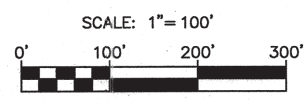


LOCATION MAP
NOT TO SCALE
MARCUS MAP GRID: 407U

FINAL PLAT OF PFAIRWAY PARK

A RESUBDIVISION OF LOT 3, BLOCK A PFAIRWAY OFFICE PARK FINAL PLAT

A 14.473 ACRE, OR 630,423 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 3, BLOCK A, OF THE FINAL PLAT PFAIRWAY OFFICE PARK SUBDIVISION CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, RECORDED IN DOCUMENT NO. 200500126 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM BARKER SURVEY, No. 74, TRAVIS COUNTY, TEXAS.



LEGEND	
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊙	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
∠	PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS
----	4' WIDE SIDEWALK

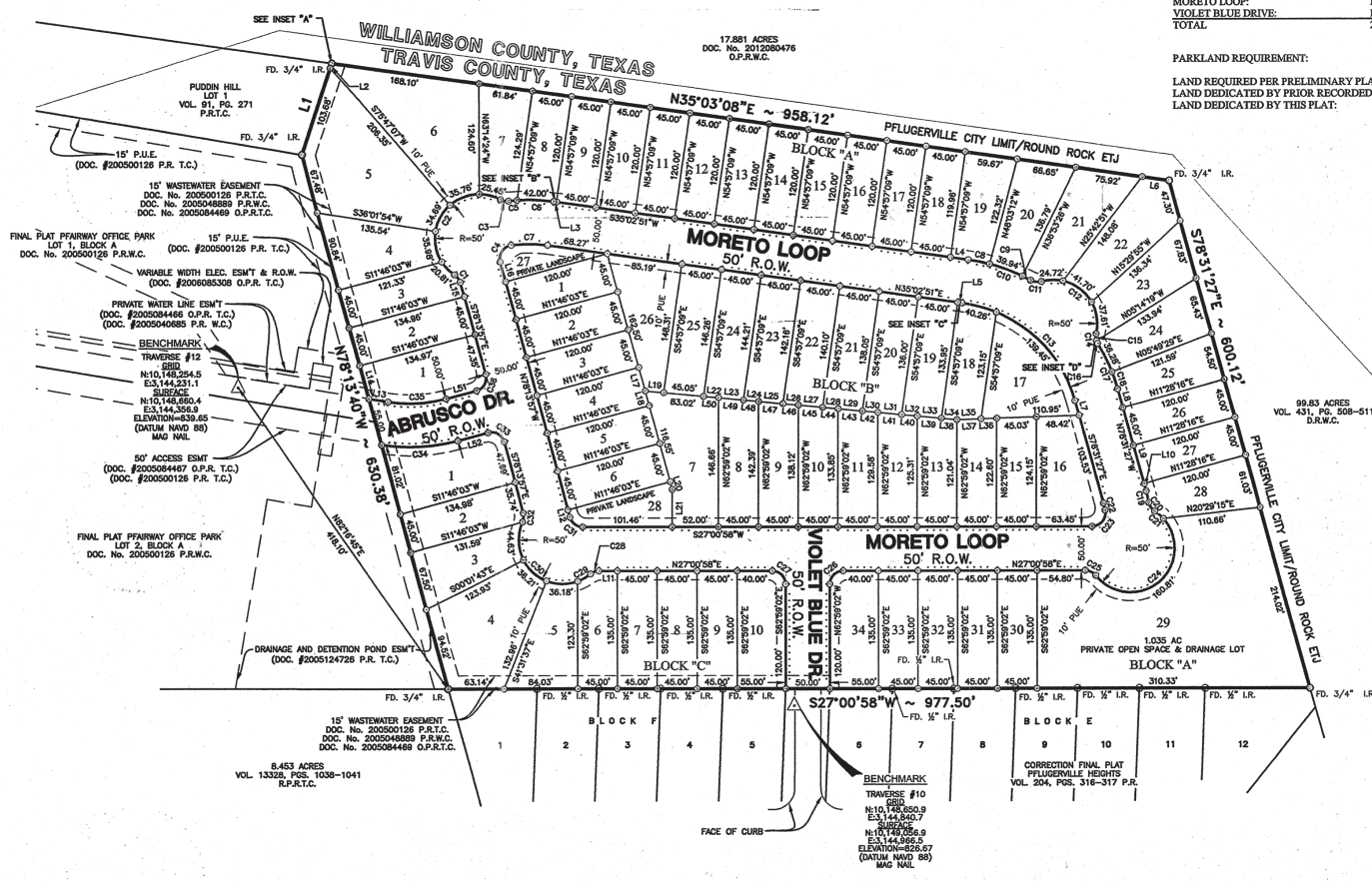
OWNER/SUBDIVIDER:	ENGINEER:	SURVEYOR:
CONTINENTAL HOMES OF TEXAS, LP, (A TEXAS LIMITED PARTNERSHIP) 10700 PECAN PARK BLVD, SUITE 400 AUSTIN, TEXAS 78750 (512) 345-4663/FAX (512) 533-1429	PAPE-DAWSON ENGINEERS, INC. 7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78757 (512) 454-8711	PAPE-DAWSON ENGINEERS, INC. 7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78757 (512) 454-8711

