

FINAL PLAT OF HIGHLAND PARK PHASE B, SECTION 10 & 13

CITY OF PFLUGERVILLE, TEXAS

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE B, SECTION 10 & 13- 12.00 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, and also being a portion of that certain tract of land described as 61.00 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2006132952 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)
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TOTAL ACREAGE: 12.00
 TOTAL NO. BLOCKS: 6
 TOTAL RESIDENTIAL (RS1) LOTS: 56
 PUBLIC OPEN SPACE (TRAFFIC ISLAND): 3

LINEAR FOOTAGE OF ROADWAYS:

ALLEY #4:	130.81	L.F.
ALLEY #13:	772.50	L.F.
ALLEY #27:	274.30	L.F.
ALLEY #28:	310.00	L.F.
ALLEY #29:	335.70	L.F.
ALLEY #30:	285.58	L.F.
BADLANDS DRIVE:	296.51	L.F.
BRYCE CANYON DRIVE:	471.30	L.F.
FOSSIL BEDS DRIVE:	167.23	L.F.
MAMMOTH CAVE BLVD.:	1200.81	L.F.
TOTAL:	4244.74	L.F.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
(A)	BLOCK DESIGNATION
PUE	PUBLIC UTILITY EASEMENT
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	14
B-5	14
B-10 & 13 (THIS PLAT)	56
C-2A	1
D-1	95
D-2	55
D-3	70
TOTAL	698

SURVEYOR:

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

OWNER/SUBDIVIDER:

