

FINAL PLAT OF **HIGHLAND PARK PHASE D, SECTION 7** CITY OF PFLUGERVILLE, TEXAS

DATE OF PLAT PREPARATION: JUNE 1, 2015

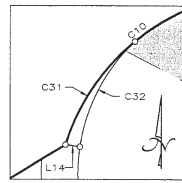
LEGAL DESCRIPTION:

HIGHLAND PARK PHASE D, SECTION 7- 6.52 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 tract described as 18.18 acres (Area 6) in a Special Warranty Deed granted to Continental Homes of Texas, L.P., and recorded as Document No. 2007122920, Official Public Records of Travis County, Texas.

CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC CHORD	DIRECTION
C1	90°00'00"	25.00'	39.27'	S 72°34'35" W
C2	90°00'00"	25.00'	39.27'	S 17°25'25" E
C3	90°00'00"	25.00'	39.27'	S 72°34'35" W
C4	90°00'00"	25.00'	39.27'	S 17°25'25" E
C5	90°00'00"	25.00'	39.27'	S 72°34'35" W
C6	90°00'00"	25.00'	39.27'	S 17°25'25" E
C7	24°46'23"	86.57'	82.76'	N 36°02'00" W
C8	150°26'04"	50.00'	131.28'	N 10°46'40" W
C9	73°44'23"	50.00'	64.35'	N 27°34'35" E
C10	70°31'51"	59.88'	73.51'	N 52°14'52" E
C11	48°11'23"	25.00'	21.03'	N 86°31'07" W
C12	156°49'35"	50.00'	136.86'	N 32°12'01" W
C13	37°11'04"	59.88'	39.02'	N 68°40'16" E
C14	74°28'12"	50.00'	64.99'	S 51°28'08" E
C15	48°11'23"	25.00'	21.03'	N 38°19'44" E
C16	48°11'23"	25.00'	21.03'	N 86°31'07" W
C17	101°23'37"	50.00'	88.48'	N 59°55'00" W
C18	73°44'23"	50.00'	64.35'	N 27°34'35" E
C19	101°14'45"	50.00'	88.35'	N 64°51'25" E
C20	48°11'23"	25.00'	21.03'	N 38°19'44" E
C21	48°11'23"	25.00'	21.03'	N 86°31'07" W
C22	24°27'27"	80.00'	21.34'	N 81°36'56" W
C23	150°26'04"	50.00'	131.28'	N 10°46'40" W
C24	101°14'45"	50.00'	88.35'	N 64°51'25" E
C25	48°11'23"	25.00'	21.03'	N 38°19'44" E
C26	24°34'35"	50.00'	21.45'	N 26°31'20" E
C27	76°40'11"	50.00'	66.81'	S 22°34'00" E
C28	24°40'00"	50.00'	21.53'	N 81°43'12" W
C29	78°43'37"	50.00'	66.96'	S 47°30'00" E
C30	16°39'56"	25.00'	7.27'	N 22°34'00" E
C31	33°00'48"	59.88'	34.49'	S 33°34'20" W
C32	37°57'07"	50.00'	33.12'	S 32°52' N 27°14'13" E
C33	50°38'48"	50.00'	44.20'	S 42°77' N 85°17'24" W
C34	24°34'36"	50.00'	21.45'	N 26°31'20" E

LINE TABLE			
NUMBER	DIRECTION	DISTANCE	
L1	S 27°34'35" W	85.85'	
L2	S 27°34'35" W	50.00'	
L3	S 62°25'25" E	5.00'	
L4	S 27°34'35" W	50.00'	
L5	S 27°34'35" W	50.00'	
L6	S 27°34'35" W	139.95'	
L7	N 54°37'58" E	131.11'	
L8	N 29°33'14" W	12.50'	
L9	N 80°42'23" E	12.50'	
L10	N 29°33'14" W	12.50'	
L11	N 39°24'39" E	25.62'	
L12	N 58°30'38" E	30.78'	
L13	N 06°37'51" E	97.30'	
L14	S 81°44'21" E	3.97'	

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	A	0.17	7535
2	A	0.17	7205
3	A	0.17	7215
4	A	0.19	8184
1	B	0.18	7803
2	B	0.15	6658
3	B	0.17	7500
4	B	0.17	7500
5	B	0.21	9241
6	B	0.21	9241
7	B	0.17	7500
8	B	0.17	7500
9	B	0.16	7185
10	B	0.17	7425
1	C	0.17	7431
2	C	0.16	7183
3	C	0.17	7500
4	C	0.17	7500
5	C	0.21	9241
6	C	0.21	9241
7	C	0.17	7500
8	C	0.17	7500
9	C	0.16	7185
10	C	0.17	7429
1	D	0.32	13,846
2	D	0.23	9897
3	D	0.23	9897
4	D	0.28	12,237



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

CUMULATIVE PARKLAND TABLE	
SUBDIVISION PHASE	ACREAGE
A-1	2.17
A-2C	4.35
B-1	4.30
B-2A	0.03
B-4	0.05
B-5	0.04
B-10 & 13	2.40
D-1	3.40
D-4	0.08
D-5	0.04
D-6	1.97
D-7 (THIS PLAT)	0.001
PARK	95.21
TOTAL	114.041

