

HIGHLAND PARK  
PHASE D, SECTION 5  
CITY OF FLUGERVILLE, TEXAS

**LEGAL DESCRIPTION:**  
HIGHLAND PARK - PHASE D, SECTION 5 - 14.99 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 a portion of that certain tract of land described as 61.29 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920 of the Official Public Records of Travis County, Texas, and also being a portion of that certain tract of land described as 61.00 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2006132952 of the Official Public Records of Travis County, Texas.

**BENCHMARK 1**  
BRASS DISK IN CONCRETE  
NORTHING: 10141156.954  
EASTING: 3153774.216  
ELEVATION: 703.39' (NAVD83)

**BENCHMARK 2**  
BRASS DISK IN CONCRETE  
NORTHING: 10146359.652  
EASTING: 3152735.961  
ELEVATION: 740.28' (NAVD83)

**TOTAL ACRES:** 14.99  
**TOTAL NO. BLOCKS:** 9  
**TOTAL RESIDENTIAL (RS1) LOTS:** 73  
**PUBLIC OPEN SPACE (NATURAL AREA):** 1

**LINEAR FOOTAGE OF ROADWAYS:**

ALLEY #26:	301.14	L.F.
ALLEY #27:	301.14	L.F.
ALLEY #28:	301.14	L.F.
CRATERS OF THE MOON BLVD.:	301.14	L.F.
BRUCE CANYON DRIVE:	301.14	L.F.
BADLANDS DRIVE:	301.14	L.F.
FOSSIL BEDS DRIVE:	301.14	L.F.
BANDELIER DRIVE:	1,445.81	L.F.
<b>TOTAL:</b>	<b>3,553.79</b>	<b>L.F.</b>

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C32	30°19'51"	8.50'	4.50'	4.45'	N 12°24'39" E
C33	30°19'51"	16.50'	8.73'	8.63'	N 12°24'39" E
C34	30°19'51"	16.50'	8.73'	8.63'	N 12°24'39" E
C35	30°19'51"	8.50'	4.50'	4.45'	N 42°44'31" E

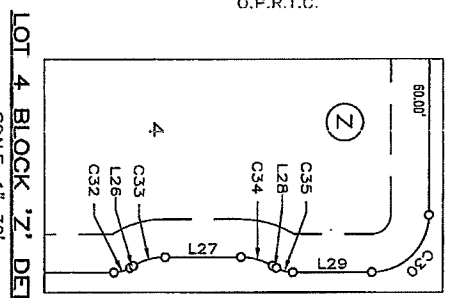
NUMBER	DIRECTION	DISTANCE
L26	N 02°45'16" W	1.14'
L27	N 27°34'35" E	20.00'
L28	N 57°54'25" E	1.14'
L29	N 27°34'35" E	20.68'

LEGEND	
●	½" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	W/YELLOW PLASTIC CAP "CS, LTD"
Ⓐ	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.W.E.	WASTEWATER EASEMENT
E.E.	ELECTRIC EASEMENT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

**OWNER/SUBDIVIDER:**  
CONTINENTAL HOMES OF TEXAS, L.P.  
(A Texas Limited Partnership)

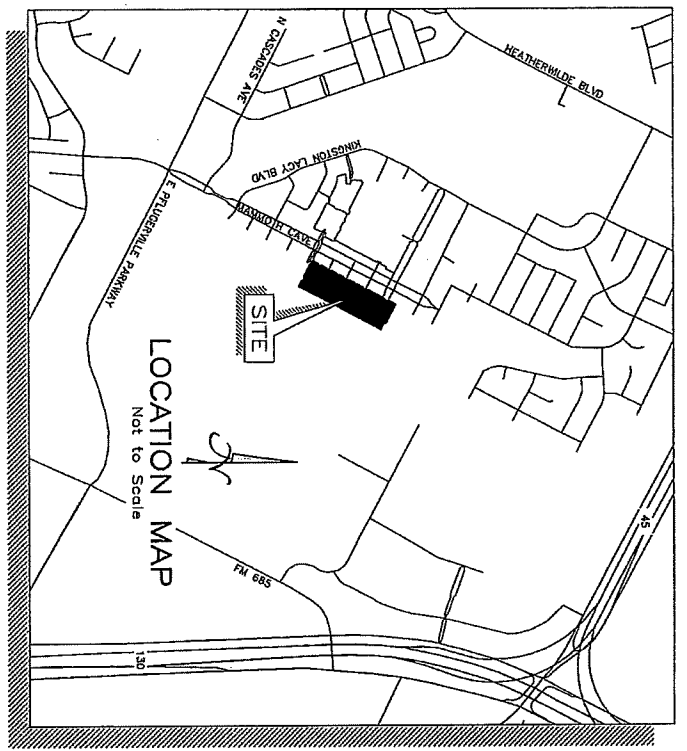
**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TYPE #470  
7800 SHOAL CREEK BLVD.,  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