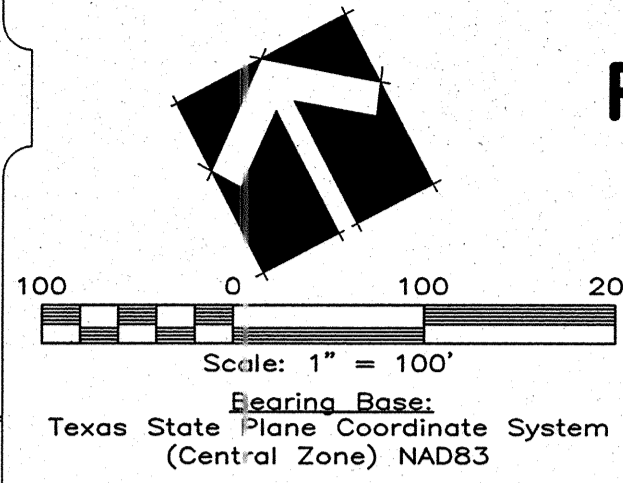
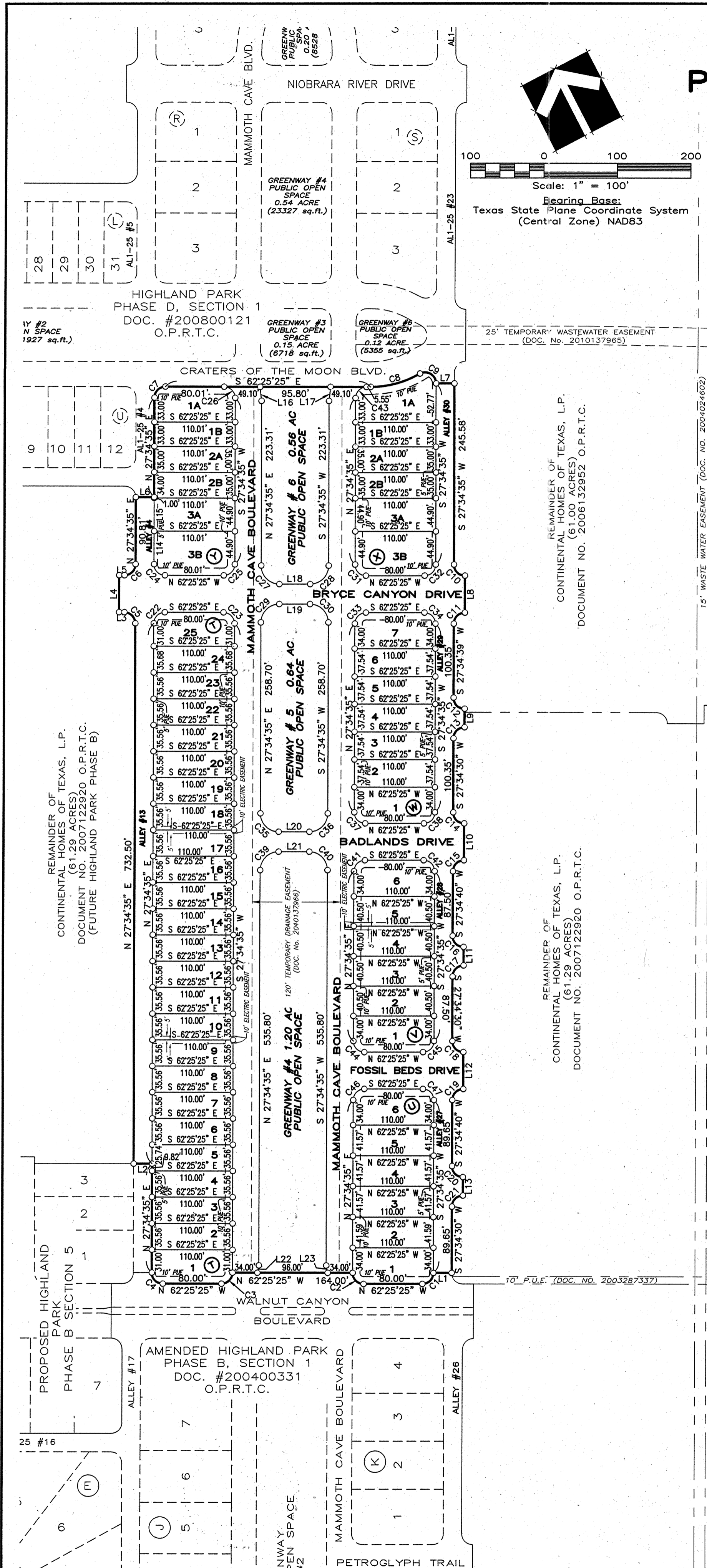
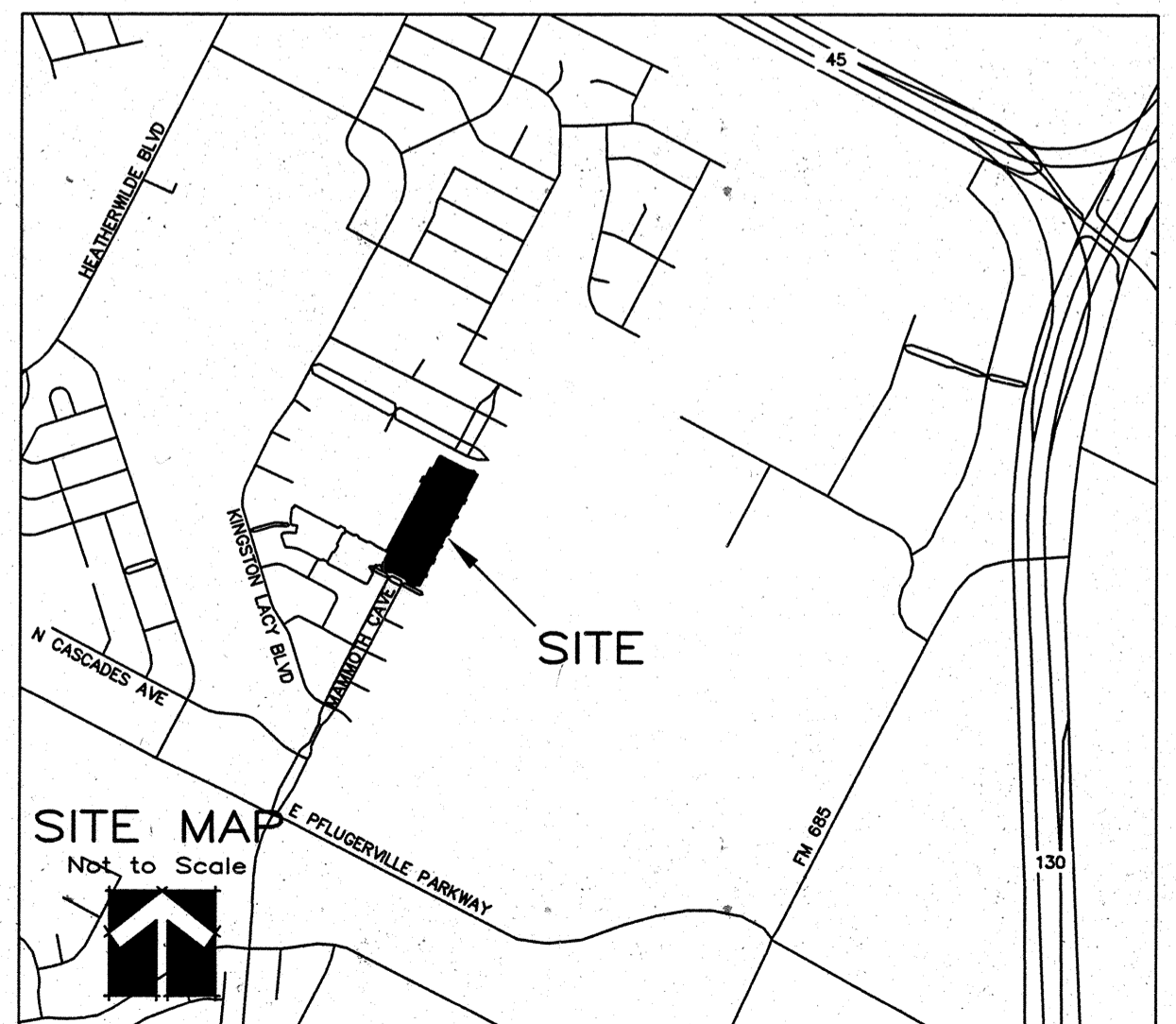
CONTINENTAL HOMES OF TEXAS, L.P.
 (A Texas Limited Partnership)

