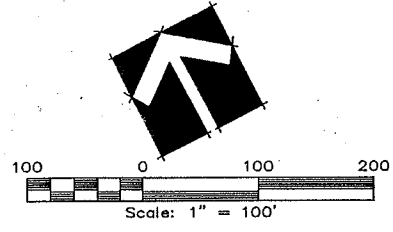
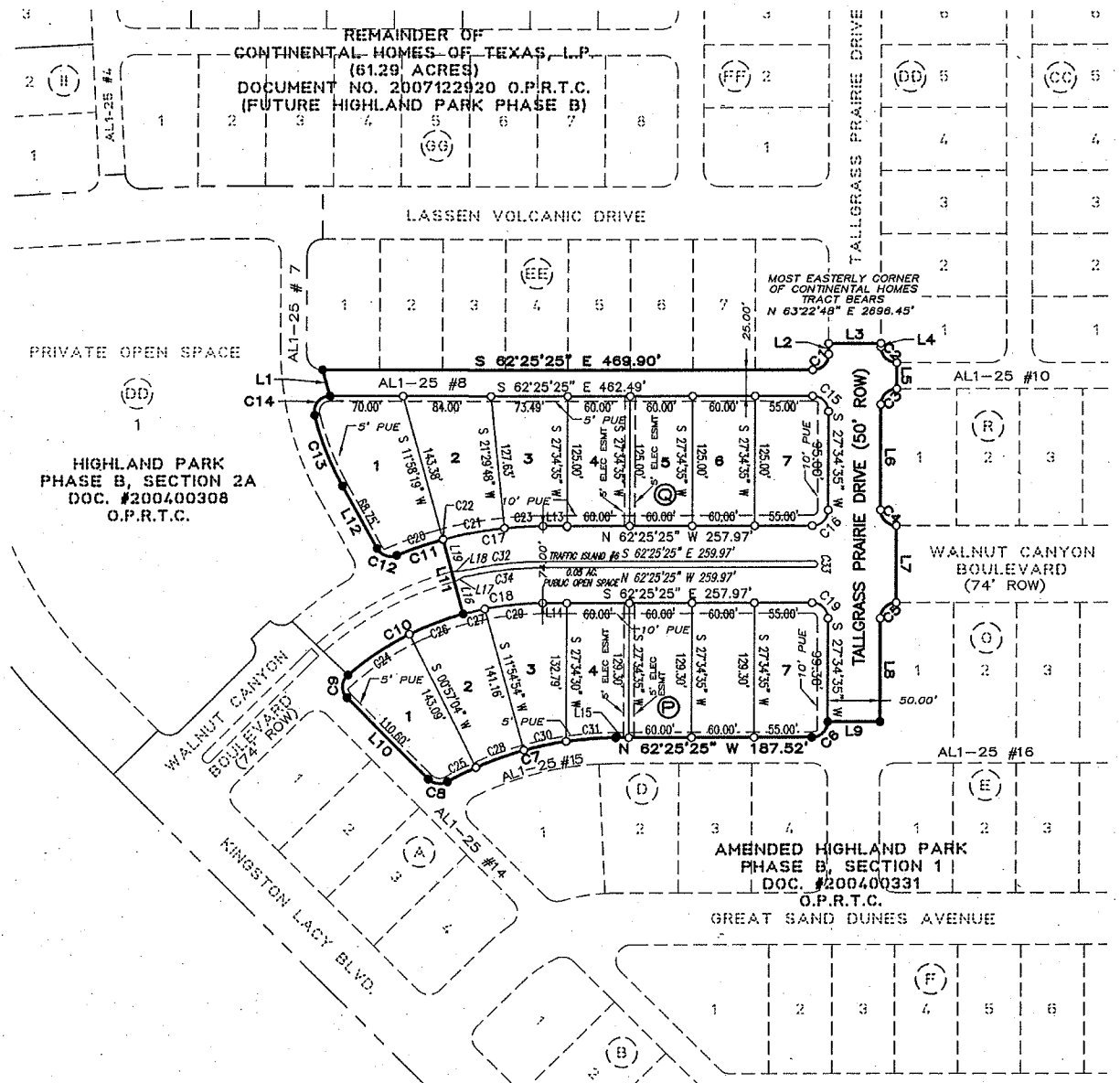


DRAWING FILE: R:\Egpt\_01\0584\_HIGHLAND\_PARK\PLATS\JAN 2012 - B4 & D3\PLAT\_0584\_FINAL\_PLAT\_B4\_20120822.dwg Sep 04, 2012 - 8:49 am Admin



Bearing Base:  
Texas State Plane Coordinate System  
(Central Zone) NAD 83(93).

