

# HIGHLAND PARK PHASE B SECTION CITY OF PFLUGERVILLE, TEXA W

OMNERS CERTIFICATION
STATE OF TEXAS \$
COUNTY OF TRAVIS \$
KNOW ALL MEN BY THESE F

That Continental Homes of Texas, L.P., octing herein by and through Burwell B. McClendon Secretary, being the owner of that certain troct or parcel of land situated in Trovis ounty, Texas, out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, and being a ortion of that tract described in a General Warranty Deed granted to WDP, Ltd., a Texas nited partnership, dated June 20, 2002 and recorded as Document No. 2002120519 Official while Records Travis County, Texas, does hereby subdivide 2.99 acres of land in accordance that this plat to be known as **HiGHLAND PARK PHASE B SCCTION 3**, and do hereby dedicate the public the use of all streets, alleys, parks, and easements shown hereon, subject to by easements or restrictions heretofore granted and not released.

TIFY WHICH, MITNESS by my hand 2010

Kild & Man

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
11254 Rata Vista Circle
Austin, Texas 78727

STATE OF TEXAS §

BEFORE ME, the undersigned authority pe Homes of Texas, L.P.

VORN TO AND SUBSCR IBED BEFORE ME THIS 35 day of August

20.0





lyde C. Castleberry, Jr., do hereby certify that I prepared this plot from an octual and the new property placed under my personal supervision in accordance with the chiston Regulations of the City of Pflugerville, Texas and that all known easements within bundary of the plat are shown hereon.

Date of Survey: Sept Bearing Basis: Texas System (Central







No portion of this tract is within the boundaries of the 100-year flood plain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. 48453C 0280 H, dated september 26, 2008, for Travis County, Texas.

Mes A. Huffcut, Jr. J. Sistered Professional Engineer eer No. 55253 \$ 23.10

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B PER 4470
BPED R 1470
BPED AWSON ENGINEERS
SOO SHOAL CREEK BLVD.
JITE 220 WEST
JITE 250 WEST
JITE 720 WEST
JSTIN, TEXAS 78757



- This Property is within Pflugerville City Lim
- No objects, including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
   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 ow or his/her assigns.
- 5' Sidewalks shall be constructed along each side of all streets in this subdivision. Sidewalk ramps for handicap access shall be provided at all street intersections unless otherwise noted.
- The 25 and 100 year flood plain 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.
- Water and waste water service will be provided by the City of Pflugerville.
   A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all street right—of—ways.
- 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 Section 156.421 of the Subdivision 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.
- The current impact fee rate for one Service unit with a 5/8 inch meter size for water is: \$2403.00 and wastewater is: \$2414.00. Impact fees will be poid at building permit.

  All (new) telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be places under ground, except as otherwise herein provided.
- 14. Where existing overhead electrical service exists, electric utility service line for street of site lighting shall be placed underground.
- All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in subdivision shall be pad mounted or placed underground in a public utility easements rather than a right-of-way.

Approved this the \_\_\_\_\_ day of \_\_\_\_ Commission of the City of Pflugerville, on behalf of the City of Pflugerville.

Naji Norder, Chairperson Planning and Zoning Commission

This plat reflects the approval date indicated above. granted by

By:Deputy	Dana Debeauvoir, County Clerk, Travis County Clerk	WINESS my hand and seal of office the County Clerk, day of	in Document Number	at o'clock, M., in the Official Public Records of said County and State	and duly recorded on this the day of	office on the day of 20 A.D., at	instrument in writing, with its certificate of authentication was filed for record in my
	/ Clerk			aid County and State	20 A.D.,	A.D., at o'clock,	or record in my

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(512) 930-1600/(512) 930-9389 fax www.castleberrysurveying.com	3613 Williams Drive, Suite 903	Castleberry Surveying, Ltd.
12) 930-9389 fa: aurveying.com	- Georgetown, Texas 78628	rveying, L
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