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



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 CITY OF PFLUGERVILLE, TEXAS

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 62°25'25" W	25.00'
L2	N 62°25'25" W	25.00'
L3	N 62°25'25" W	7.30'
L4	N 27°34'35" E	50.00'
L5	S 62°25'25" E	7.29'
L6	S 62°25'25" E	25.00'
L7	S 62°25'25" E	25.00'
L8	S 27°34'43" W	50.00'
L9	S 27°34'35" W	25.00'
L10	S 27°34'35" W	50.00'
L11	S 27°34'35" W	25.00'
L12	S 27°34'35" W	50.00'
L13	S 27°34'35" W	25.00'
L14	N 27°34'35" E	44.90'
L15	N 27°34'35" E	44.90'
L16	N 21°51'57" E	19.09'
L17	S 33°17'13" W	19.09'
L18	N 62°25'25" W	42.00'
L19	S 62°25'25" E	42.00'
L20	N 62°25'25" W	42.00'
L21	S 62°25'25" E	42.00'
L22	N 38°53'10" E	10.20'
L23	S 16°15'59" W	10.20'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C2	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
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'	N 17°25'25" W
C5	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C6	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C7	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C8	30°14'22"	134.00'	70.72'	69.90'	S 77°24'45" E
C9	117°28'28"	15.00'	30.75'	25.64'	S 31°09'39" E
C10	89°59'57"	15.00'	23.56'	21.21'	S 17°25'27" E
C11	89°59'26"	15.00'	23.56'	21.21'	S 72°34'22" W
C12	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C13	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C14	89°59'56"	15.00'	23.56'	21.21'	S 17°25'27" E
C15	89°59'55"	15.00'	23.56'	21.21'	S 72°34'37" W
C16	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C17	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C18	89°59'26"	15.00'	23.56'	21.21'	S 17°25'13" E
C19	89°59'25"	15.00'	23.56'	21.21'	S 72°34'22" W
C20	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C21	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C22	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C23	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C24	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C25	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C26	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C27	90°00'00"	25.00'	39.27'	35.36'	N 17°25'25" W
C28	90°00'00"	25.00'	39.27'	35.36'	S 72°34'35" W
C29	90°00'00"	25.00'	39.27'	35.36'	N 72°34'35" E
C30	90°00'00"	25.00'	39.27'	35.36'	S 17°25'25" E
C31	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C32	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C33	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C34	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C35	90°00'00"	25.00'	39.27'	35.36'	N 17°25'25" W
C36	90°00'00"	25.00'	39.27'	35.36'	S 72°34'35" W
C37	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C38	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C39	90°00'00"	25.00'	39.27'	35.36'	N 72°34'35" E
C40	90°00'00"	25.00'	39.27'	35.36'	S 17°25'25" E
C41	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C42	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C43	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C44	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C45	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C46	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C47	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	T	0.11	4963
2	T	0.09	3912
3	T	0.09	3912
4	T	0.09	3912
5	T	0.09	3912
6	T	0.09	3912
7	T	0.09	3912
8	T	0.09	3912
9	T	0.09	3912
10	T	0.09	3912
11	T	0.09	3912
12	T	0.09	3912
13	T	0.09	3912
14	T	0.09	3912
15	T	0.09	3912
16	T	0.09	3912
17	T	0.09	3912
18	T	0.09	3912
19	T	0.09	3912
20	T	0.09	3912
21	T	0.09	3912
22	T	0.09	3912
23	T	0.09	3912
24	T	0.09	3925
25	T	0.11	4963