**LEGEND**

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

**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 (THIS PLAT)	14
C-2A	1
D-1	95
D-2	55
TOTAL	558

**LOT TABLE**

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	P	0.21	8994
2	P	0.20	8924
3	P	0.19	8197
4	P	0.18	7813
5	P	0.18	7758
6	P	0.18	7758
7	P	0.21	8955
1	Q	0.28	12012
2	Q	0.22	9568
3	Q	0.19	8378
4	Q	0.17	7500
5	Q	0.17	7500
6	Q	0.17	7500
7	Q	0.20	8653

FINAL PLAT OF  
**HIGHLAND PARK PHASE B, SECTION 4**  
CITY OF PFLUGERVILLE, TEXAS

**LEGAL DESCRIPTION:**

HIGHLAND PARK - PHASE B, SECTION 4 - 4.09 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.

**BENCH MARK:**

Chiseled triangle at the top of curb on the North end of bridge over Gilliland Creek, East side of Heatherwilde Boulevard and approximately 100 feet South of center line of Cactus Blossum Drive

FEMA BENCHMARK RM 110-2  
NORTHING: 10139788.481  
EASTING: 3146460.831  
ELEVATION: 730.58'

**TOTAL ACREAGE:**

TOTAL NO. BLOCKS: 4.09  
TOTAL RESIDENTIAL (RS1) LOTS: 2  
PUBLIC OPEN SPACE (TRAFFIC ISLAND): 14

**LINEAR FOOTAGE OF ROADWAYS:**

ALLEY #8: 507.28 L.F.  
ALLEY #10: 40.00 L.F.  
WALNUT CANYON BLVD: 425.06 L.F.  
TALLGRASS PRAIRIE: 363.50 L.F.

**SURVEYOR:**

CASTLEBERRY SURVEYING, LTD.  
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:  
CHTEX of Texas, Inc.  
(A Delaware Corporation)  
Its General Partner  
12554 Riata Vista Circle  
Austin, Texas 78727

**LINE TABLE**

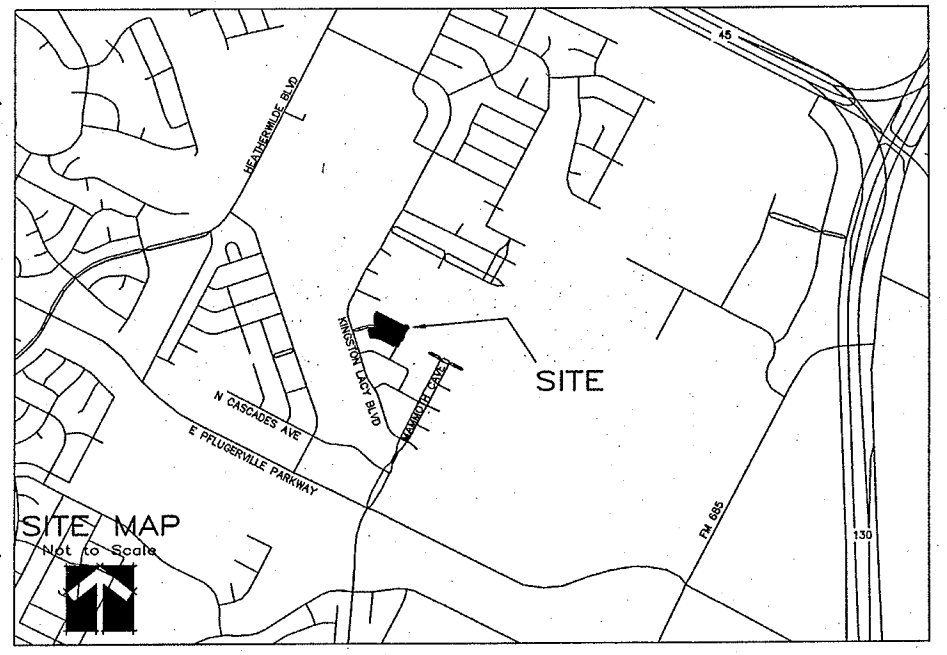
NUMBER	DIRECTION	DISTANCE
L1	N 11°03'22" E	26.08'
L2	N 27°34'35" E	10.20'
L3	S 62°25'25" E	50.00'
L4	S 27°34'35" W	3.50'
L5	S 27°34'35" W	25.00'
L6	S 27°34'35" W	101.70'
L7	S 27°34'35" W	74.00'
L8	S 27°34'35" W	99.30'
L9	N 62°25'25" W	50.00'
L10	N 17°22'30" W	110.60'
L11	N 12°17'31" E	74.00'
L12	N 01°33'49" W	68.75'
L13	N 62°25'25" W	22.97'
L14	S 62°25'25" E	22.97'
L15	N 62°25'27" W	12.52'
L16	N 12°17'31" E	32.00'
L17	N 88°24'42" W	10.17'
L18	S 65°56'42" E	10.37'
L19	N 12°17'31" E	32.00'