**SURVEYOR:**  
TEXAS LAND SURVEYING, INC.  
3613 WILLIAMS DRIVE, SUITE 903  
GEORGETOWN, TEXAS 78628  
(512) 930-1600



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

CUMULATIVE LOT TABLE	
SUBDIVISION PHASE	RESIDENTIAL LOTS (RS1)
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	73
D-5 (THIS PLAT)	73
<b>TOTAL</b>	<b>905</b>



*Texas Land Surveying, Inc.*

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-land.com  
TOLLS: 704.100.5820

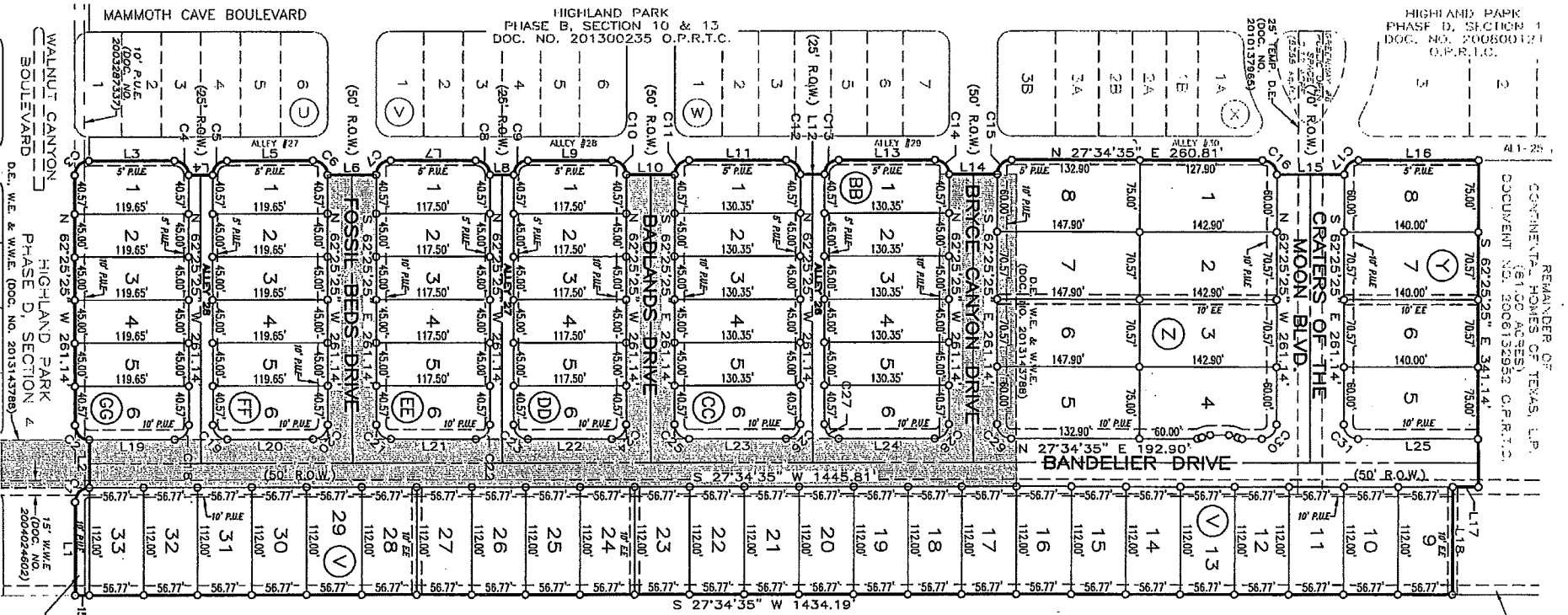
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**SHEET**

