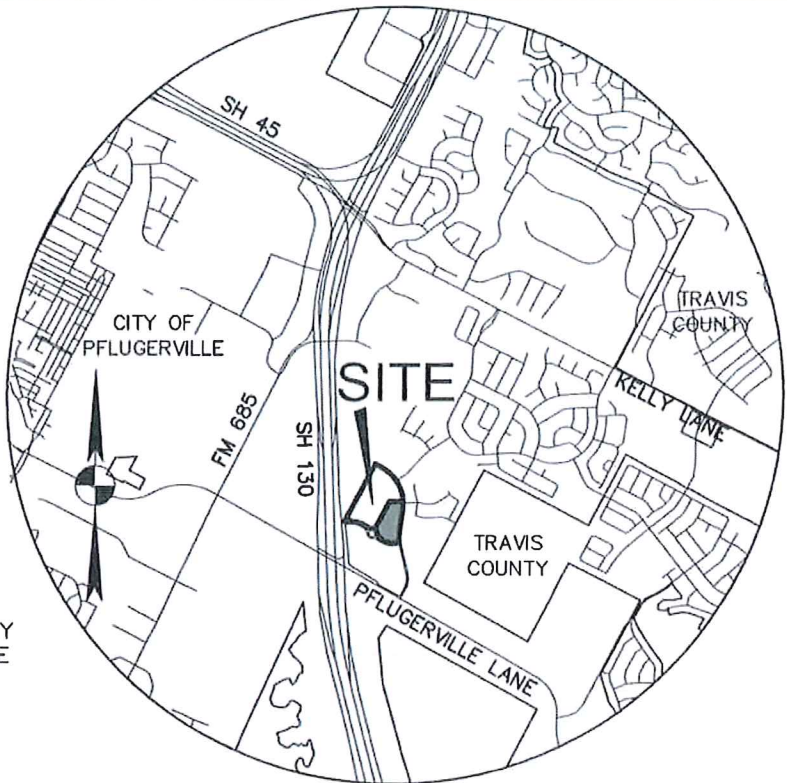
DATE: 06/29/16

DRAWN BY: KWA

FN: 16-214(KWA)

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PROJECT No. 222010220



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.

VICINITY MAP

N.T.S.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	27.14'	508.00'	3°03'41"	N80°10'57"E	27.14'
C32	9.00'	6.00'	85°57'29"	N38°44'03"E	8.18'
C33	54.45'	232.00'	13°26'50"	N10°58'06"W	54.32'
C34	138.20'	208.00'	38°04'04"	N01°20'31"E	135.67'
C35	141.38'	347.00'	23°20'39"	N08°42'13"E	140.40'
C36	49.65'	123.00'	23°07'38"	N08°35'43"E	49.31'
C37	146.50'	282.00'	29°45'52"	N05°16'36"E	144.85'
C38	63.62'	78.00'	46°43'50"	N13°45'35"E	61.87'
C39	86.47'	107.00'	46°18'17"	N13°58'21"E	84.14'
C40	69.96'	118.00'	33°58'15"	N07°48'20"E	68.94'
C41	52.23'	72.00'	41°33'41"	N04°00'37"E	51.09'
C42	51.54'	28.00'	105°27'57"	N35°57'45"E	44.57'
C43	25.32'	110.00'	13°11'10"	N55°03'42"W	25.26'
C44	11.01'	25.00'	25°13'19"	N07°55'48"E	10.92'



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NEWLAND COMMUNITIES, LLC

SHEET 3 OF 3

DATE: 06/29/16

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