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C2	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C3	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C4	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C5	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C6	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C7	29°42'21"	325.00'	168.50'	166.62'	N 77°16'38" W
C8	74°45'19"	15.00'	19.57'	18.21'	N 54°45'09" W
C9	94°02'18"	15.00'	24.62'	21.95'	N 29°38'39" E
C10	25°20'16"	284.00'	125.59'	124.57'	N 89°19'56" E
C11	7°28'07"	358.00'	46.67'	46.63'	N 81°40'23" W
C12	83°50'38"	15.00'	21.95'	20.04'	N 43°29'08" W
C13	15°20'06"	275.00'	73.80'	73.38'	N 06°06'14" E
C14	103°48'17"	15.00'	27.18'	23.61'	N 65°40'26" E
C15	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C16	89°59'57"	15.00'	23.56'	21.21'	S 72°34'36" W
C17	15°30'54"	358.00'	96.94'	96.65'	N 70°10'52" W

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C18	15°34'30"	284.00'	77.20'	76.96'	S 70°12'40" E
C19	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C20	7°26'16"	358.00'	46.47'	46.44'	N 81°41'19" W
C21	9°34'58"	358.00'	59.88'	59.81'	N 73°08'50" W
C22	0°01'52"	358.00'	0.19'	0.19'	N 77°57'15" W
C23	5°55'56"	358.00'	37.07'	37.05'	N 65°23'23" W
C24	14°17'11"	284.00'	70.81'	70.63'	N 83°48'24" E
C25	5°25'56"	325.00'	30.81'	30.80'	N 89°24'51" W
C26	11°03'06"	284.00'	54.78'	54.69'	S 83°31'28" E
C27	4°19'45"	284.00'	21.46'	21.45'	S 75°50'03" E
C28	8°36'46"	325.00'	48.86'	48.81'	N 82°23'31" W
C29	11°14'45"	284.00'	55.74'	55.65'	S 68°02'48" E
C30	7°15'40"	325.00'	41.19'	41.16'	N 74°27'17" W
C31	8°24'00"	325.00'	47.65'	47.61'	N 66°37'27" W
C32	13°44'38"	324.00'	77.72'	77.53'	S 69°17'44" E
C33	180°00'00"	3.00'	9.42'	6.00'	S 27°34'35" W
C34	13°44'38"	318.00'	76.28'	76.10'	N 69°17'44" W



3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600 / (512) 930-9389 fax  
www.castleberryurveying.com

SHEET  
1 OF 2

09-05-12P12:43 RCVD

FINAL PLAT OF  
**HIGHLAND PARK**  
**PHASE B, SECTION 4**  
 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 4.09 acre portion of that tract described as 61.29 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920, Official Public Records of Travis County, Texas, does hereby subdivide said 4.09 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE B, SECTION 4**, 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 4 day of September, 2012.

*Richard N. Maier*

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

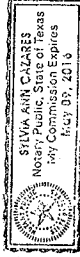
By:  
 CHATEX of Texas, Inc.  
 (A Delaware Corporation)  
 Its General Partner  
 12554 Riata Vista Circle  
 Austin, Texas 78727

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, 2012.

*[Signature]*  
 Notary Public, State of Texas



**SURVEYOR'S CERTIFICATION**

I, Clyde C. Castberry, Jr., 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: Texas State Plane Coordinate System (Central Zone)



Clyde C. Castberry, Jr.  
 Registered Professional Land Surveyor No. 4833  
 State of Texas

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

**ENGINEER'S CERTIFICATION**

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. 48453C0280h, dated September 28, 2008, for Travis County, Texas.



James A. Huffcutt, P.E.  
 Registered Professional Engineer No. 55253  
 State of Texas

PAPE-DAWSON ENGINEERS  
 TIPE 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. 6' Sidewalks shall be constructed along each side of Walnut Canyon Blvd. and 5' sidewalks shall be constructed along each side of Tallgrass Prairie Drive. Sidewalk ramps for handicap access shall be provided at all street intersections unless otherwise noted.
6. 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 ALLUR document. All lots in this phase shall follow the setback requirements for the Neighborhood Villa lot type.
8. Water and waste water 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. 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 paid at building permit. Subject to provisions of Travis County MUD No. 5.
13. All (new) telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be placed 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.
15. All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in easements shall be paid for and placed underground in a public utility easements rather than a right-of-way.
16. Traffic Island #6 -- Public Open Space shall be maintained by the Homeowner's Association.
17. 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.

Thomas Anker, Chairman  
 Planning & Zoning Commission

This plat reflects the approval granted by the by the Planning and Zoning Commission on the date indicated above.

Trey Fletcher, Assistant City Manager

ATTEST:

Karen Thompson, City Secretary

**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