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CURVE TABLE		
NUMBER	DELTA	RADIUS
C1	90°00'00"	15.00'
C2	90°00'00"	15.00'
C3	89°59'58"	15.00'
C4	90°00'02"	15.00'
C5	90°00'00"	15.00'
C6	90°00'00"	15.00'
C7	89°59'58"	15.00'
C8	90°00'00"	15.00'
C9	90°00'00"	15.00'
C10	90°00'00"	15.00'
C11	90°00'00"	15.00'
C12	90°00'00"	15.00'
C13	90°00'00"	15.00'
C14	89°59'58"	15.00'
C15	90°00'00"	15.00'
C16	90°00'00"	15.00'
C17	90°00'00"	15.00'
C18	90°00'00"	15.00'
C19	90°00'00"	15.00'
C20	90°00'00"	15.00'
C21	90°00'00"	15.00'
C22	90°00'00"	15.00'
C23	90°00'00"	15.00'
C24	90°00'00"	15.00'
C25	90°00'00"	15.00'
C26	90°00'00"	15.00'
C27	90°00'00"	15.00'
C28	90°00'00"	15.00'
C29	90°00'00"	15.00'
C30	90°00'00"	15.00'
C31	90°00'00"	15.00'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 62°25'25" W	97.00'
L2	N 62°25'25" W	50.00'
L3	N 27°34'35" E	89.66'
L4	N 27°34'35" E	25.00'
L5	N 27°34'35" E	89.66'
L6	N 27°34'35" E	50.00'
L7	N 27°34'35" E	25.00'
L8	N 27°34'35" E	89.66'
L9	N 27°34'35" E	50.00'
L10	N 27°34'35" E	25.00'
L11	N 27°34'35" E	100.35'
L12	N 27°34'35" E	25.00'
L13	N 27°34'35" E	100.35'
L14	N 27°34'35" E	50.00'
L15	N 27°34'35" E	70.00'
L16	N 27°34'35" E	125.00'
L17	S 27°34'35" W	26.62'
L18	S 62°25'25" E	112.00'
L19	N 27°34'35" E	89.66'
L20	N 27°34'35" E	89.66'
L21	N 27°34'35" E	87.50'
L22	N 27°34'35" E	87.50'
L23	N 27°34'35" E	100.35'
L24	N 27°34'35" E	100.35'
L25	N 27°34'35" E	125.00'



FINAL PLAT OF  
HIGHLAND PARK  
PHASE D, SECTION 5  
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, being the owner of 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 a 14.99 acre portion of those tracts described as 61.26 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920, Official Public Records of Travis County, Texas, and 61.00 acres described in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2006132952 of the Official Public Records of Travis County, Texas, and 14.99 acres of the Official Public Records of Travis County, Texas, known as HIGHLAND PARK PHASE D, SECTION 5, and do hereby dedicate to the public the use of all streets, alleyways, paths or 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, 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.  
Notary Public State of Texas



SURVEYOR'S CERTIFICATION

I, Kenneth Louis Grider, do hereby certify that I prepared this plat from an actual and correct survey of the land shown hereon, and that the corner monuments shown thereon were properly placed by me or under my direction 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.

Beating Basis: Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

Kenneth Louis Grider  
Registered Professional Land Surveyor No. 5624  
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. 48-453C02803, dated August 15, 2014 for Travis County, Texas.

