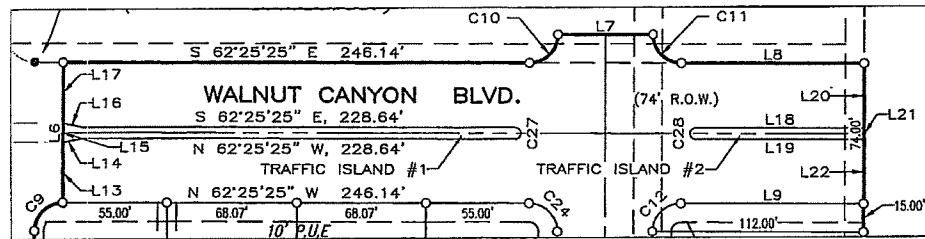
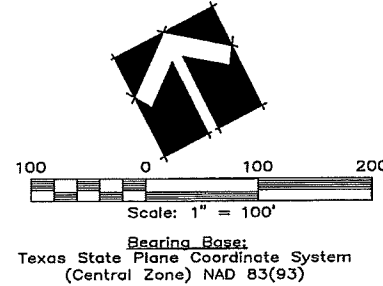


LINE TABLE			
NUMBER	DIRECTION		DISTANCE
L1	N	62°25'25" W	73.26'
L2	N	42°29'11" E	60.00'
L3	N	27°34'35" E	50.00'
L4	N	27°34'35" E	50.00'
L5	N	27°34'35" E	50.00'
L6	N	27°34'35" E	74.00'
L7	S	62°25'25" E	50.00'
L8	S	62°25'25" E	97.00'
L9	N	62°25'25" W	97.00'
L10	S	42°29'11" W	49.39
L11	S	62°25'25" E	73.26'
L12	N	42°29'11" E	52.85'
L13	N	27°34'35" E	32.00'
L14	N	73°44'01" W	10.20'
L15	N	27°34'35" E	10.00'
L16	S	51°06'50" E	10.20'
L17	N	27°34'35" E	32.00'
L18	S	62°25'25" E	89.50'
L19	N	62°25'25" W	89.50'
L20	S	27°34'35" W	34.00'
L21	S	27°34'35" W	6.00'
L22	S	27°34'35" W	34.00'

CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION	
C1	14°54'36"	430.00'	111.90'	111.58'	N 54°58'07"	W
C2	75°05'24"	15.00'	19.66'	18.28'	N 09°58'07"	W
C3	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C4	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C5	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C6	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C7	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C8	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C9	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C10	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C11	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25"	W
C12	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35"	W
C13	14°54'36"	213.00'	55.43'	55.27'	S 35°01'53"	W
C14	97°46'15"	15.00'	25.60'	22.60'	S 62°34'57"	E
C15	7°08'21"	370.00'	46.10'	46.07'	S 58°51'18"	E
C16	90°00'00"	15.00'	23.56'	21.21'	N 87°29'11"	E
C17	14°54'36"	163.00'	42.42'	42.30'	N 50°01'53"	E
C18	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C19	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C20	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C21	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C22	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C23	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35"	E
C24	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25"	W
C25	1°23'28"	213.00'	5.17'	5.17'	N 41°47'28"	E
C26	13°31'10"	213.00'	50.28'	50.14'	N 24°20'10"	E
C27	180°00'00"	3.00'	9.42'	6.00'	S 37°30'35"	W
C28	180°00'00"	3.00'	9.42'	6.00'	N 27°34'35"	E



DETAIL 'A'
SCALE: 1" = 60'



FINAL PLAT OF
HIGHLAND PARK
PHASE D, SECTION 4

CITY OF PFLUGERVILLE, TEXAS

LEGAL DESCRIPTION:

HIGHLAND PARK -- PHASE D, SECTION 4 -- 14.06 ACRES
All that certain tract or parcel of land situated in Travis County, Texas, out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, and being those tracts described in deeds granted to Continental Homes of Texas, L.P., recorded in Document No.'s 2005119523 and 2012033587, Official Public Records of Travis County, Texas; and a portion of that tract of land described in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920, Official Public Records of Travis County, Texas.

LINEAR FOOTAGE OF ROADWAYS:

WALNUT CANYON BLVD.:	423.13	L.F.
PETROGLYPH TRAIL:	286.13	L.F.
BLACK CANYON STREET:	286.13	L.F.
HALEKALA TRAIL:	286.13	L.F.
KINGSTON LACY BLVD.:	444.89	L.F.
BANDELIER DRIVE:	1411.37	L.F.