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	U	0.12	5293
2	U	0.11	4575
3	U	0.10	4573
4	U	0.10	4573
5	U	0.10	4573
6	U	0.12	5293

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1A	X	0.14	6006
1B	X	0.08	3630
2A	X	0.09	3850
2B	X	0.09	3850
3A	X	0.11	4939
3B	X	0.15	6493

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	V	0.12	5293
2	V	0.10	4455
3	V	0.10	4455
4	V	0.10	4455
5	V	0.10	4455
6	V	0.12	5293

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1A	Y	0.12	5184
1B	Y	0.08	3630
2A	Y	0.09	3850
2B	Y	0.09	3850
3A	Y	0.11	4940
3B	Y	0.15	6494

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	W	0.12	5293
2	W	0.09	4129
3	W	0.09	4129
4	W	0.09	4129
5	W	0.09	4129
6	W	0.09	4129
7	W	0.12	5293

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 CITY OF PFLUGERVILLE, TEXAS

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 Walrus Canyon Blvd. and Mammoth Cave Blvd.; 5' sidewalks shall be constructed along each side of Badlands Canyon Drive, Bryce Canyon Drive, and Fossil Beds 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 ALUR document. Lots in Blocks T, U, V, and W shall follow the setback requirements for the Cottage lot type. Lots in Blocks X and Y shall follow the setback requirements for the Neighborhood Apartment 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 subdivisions shall be pad mounted or placed underground in a public utility easements rather than a right-of-way.
16. Traffic Island #4, #5 and #6 - Public Open Spaces 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.

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 12.00 acre portion of those tracts 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, and 61.00 acres described in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2006132952 of the Official Public Records of Travis County, Texas, does hereby subdivide said 12.00 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE B, SECTION 10 & 13**, 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 7 day of October, 2013.

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

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 day of October, 2013.

Stacy M. Laine
 Notary Public, State of Texas



I, Brett A. Butts, 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)

Kenneth Louis Crider
 Kenneth Louis Crider
 Registered Professional Land Surveyor No. 5624
 State of Texas

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 26, 2008, for Travis County, Texas.

James A. Huffcut, Jr.
 James A. Huffcut, Jr.
 Registered Professional Engineer No. 55253
 State of Texas

PATE-DAWSON ENGINEERS
 T&E P&M REGISTRATION #470
 7800 SHAW CREEK BLVD.
 SUITE 220 WEST
 AUSTIN, TEXAS 78757
 (512) 454-8711

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.

Thomas Anker, Chairman
 Planning & Zoning Commission

Date

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

Trey Fletcher, Assistant City Manager

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