James A. Huffcut, PE  
Registered Professional Engineer No. 55253  
State of Texas



PAPE-DAWSON ENGINEERS  
TYPE FIRM REGISTRATION #470  
7801 SHILOH CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
5	Y	0.24	10,452'
6	Y	0.23	9,980'
7	Y	0.23	9,980'
8	Y	0.24	10,452'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	DD	0.15	6,433'
2	DD	0.12	5,287'
3	DD	0.12	5,287'
4	DD	0.12	5,287'
5	DD	0.12	5,287'
6	DD	0.15	6,433'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	Z	0.24	10,670'
2	Z	0.23	10,084'
3	Z	0.23	10,084'
4	Z	0.24	10,539'
5	Z	0.25	11,045'
6	Z	0.24	10,437'
7	Z	0.24	10,437'
8	Z	0.25	11,045'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	EE	0.15	6,433'
2	EE	0.12	5,287'
3	EE	0.12	5,287'
4	EE	0.12	5,287'
5	EE	0.12	5,287'
6	EE	0.15	6,433'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	BB	0.16	7,147'
2	BB	0.13	5,866'
3	BB	0.13	5,866'
4	BB	0.13	5,866'
5	BB	0.13	5,866'
6	BB	0.16	7,147'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	FF	0.15	6,532'
2	FF	0.12	5,384'
3	FF	0.12	5,384'
4	FF	0.12	5,384'
5	FF	0.12	5,384'
6	FF	0.15	6,532'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	CC	0.16	7,147'
2	CC	0.13	5,866'
3	CC	0.13	5,866'
4	CC	0.13	5,866'
5	CC	0.13	5,866'
6	CC	0.16	7,147'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	GG	0.15	6,532'
2	GG	0.12	5,384'
3	GG	0.12	5,384'
4	GG	0.12	5,384'
5	GG	0.12	5,384'
6	GG	0.15	6,532'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
9	V	0.15	6,398'
10	V	0.15	6,398'
11	V	0.15	6,398'
12	V	0.15	6,398'
13	V	0.15	6,398'
14	V	0.15	6,398'
15	V	0.15	6,398'
16	V	0.15	6,398'
17	V	0.15	6,398'
18	V	0.15	6,398'
19	V	0.15	6,398'
20	V	0.15	6,398'
21	V	0.15	6,398'
22	V	0.15	6,398'
23	V	0.15	6,398'
24	V	0.15	6,398'
25	V	0.15	6,398'
26	V	0.15	6,398'
27	V	0.15	6,398'
28	V	0.15	6,398'
29	V	0.15	6,398'
30	V	0.15	6,398'
31	V	0.15	6,398'
32	V	0.15	6,398'
33	V	0.15	6,398'

PLAT NOTES

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. 5' sidewalks shall be constructed along each side of Crofters Of The Moon Blvd., Bryce Canyon Drive, Bodlands Drive, Fossil Beds Drive and Bandler Drive. 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 ALUR document. Lots in Blocks BB, CC, DD, EE, FF and GG shall follow the setback requirements for the Garden Home lot type. Lots in Block V shall follow the setback requirements for the Neighborhood House lot type and Blocks Y and Z shall follow the setback requirements for the Neighborhood Villas 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 permits at the rates established in City of Pflugerville Ordinance No. 1179-14-05-10.
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. Natural Area Lot #6 - Public Open Space shall be owned by the City of Pflugerville and maintained by the Homeowner's Association.
15. 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.

Approved this the 20 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 \_\_\_\_\_

Emily Barron, Planning Director  
Date \_\_\_\_\_

ATTEST:

Karen Thompson, City Secretary  
Date \_\_\_\_\_

COUNTY CLERK'S CERTIFICATION:

State of Texas §  
County of Travis §

I, Dona 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 20 day of \_\_\_\_\_, a.d., at \_\_\_\_\_ o'clock, \_\_\_\_\_m., and duly recorded on this the 20 day of \_\_\_\_\_, 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.

Dona Debeauvoir, County Clerk, Travis County, Texas

By: \_\_\_\_\_ Deputy  
Filed for record, at \_\_\_\_\_ o'clock, \_\_\_\_\_m., this the \_\_\_\_\_ day of \_\_\_\_\_, a.d.,  
By: \_\_\_\_\_ Deputy

Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.texas-land.com  
TEPLS FIRM NO. 10056200

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