LOT SUMMARY:		BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
TOTAL LOT ACREAGE:	11.703 ACRES	
TOTAL SUBDIVISION ACREAGE:	14.473 ACRES	
TOTAL STREET ACREAGE:	2.770 ACRES	
TOTAL NUMBER OF BLOCKS:	3	
TOTAL NUMBER OF RESIDENTIAL LOTS:	69/10,510 ACRES	
TOTAL NUMBER OF PRIVATE OPEN SPACE & DRAINAGE LOTS:	1/1.035 ACRES	
TOTAL NUMBER OF PRIVATE LANDSCAPE LOTS:	20/1.158 ACRES	
	COMBINED SCALE FACTOR:	0.999960016

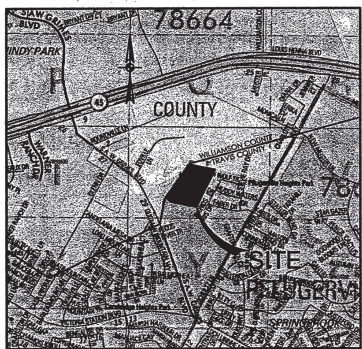
LINEAR FEET OF NEW STREET:	
ABRUSCO DRIVE:	164 LF
MORETO LOOP:	1981 LF
VIOLET BLUE DRIVE:	160 LF
TOTAL:	2305 LF

PARKLAND REQUIREMENT:	
LAND REQUIRED PER PRELIMINARY PLAN:	1.38 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS:	0.0 ACRES
LAND DEDICATED BY THIS PLAT:	(FEE-IN-LIEU) 0.0 ACRES

BENCHMARK:
1/2" IRON ROD W/ RED CAP
"TRAVERSE POINT" S82°16'45"W
418.10' FROM A FOUND 3/4" IRON
ROD IN SOUTHWEST CORNER OF
PFAIRWAY OFFICE PARK, LOT 3,
BLOCK A
NAD 83 SURFACE COORDINATES
N:1014660.4, E:3144356.9,
ELEVATION OF 839.65' (NAVD 88)



7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.454.8807



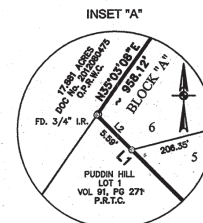
LOCATION MAP

NOT TO SCALE
MAPSCO MAP GRID: 407U

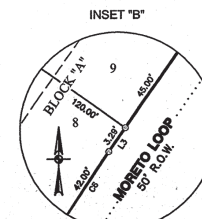
**FINAL PLAT
OF
PFAIRWAY PARK**

**A RESUBDIVISION OF LOT 3, BLOCK A
PFAIRWAY OFFICE PARK FINAL PLAT**

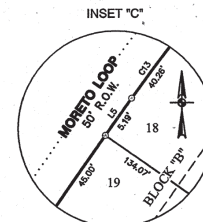
A 14.473 ACRE, OR 630,423 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 3, BLOCK A, OF THE FINAL PLAT PFAIRWAY OFFICE PARK SUBDIVISION CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, RECORDED IN DOCUMENT NO. 200500126 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM BARKER SURVEY, No. 74, TRAVIS COUNTY, TEXAS.