TOTAL ACREAGE: 14.06
TOTAL NO. BLOCKS: 5
TOTAL RESIDENTIAL (RS1) LOTS: 55
PUBLIC OPEN SPACE (NATURAL AREA): 1
PUBLIC OPEN SPACE (TRAFFIC ISLAND): 2

TOTAL: 3137.78 L.F.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "TLS INC."
Ⓐ	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
E.E.	ELECTRIC EASEMENT
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

NOTE:

-10' ELECTRIC EASEMENTS (10' E.E.) ARE
CENTERED ON THE PROPERTY LINES.

CUMULATIVE LOT TABLE

SUBDIVISION PHASE	RESIDENTIAL LOTS (RS)
A-1	197
A-2A	61
A-2B	34
A-2D	16
B-1	74
B-3	11
B-4	14
B-5	14
B-7	20
B-9, 11&12	59
B-10 & 13	56
C-2A	1
D-1	95
D-2	55
D-3	70
D-4 (THIS PLAT)	55
TOTAL	832

BENCH MARKS:

BENCHMARK 1
BRASS DISK IN CONCRETE
NORTHING: 10141156.954
EASTING: 3153774.216
ELEVATION: 703.39' (NAVD88)

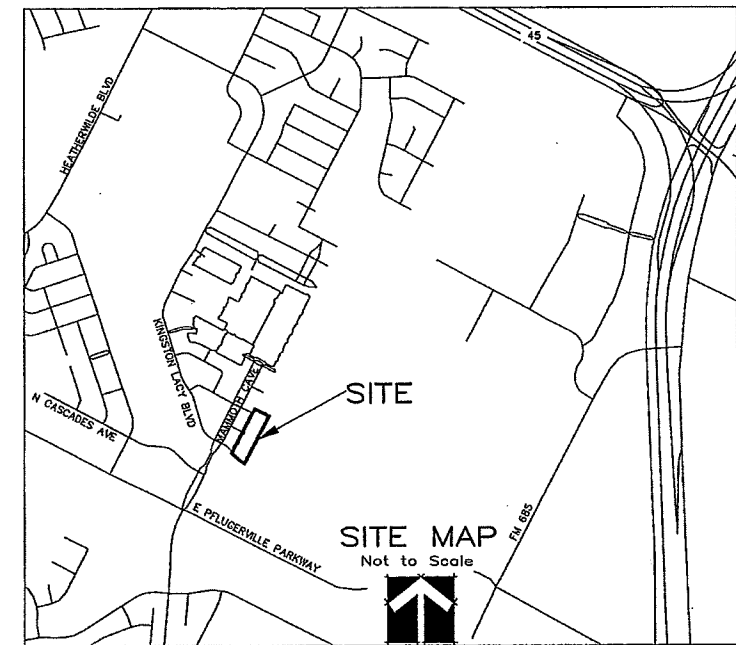
OWNER/SUBDIVIDER:

CONTINENTAL HOMES OF TEXAS, L.P.
(A Texas Limited Partnership)

By:
CHTEX of Texas, Inc.
(A Delaware Corporation)
Its General Partner
10700 Pecan Park Blvd, Suite 400
Austin, Texas 78750

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
TBPE #470
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
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SHEET

1 OF 2

FINAL PLAT OF
HIGHLAND PARK
PHASE D, SECTION 4
CITY OF PFLUGERVILLE, TEXAS

OWNERS' CERTIFICATION
STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P., acting herein by and through Richard N. Maier, Vice President of Continental Homes of Texas, L.P., do hereby certify that certain 4.06 acre tract or parcel of land situated in Travis County, Texas, out of the Travis County, Texas, District No. 689, and being those tracts described in deeds granted to Continental Homes of Texas, L.P., recorded in Document No.'s 2005119523 and 2012033587, Official Public Records of Travis County, Texas; and a portion of that tract of land described in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920, Official Public Records of Travis County, Texas; does hereby subdivide said 4.06 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE D, SECTION 4**, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

TO CERTIFY WHICH, WITNESS by my hand this 4 day of September, 2014.

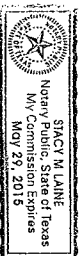
Richard N. Maier
RICHARD N. MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, L.P.
(A Texas Limited Partnership)

By:
CHTEX of Texas, Inc.
(A Delaware Corporation)
Its General Partner
10700 Pecan Park Blvd., Suite 400
Austin, Texas 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §
BEFORE ME, the undersigned authority personally appeared Richard N. Maier of Continental Homes of Texas, L.P.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 day of September, 2014.

Stacy M. Lane
Notary Public, State of Texas



ENGINEER'S CERTIFICATION

No portion of this tract is within the boundaries of the 100-year floodplain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48453C02803, dated August 18, 2014, for Travis County, Texas.

