

# FINAL PLAT OF HIGHLAND PARK PHASE B SECTION 3 CITY OF PFLUGERVILLE, TEXAS

PREPARED  
 SEP 10 2010  
 SURVEYED

**LEGAL DESCRIPTION:**

HIGHLAND PARK — PHASE B SECTION 3 — 2.99 ACRES  
 All that certain tract of parcel of land situated in Travis County, Texas, and bounded by the following: on the north by the line of the 680' wide public right of way of the tract described in General Warranty Deed granted to WDP, Ltd., a Texas limited partnership, dated June 20, 2002 and recorded as Document No. 2002120519, Official Public Records Travis County, Texas.

**BENCH MARK:**

Chiseled triangle at the top of curb on the North end of bridge over Gilleland Creek, East side of Heatherwild Boulevard and approximately 100 feet South of center line of Cactus Blossum Drive —  
 FEMA BENCHMARK RM 110-2  
 NORTHING: 10139788.481  
 EASTING: 3146460.931  
 ELEVATION: 730.58

**LAND USE:**

TOTAL ACRES: 2.99  
 TOTAL NO. BLOCKS: 3  
 TOTAL RESIDENTIAL (RST) LOTS: 11  
 PUBLIC OPEN SPACE (NATURAL AREAS): 0  
 PUBLIC OPEN SPACE (GREENWAYS): 0

**SURVEYOR:**

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

**ENGINEER:**

PAPE-DAWSON ENGINEERS  
 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)

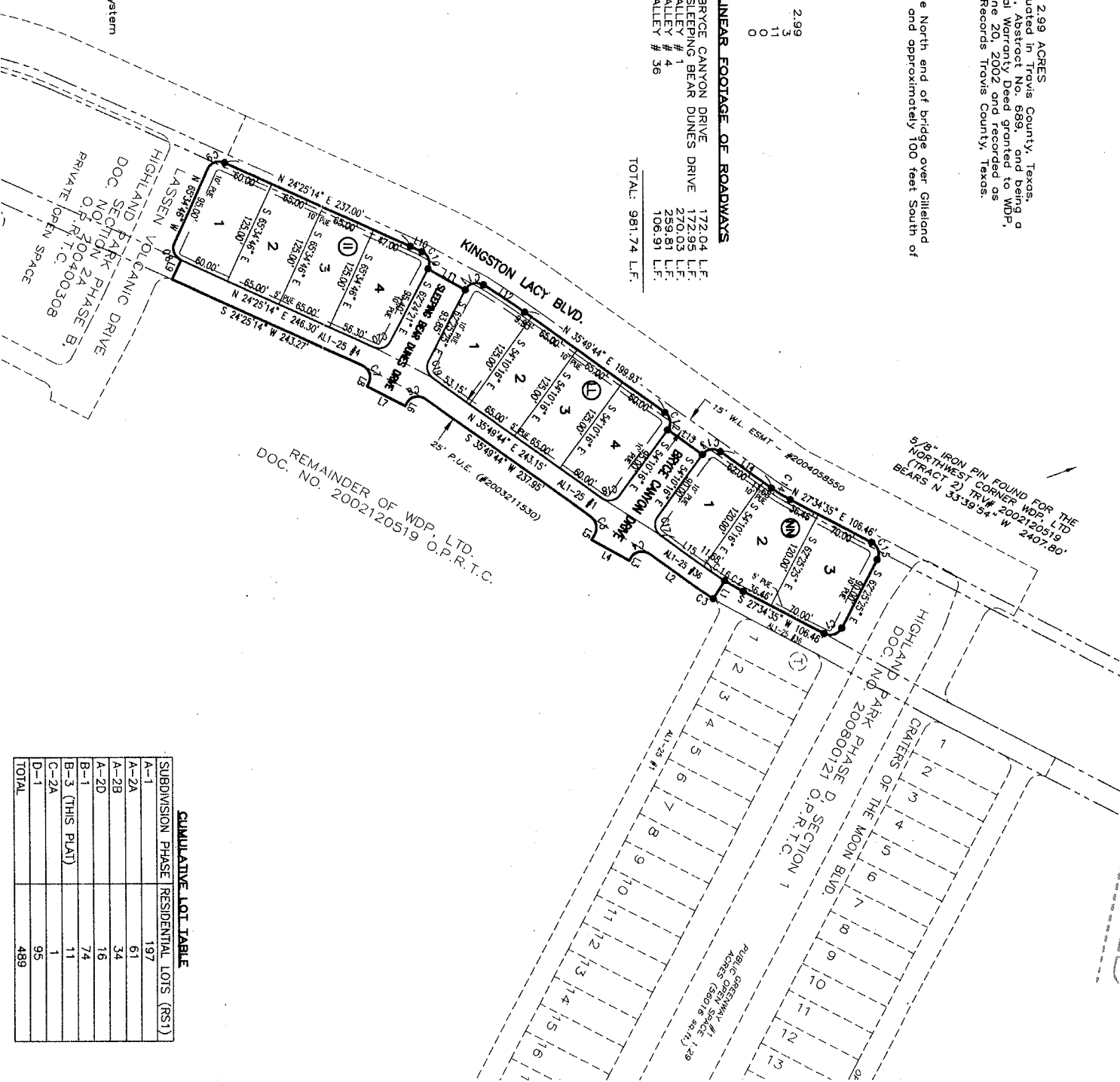
By: CHITEX of Texas, Inc.  
 (A Delaware Corporation)  
 Its General Partner  
 12554 Riata Vista Circle  
 Austin, Texas 78727