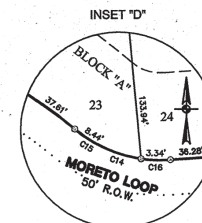
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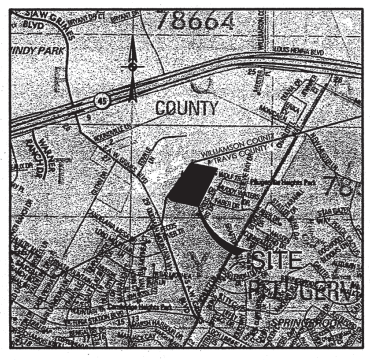
LINE TABLE		
LINE #	LENGTH	BEARING
L1	109.27'	N44°59'30"W
L2	5.59'	N44°59'30"W
L3	3.29'	N35°02'51"E
L4	20.36'	N35°02'51"E
L5	5.19'	N35°02'51"E
L6	30.94'	N35°03'08"E
L7	17.51'	S78°31'27"E
L8	22.35'	S78°31'27"E
L9	45.00'	S78°31'27"E
L10	8.66'	S78°31'27"E
L11	20.91'	S27°00'58"W
L12	8.47'	N78°13'57"W
L13	22.11'	S36°24'38"W
L14	39.01'	N78°13'40"W
L15	17.11'	N78°13'57"W
L16	23.31'	N78°13'57"W
L17	27.50'	S78°13'57"E
L18	17.50'	S78°13'57"E
L19	20.99'	S32°26'10"W
L20	9.05'	S78°13'57"E
L21	42.06'	S62°59'02"E
L22	16.88'	S32°26'10"W
L23	28.06'	S32°26'10"W
L24	17.14'	S32°26'10"W
L25	27.91'	S32°26'10"W
L26	17.29'	S32°26'10"W
L27	27.75'	S32°26'10"W
L28	17.45'	S32°26'10"W
L29	27.60'	S32°26'10"W
L30	17.60'	S32°26'10"W
L31	27.44'	S32°26'10"W
L32	17.76'	S32°26'10"W
L33	27.29'	S32°26'10"W
L34	17.92'	S32°26'10"W
L35	27.52'	S25°02'18"W
L36	17.50'	N25°02'18"E
L37	27.52'	N25°02'18"E
L38	17.92'	N32°26'10"E
L39	27.29'	N32°26'10"E
L40	17.76'	N32°26'10"E
L41	27.44'	N32°26'10"E
L42	17.60'	N32°26'10"E
L43	27.60'	N32°26'10"E
L44	17.45'	N32°26'10"E
L45	27.75'	N32°26'10"E
L46	17.29'	N32°26'10"E
L47	27.91'	N32°26'10"E
L48	17.14'	N32°26'10"E
L49	28.06'	N32°26'10"E
L50	16.98'	N32°26'10"E
L51	35.25'	S11°46'03"W
L52	35.25'	N11°46'03"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	15.00'	040°49'00"	N81°21'33"E	10.46'	10.69'
C2	50.00'	174°58'15"	S31°33'49"E	99.90'	152.69'
C3	15.00'	035°24'36"	S38°13'01"W	9.12'	9.27'
C4	15.00'	087°47'22"	N29°20'16"W	22.61'	25.60'
C5	205.00'	002°47'50"	N21°54'38"E	10.01'	10.01'
C6	205.00'	014°32'09"	S27°46'47"W	51.87'	52.01'
C7	155.00'	015°29'26"	N27°18'08"E	41.78'	41.91'
C8	205.00'	006°53'44"	S38°29'43"W	24.66'	24.67'
C9	205.00'	002°53'23"	S54°33'03"W	10.34'	10.34'
C10	205.00'	020°56'54"	S45°31'18"W	74.53'	74.95'
C11	16.00'	044°31'15"	S33°44'07"W	12.12'	12.43'
C12	50.00'	119°1'55"	S71°04'27"W	86.25'	104.02'
C13	155.00'	066°25'42"	N68°15'42"E	169.81'	179.71'
C14	15.00'	044°59'17"	N71°49'14"W	11.48'	11.78'
C15	15.00'	032°13'48"	N65°26'30"W	8.33'	8.44'
C16	15.00'	012°45'28"	N67°56'08"W	3.33'	3.34'
C17	205.00'	015°47'25"	N86°25'10"W	56.32'	56.50'
C18	205.00'	005°39'04"	N81°20'59"W	20.21'	20.22'
C19	210.00'	003°37'22"	N76°42'46"W	13.28'	13.28'
C20	15.00'	045°20'46"	S82°25'32"W	11.56'	11.87'
C21	50.00'	015°00'58"	S67°15'38"W	13.07'	13.10'
C22	160.00'	002°52'35"	S77°05'09"E	8.03'	8.03'
C23	15.00'	102°39'50"	S24°18'57"E	23.42'	26.88'
C24	50.00'	199°17'06"	N20°36'18"W	98.59'	173.91'
C25	15.00'	052°01'17"	N53°01'37"E	13.16'	13.62'
C26	15.00'	090°00'00"	N17°59'02"W	21.21'	23.56'
C27	15.00'	090°00'00"	N72°00'58"E	21.21'	23.56'
C28	15.00'	039°19'46"	N07°21'05"E	10.10'	10.30'
C29	50.00'	019°19'28"	N02°39'04"W	16.78'	16.86'
C30	50.00'	153°25'31"	N64°23'58"E	97.32'	133.89'
C31	15.00'	074°45'09"	S64°23'31"W	16.21'	19.57'
C32	15.00'	039°20'40"	S58°33'37"E	10.10'	10.30'
C33	15.00'	090°00'00"	N56°46'03"E	21.21'	23.56'
C34	205.00'	024°34'48"	N23°58'27"E	86.69'	87.35'
C35	155.00'	024°38'35"	S24°05'20"W	66.15'	66.67'
C36	15.00'	090°00'00"	S33°13'57"E	21.21'	23.56'