James A. Huffcut
James A. Huffcut, PE
Registered Professional Engineer No. 55253
State of Texas
PAPE-DAWSON ENGINEERS
7800 SHOL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711



SURVEYOR'S CERTIFICATION

I, Kenneth Louis Chider, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land shown hereon, and that the measurements shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Pflugerville, Texas and that all known easements within the boundary of the plat are shown hereon.

Bearing Basis: Texas State Plane Coordinate System (Central Zone)

Kenneth L. Chider
Kenneth L. Chider
Registered Professional Land Surveyor No. 5624
State of Texas



Approved this the _____ day of _____, 20____, by the
Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of
the City of Pflugerville.

Rodney Blackburn, Chairman
Planning & Zoning Commission
Date _____

This plat reflects the approval granted by the by the Planning and Zoning
Commission on the date indicated above.

Emily Barron, Planning Director
Date _____
ATTEST:

Karen Thompson, City Secretary
Date _____

1. This Property is within Pflugerville City Limits.
2. No objects, including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
3. Property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation and maintenance.
4. All drainage easements on private property shall be maintained by the property owner, or his/her assigns.
5. Sidewalks shall be constructed along each side of Petroglyph Trail, Block Canyon Street, Holekole Trail, Kingston Lacy Blvd., and Bondella Drive. Sidewalks shall be constructed along each side of Walnut Canyon Blvd. Sidewalk ramps for handicap access shall be provided at all street intersections unless otherwise noted.
6. The 25 and 100 year floodplain will be contained within the drainage easement and street right-of-way.
7. Single Family setbacks shall be as stated in the Highland Park ALLUR document. Lots in Blocks HH shall follow the setback requirements for the Neighborhood House lot type. Lots in Block II, JJ, KK and LL shall follow the setback requirements for the Neighborhood Villa lot type.
8. Water and wastewater service will be provided by the City of Pflugerville.
9. A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all street right-of-ways.
10. A five (5) foot Public Utility Easement is hereby dedicated adjacent to all alley right-of-ways.
11. Streetlights shall be provided in accordance with 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.
12. Community Impact Fees for individual lots shall be paid prior to issuance of building permit at the rates established in City of Pflugerville Ordinance No. 1179-14-06-10.
13. 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 Guidelines.
14. The subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation including the Unified Development Code and the Tree Technical Manual, as amended.
15. Traffic Islands #1 and #2, Public Open Space, and Lot #7, Block HH, Natural Area Public Open Space, shall be owned by the City of Pflugerville and maintained by the Homeowner's Association.

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	HH	0.14	6160
2	HH	0.14	6160
3	HH	0.14	6160
4	HH	0.14	6160
5	HH	0.14	6160
6	HH	0.14	6160
7	HH	0.14	6160
8	HH	0.14	6160
9	HH	0.14	6160
10	HH	0.14	6160
11	HH	0.14	6160
12	HH	0.14	6160
13	HH	0.14	6160
14	HH	0.14	6160
15	HH	0.14	6160
16	HH	0.14	6160
17	HH	0.14	6160
18	HH	0.14	6160
19	HH	0.14	6160
20	HH	0.14	6160
21	HH	0.14	6160
22	HH	0.14	6334
23	HH	0.21	9316

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	II	0.22	9703
2	II	0.22	9482
3	II	0.22	9482
4	II	0.22	9703
5	II	0.22	9752
6	II	0.22	9530
7	II	0.22	9530
8	II	0.22	9752

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	JJ	0.22	9752
2	JJ	0.22	9530
3	JJ	0.22	9530
4	JJ	0.22	9752
5	JJ	0.22	9752
6	JJ	0.22	9530
7	JJ	0.22	9530
8	JJ	0.22	9752

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	LL	0.20	8768
2	LL	0.20	8881
3	LL	0.20	8884
4	LL	0.20	8768
5	LL	0.27	11588
6	LL	0.25	11000
7	LL	0.23	9875
8	LL	0.24	10360

COUNTY CLERK'S CERTIFICATION:

State of Texas §
County of Travis §

I, Dana Debeauvoir, Clerk of Travis County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock, _____ m., and duly recorded on this the _____ day of _____, 20____, a.d., at _____ o'clock, _____ m., in the Official Public Records of said county and state in Document Number _____.

Witness my hand and seal of office the County Clerk, _____ day of _____, 20____, a.d.

Dana Debeauvoir, County Clerk, Travis County, Texas

By: _____ Deputy
Filed for record, at _____ o'clock, _____ m., this the _____ day of _____, 20____, a.d.
By: _____ Deputy

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 — Georgetown, Texas 78626
(512) 930-1600/(512) 930-9389 fax

TBPLS FIRM NO. 10086200
www.texas-land.com

IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE OF THE COUNTY CLERK, IT IS AN UNRECORDED DOCUMENT.
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SHEET

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