**LINEAR FOOTAGE OF ROADWAYS**

BRIDGE CANYON DRIVE	1722.04 L.F.
SLEEPING BEAR DUNES DRIVE	1722.95 L.F.
ALLEY # 1	270.03 L.F.
ALLEY # 4	259.81 L.F.
ALLEY # 36	106.91 L.F.
<b>TOTAL:</b>	<b>981.74 L.F.</b>



Scale: 1"=100'  
 Bearing Basis:  
 Texas State Plane Coordinate System  
 (Central Zone)  
 NAD 83(93)



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 57°26'30" E	25.00'
L2	S 35°49'44" W	70.99'
L3	S 60°34'56" E	3.46'
L4	S 29°12'33" W	50.00'
L5	N 60°23'16" W	7.38'
L6	S 62°25'25" E	3.32'
L7	S 27°34'35" W	50.00'
L8	N 62°25'25" W	4.00'
L9	N 65°34'48" W	25.00'
L10	N 24°58'11" E	14.86'
L11	N 29°33'28" E	50.00'
L12	N 33°41'24" E	57.85'
L13	N 35°49'44" E	50.00'
L14	N 35°49'44" W	50.00'
L15	S 35°49'44" W	73.88'

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00	23.56	21.21	S 17°25'25" E
C2	04°48'55"	300.00	25.21	25.21	S 29°59'02" W
C3	03°26'14"	325.00	19.50	19.49	S 34°06'37" W
C4	96°12'10"	15.00	25.19	22.33	S 12°16'21" E
C5	96°11'09"	15.00	22.04	20.11	S 77°55'19" E
C6	98°15'10"	15.00	25.72	22.88	S 13°17'50" E
C7	93°09'20"	15.00	24.39	21.79	S 70°59'50" W
C8	88°59'56"	15.00	23.56	21.21	S 69°25'17" W
C9	90°00'00"	15.00	23.71	21.32	N 70°43'05" E
C10	80°33'56"	15.00	23.71	21.32	N 18°28'11" W
C11	93°58'29"	15.00	24.60	21.94	N 80°49'44" E
C12	90°00'00"	15.00	23.56	21.21	N 80°49'44" E
C13	90°00'00"	15.00	23.56	21.21	N 09°10'16" W
C14	08°15'10"	180.00	25.93	25.90	N 31°42'10" E
C15	90°00'00"	15.00	23.56	21.21	N 72°34'35" E
C16	03°26'14"	300.00	18.00	18.00	S 34°06'37" E
C17	90°00'00"	15.00	23.56	21.21	S 80°49'44" W
C18	90°00'00"	15.00	23.56	21.21	S 09°10'16" W
C19	81°44'50"	15.00	21.40	19.63	S 76°42'10" W
C20	86°50'40"	15.00	22.74	20.62	S 19°00'05" E