LOT/ACRES	
BLOCK "A"	
1/0.177	
2/0.139	
3/0.135	
4/0.176	
5/0.373	
6/0.327	
7/0.151	
8/0.125	
9/0.124	
10/0.141	
11/0.124	
12/0.124	
13/0.124	
14/0.124	
15/0.124	
16/0.124	
17/0.124	
18/0.124	
19/0.145	
20/0.155	
21/0.183	
22/0.148	
23/0.155	
24/0.151	
25/0.134	
26/0.124	
27/0.124	
28/0.140	
29/0.035	
30/0.140	
31/0.140	
32/0.140	
33/0.140	
34/0.169	

LOT/ACRES	
BLOCK "B"	
1/0.124	
2/0.124	
3/0.124	
4/0.124	
5/0.124	
6/0.124	
7/0.217	
8/0.149	
9/0.145	
10/0.124	
11/0.136	
12/0.132	
13/0.127	
14/0.128	
15/0.128	
16/0.187	
17/0.198	
18/0.135	
19/0.139	
20/0.142	
21/0.144	
22/0.148	
23/0.148	
24/0.150	
25/0.152	
26/0.182	
27/0.064	
28/0.094	

LOT/ACRES	
BLOCK "C"	
1/0.205	
2/0.140	
3/0.154	
4/0.287	
5/0.168	
6/0.137	
7/0.140	
8/0.140	
9/0.140	
10/0.169	



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP GRID: 407U

FINAL PLAT
OF
PFAIRWAY PARK

A RESUBDIVISION OF LOT 3, BLOCK A
PFAIRWAY OFFICE PARK FINAL PLAT

A 14.473 ACRE, OR 630,423 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 3, BLOCK A, OF THE FINAL PLAT PFAIRWAY OFFICE PARK SUBDIVISION CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, RECORDED IN DOCUMENT No. 200500126 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM BARKER SURVEY, No. 74, TRAVIS COUNTY, TEXAS.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT ~~Continental Home Texas~~ BEING THE OWNER OF 14.473 ACRES OF LAND OUT OF THE WILLIAM BARKER SURVEY No. 74, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN Doc. No. 200500126, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDED 14.473 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PFAIRWAY PARK, 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.

WITNESS MY HAND, THIS THE 23 DAY OF August, 2013, A.D.

Richard N. Maier
RICHARD N. MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, LP
(A TEXAS LIMITED PARTNERSHIP)

BY:
CITEY OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 23 DAY OF August, 2013, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



Stacy M. Laine
NOTARY SIGNATURE AND DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, G.E. BUCHANAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

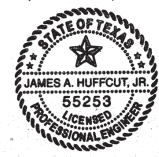
G.E. Buchanan 05/24/2013
G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
STATE OF TEXAS



ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL No. 48453C0260H, SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

James A. Huffcut, Jr. 5-24-13
JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 55253
STATE OF TEXAS



CITY CERTIFICATION
APPROVED THIS _____ DAY OF _____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

EMILY BARRON, PLANNING DIRECTOR
ATTEST:

KAREN THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

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 _____, 20____, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. THE ASSESSED IMPACT FEE RATE FOR 1 SERVICE UNIT WITH A 1/2 INCH DOMESTIC WATER METER SIZE SHALL BE \$2,403.00, SUBJECT TO PROVISIONS OF TRAVIS COUNTY MUD REGS. THE ASSESSED IMPACT FEE RATE FOR WASTEWATER IS SUBJECT TO PROVISIONS OF WINDERMERE UTILITY CO.
- 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, 25 YEAR, AND 100 YEAR STORM EVENTS.
- STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
- 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.
- A 10-FT P.U.E. SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION
- A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ABRUSCO DRIVE, MORETO LOOP, AND VIOLET BLUE DRIVE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- WASTEWATER SERVICE SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO T.C.E.Q. (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.
- LOT 29, BLOCK A AND LOTS 27-28, BLOCK B WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND/OR ITS ASSIGNS.
- THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION (HOA) IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.

Pape-Dawson ENGINEERS
 7000 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.454.8887
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100380-00