

FINAL PLAT OF
**HIGHLAND PARK
PHASE B, SECTION 8**
CITY OF PFLUGERVILLE, TEXAS

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE B, SECTION 8 - 4.24 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 those tracts of land described 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.

BENCH MARKS:

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

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

TOTAL ACREAGE: 4.24
TOTAL NO. BLOCKS: 2
TOTAL RESIDENTIAL LOTS: 18
PUBLIC OPEN SPACE: 0

LINEAR FOOTAGE OF ROADWAYS:

ALLEY #5: 521.61 L.F.
SLEEPING BEAR DUNES DRIVE: 509.07 L.F.
TOTAL: 1,030.68 L.F.

NOTE:

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

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET W/YELLOW PLASTIC CAP "CS, LTD"
Ⓐ	BLOCK DESIGNATION
PUE	PUBLIC UTILITY EASEMENT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.
E.E.	ELECTRIC EASEMENT

SURVEYOR:

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

OWNER/SUBDIVIDER:

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

ENGINEER:

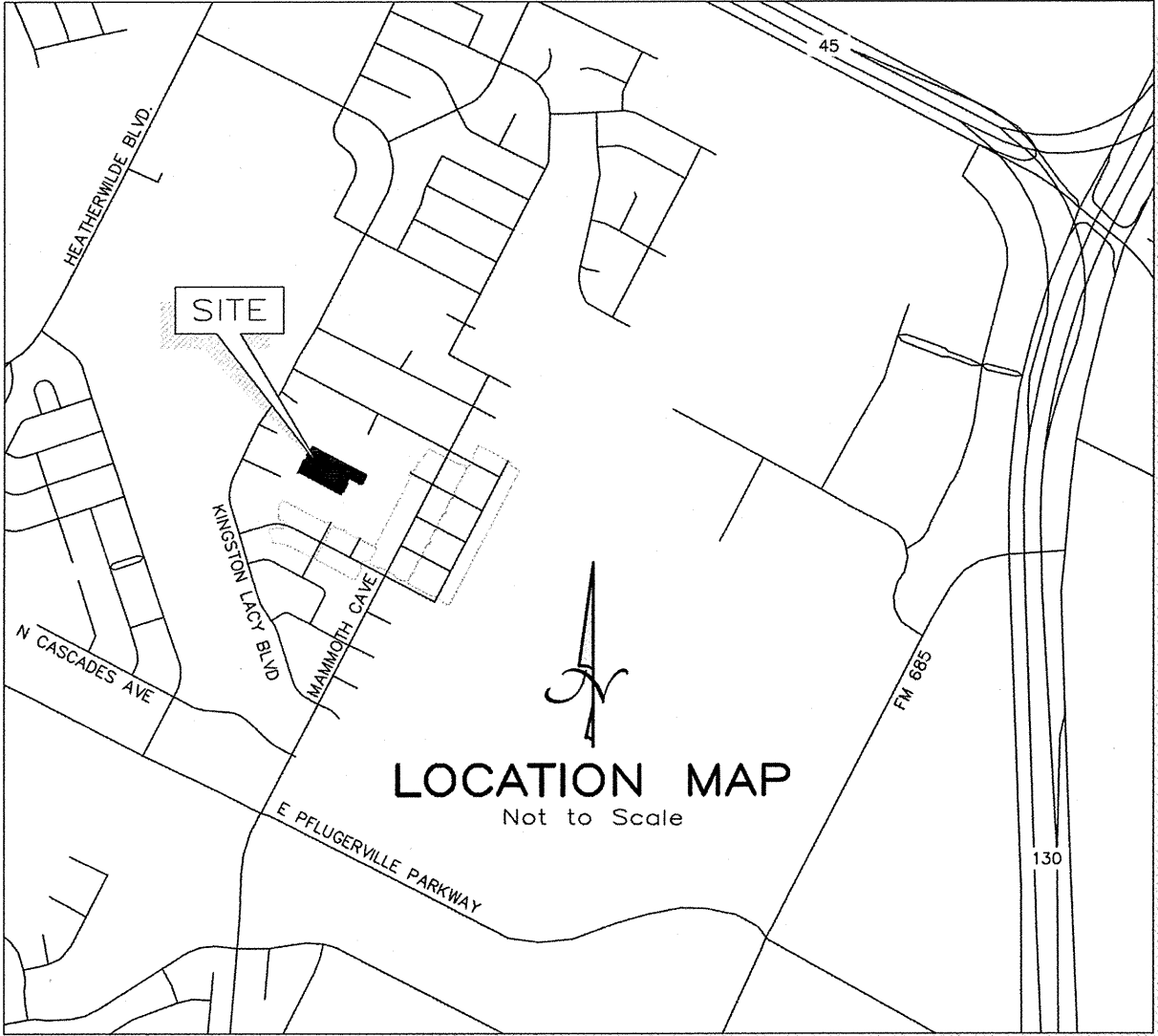
PAPE-DAWSON ENGINEERS INC.
TBPE #470
7800 SHOAL CREEK BLVD.,
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