**LOT TABLE**

LOT	ACRES	SQUARE FEET
LOT 1, BLOCK II	0.21	9277.80
LOT 2, BLOCK II	0.19	8125.00
LOT 3, BLOCK II	0.19	8125.00
LOT 4, BLOCK II	0.21	9142.38
LOT 1, BLOCK LL	0.21	9201.65
LOT 2, BLOCK LL	0.18	8125.00
LOT 3, BLOCK LL	0.18	8125.00
LOT 4, BLOCK LL	0.21	9278.15
LOT 1, BLOCK NN	0.21	9142.81
LOT 2, BLOCK NN	0.23	9926.22
LOT 3, BLOCK NN	0.23	10103.16

**LEGEND**

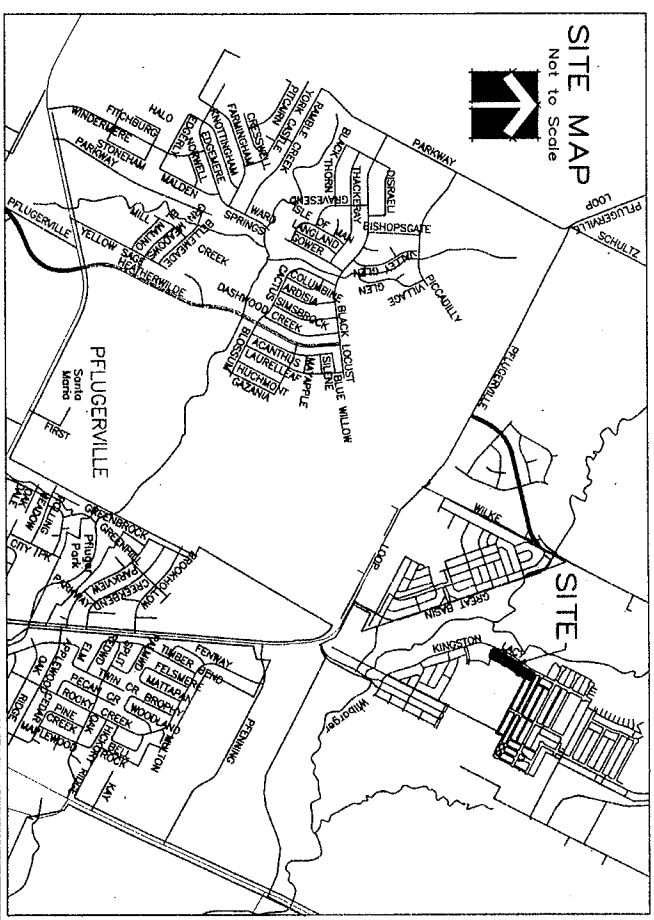
- 1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 1/2" YELLOW PLASTIC CAP "CS, LTD."
- W/WATER LINE EASEMENT
- W/E WATER LINE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C. DEED RECORDS TRAVIS CO.
- R.A.R.T.C. REAL PROPERTY RECORDS TRAVIS CO.
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS CO.

**REVISIONS**

NO.	DATE	DESCRIPTION
1		

**CUMULATIVE LOT TABLE**

SUBDIVISION PHASE	RESIDENTIAL LOTS (RST)
A-1	197
A-2A	61
A-2B	34
A-2D	16
B-1	74
B-3 (THIS PLAT)	11
C-2A	1
D-1	95
<b>TOTAL</b>	<b>489</b>



**Castleberry Surveying, Ltd.**  
 3613 Williams Drive, Suite 903 — Georgetown, Texas 78628  
 (512) 930-1600 / (512) 930-8399 fax  
 www.castleberrysurveying.com