CUMULATIVE LOT TABLE	
SUBDIVISION PHASE	RESIDENTIAL LOTS
A-1	197
A-2A	61
A-2B	34
A-2C	85
A-2D	16
B-1	74
B-3	11
B-4	14
B-5	14
B-6	16
B-7	20
B-8	18
B-9, 11 & 12	59
B-10 & 13	56
C-2A	1
D-1	101
D-2	55
D-3	70
D-4	55
D-5	73
D-6	72
D-7 (THIS PLAT)	28
TOTAL	1130

BENCHMARK:

BENCHMARK 1:
 BRASS DISK IN CONCRETE
 NORTHING: 10141156.954
 EASTING: 3153774.716
 ELEVATION: 703.39' (NAVD88)

BENCHMARK 2:
 BRASS DISK IN CONCRETE
 NORTHING: 10146359.652
 EASTING: 3152735.961
 ELEVATION: 740.28' (NAVD88)

TOTAL ACREAGE: 6.52
 TOTAL NO. BLOCKS: 4
 TOTAL RESIDENTIAL LOTS: 28
 PUBLIC OPEN SPACE (PARKLAND): 1

LINEAR FOOTAGE OF ROADWAYS:

OBED RIVER DRIVE: 222.76 L.F.
 NOATAK TRAIL: 280.00 L.F.
 NIOBRARA RIVER DRIVE: 280.00 L.F.
TOTAL: 782.76 L.F.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	3/8" IRON PIN SET W/PINK PLASTIC CAP "T.L.S. INC."
(A)	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
— 5' SW —	5' WIDE CONCRETE SIDEWALK
E.E.	ELECTRIC EASEMENT

SURVEYOR:

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

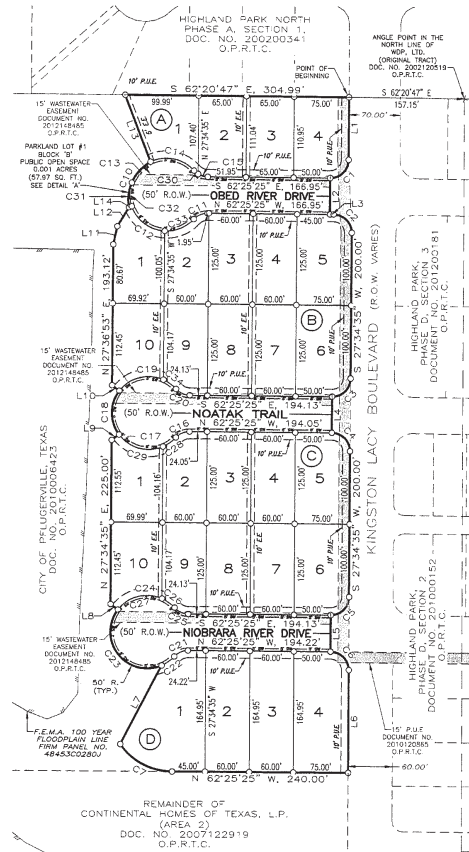
ENGINEER:

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

OWNER/SUBDIVIDER:

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

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



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

SHEET

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RECEIVED AUG 19 2015

FINAL PLAT OF
HIGHLAND PARK
PHASE D, SECTION 7
 CITY OF PFLUGERVILLE, TEXAS

OWNERS CERTIFICATIONSTATE 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 6.52 acre portion of that 18.18 acres (Area 6) described in a Special Warranty Deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920 of the Official Public Records of Travis County, Texas, does hereby subdivide said 6.52 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE D, SECTION 7**, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon.

TO CERTIFY WHICH, WITNESS by my hand this 10 day of August, 2015.

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

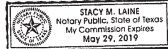
By:
 CHTEX of Texas, Inc.
 (A Delaware Corporation)
 Its General Partner
 10700 Pecan Park Blvd, Suite 400
 Austin, Texas 78750

STATE OF TEXAS §
COUNTY OF ~~TRAVIS~~ WILLIAMSON §

BEFORE ME, the undersigned authority personally appeared Richard N. Maier of Continental Homes of Texas, L.P.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 day of August, 2015.

Stacy M. Laine
 Notary Public, State of Texas

**SURVEYOR'S CERTIFICATION**

I, Kenneth Louis Crider, 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 corner monuments 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: Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

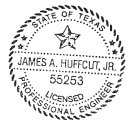
Kenneth Louis Crider 7-10-15
 Kenneth Louis Crider
 Registered Professional Land Surveyor No. 5624
 State of Texas

**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. 48453C0280J, dated August 18, 2014, for Travis County, Texas.

James A. Huffcut, Jr. 7-28-15
 James A. Huffcut, Jr.
 Registered Professional Engineer No. 55253
 State of Texas

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

**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 Obed River Drive, Naatak Trail, and Niobrara River 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 A, B, C, and D 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. 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.
11. 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. 1179-14-08-10.
12. 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 Manual and Construction Standards, dated November 2014.
13. 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.
14. Parkland Lot #1, Block 'B', Public Open Space, shall be owned and maintained by the City of Pflugerville.

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 Planning and Zoning Commission
 on the date indicated above.

Emily Barron, Planning Director

Date _____

ATTEST:

Karen Thompson, City Secretary

Date _____

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____ a.d., 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 78628
 (512) 930-1600/(512) 930-9389 fax
 www.texas-land.com
 TBPLS FIRM NO:10056200

SHEET

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