By:

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

PLAT PREPARATION DATE:

September 8, 2014



CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C2	93°09'20"	15.00'	24.39'	21.79'	S 70°59'55" W
C3	93°09'20"	15.00'	24.39'	21.79'	N 70°59'55" E
C4	98°15'10"	15.00'	25.72'	22.68'	N 13°17'50" W
C5	81°44'50"	15.00'	21.40'	19.63'	N 76°42'10" E
C6	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C7	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C8	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C9	86°50'40"	15.00'	22.74'	20.62'	N 19°00'05" W

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 27°34'35" W	25.00'
L2	N 24°25'14" E	145.22'
L3	S 62°25'25" E	4.00'
L4	N 27°34'35" E	50.00'
L5	N 62°25'25" W	3.32'
L6	N 35°49'44" E	90.94'
L7	S 27°34'35" W	90.00'
L8	N 62°25'25" W	145.00'
L9	S 27°34'35" W	50.00'
L10	S 27°34'35" W	90.00'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	HH	0.20	8,616'
2	HH	0.18	7,800'
3	HH	0.18	7,800'
4	HH	0.18	7,800'
5	HH	0.18	7,800'
6	HH	0.18	7,800'
7	HH	0.18	7,800'
8	HH	0.21	9,263'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	JJ	0.23	9,861'
2	JJ	0.18	7,800'
3	JJ	0.18	7,800'
4	JJ	0.18	7,800'
5	JJ	0.18	7,800'
6	JJ	0.18	7,800'
7	JJ	0.18	7,800'
8	JJ	0.18	7,800'
9	JJ	0.18	7,800'
10	JJ	0.21	9,263'

CUMULATIVE LOT TABLE	
SUBDIVISION PHASE	RESIDENTIAL LOTS
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-8 (THIS PLAT)	18
B-9, 11 & 12	59
B-10 & 13	56
C-2A	1
D-1	95
D-2	55
D-3	70
D-4	55
D-5	73
TOTAL	923

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

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SHEET

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FINAL PLAT OF
HIGHLAND PARK
PHASE B, SECTION 8
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 4.24 acre portion of those tracts granted to Continental Homes of Texas, L.P., as recorded in Document No. 2007122920, Official Public Records of Travis County, Texas, does hereby subdivide said 4.24 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE B, SECTION 8**, 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 28 day of October, 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 28 day of October, 2014.

Stacy M. Lane
Notary Public, State of Texas

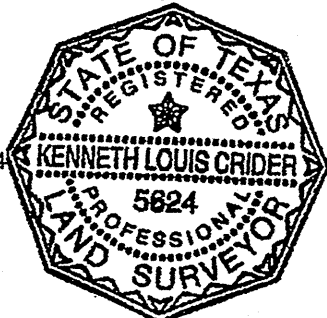


SURVEYOR'S CERTIFICATION

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 10-23-14
Kenneth Louis Crider
Registered Professional Land Surveyor No. 5624
State of Texas

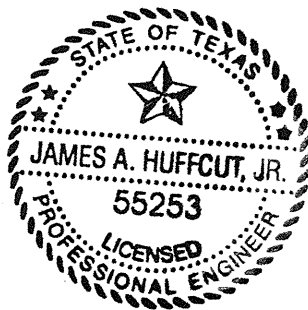


ENGINEER'S CERTIFICATION

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. 10-27-14
James A. Huffcut, Jr.
Registered Professional Engineer No. 55253
State of Texas

PAPE-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 Sleeping Bear Dunes 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 JJ and HH 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 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.

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

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
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SHEET

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OF

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