

FINAL PLAT OF
**HIGHLAND PARK
PHASE A, SECTION 2C**
CITY OF PFLUGERVILLE, TEXAS

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE A, SECTION 2C - 14.85 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 19.22 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2005119523 of the Official Public Records of Travis County, Texas.

CUMULATIVE LOT TABLE	
SUBDIVISION PHASE	TOTAL RESIDENTIAL LOTS
A-1	197
A-2A	61
A-2B	34
A-2C (THIS PLAT)	85
A-2D	16
B-1	74
B-3	11
B-4	14
B-5	14
B-6	16
B-7	20
B-8	18
B-9, 11 & 12	59
B-10 & 13	56
C-2A	1
D-1	101
D-2	55
D-3	70
D-4	55
D-5	73
TOTAL	1030

LEGEND	
•	½" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	½" IRON PIN SET W/YELLOW PLASTIC CAP "TLS, LTD"
(A)	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WATER EASEMENT
L.S.A.E.	LANDSCAPE, SIDEWALK & ACCESS EASEMENT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

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: 14.85
TOTAL NO. BLOCKS: 8
TOTAL RESIDENTIAL LOTS: 85
PUBLIC OPEN SPACE LOTS: 4
PUBLIC OPEN SPACE ACREAGE: 4.35

LINEAR FOOTAGE OF ROADWAYS:

ALLEY #30:	140.00	L.F.
ALLEY #31:	140.00	L.F.
ALLEY #34:	127.50	L.F.
GREAT SMOKY MOUNTAINS DRIVE:	382.32	L.F.
KATMAI CIRCLE:	1649.34	L.F.
GATES OF THE ARCTIC AVENUE:	418.73	L.F.
FIRE ISLAND DRIVE:	167.48	L.F.
CRATER LAKE DRIVE:	542.92	L.F.
KENAI FJORDS DRIVE:	280.00	L.F.
NORTH CASCADES AVENUE:	155.88	L.F.
TOTAL:	4,004.17	L.F.

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
10700 Pecan Park Blvd, Suite 400
Austin, Texas 78750

SURVEYOR:

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

Scale: 1" = 50'
Bearing Base:
Texas State Plane Coordinate System
(Central Zone) NAD83

DATE OF PLAT PREPARATION: MARCH 2, 2015

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

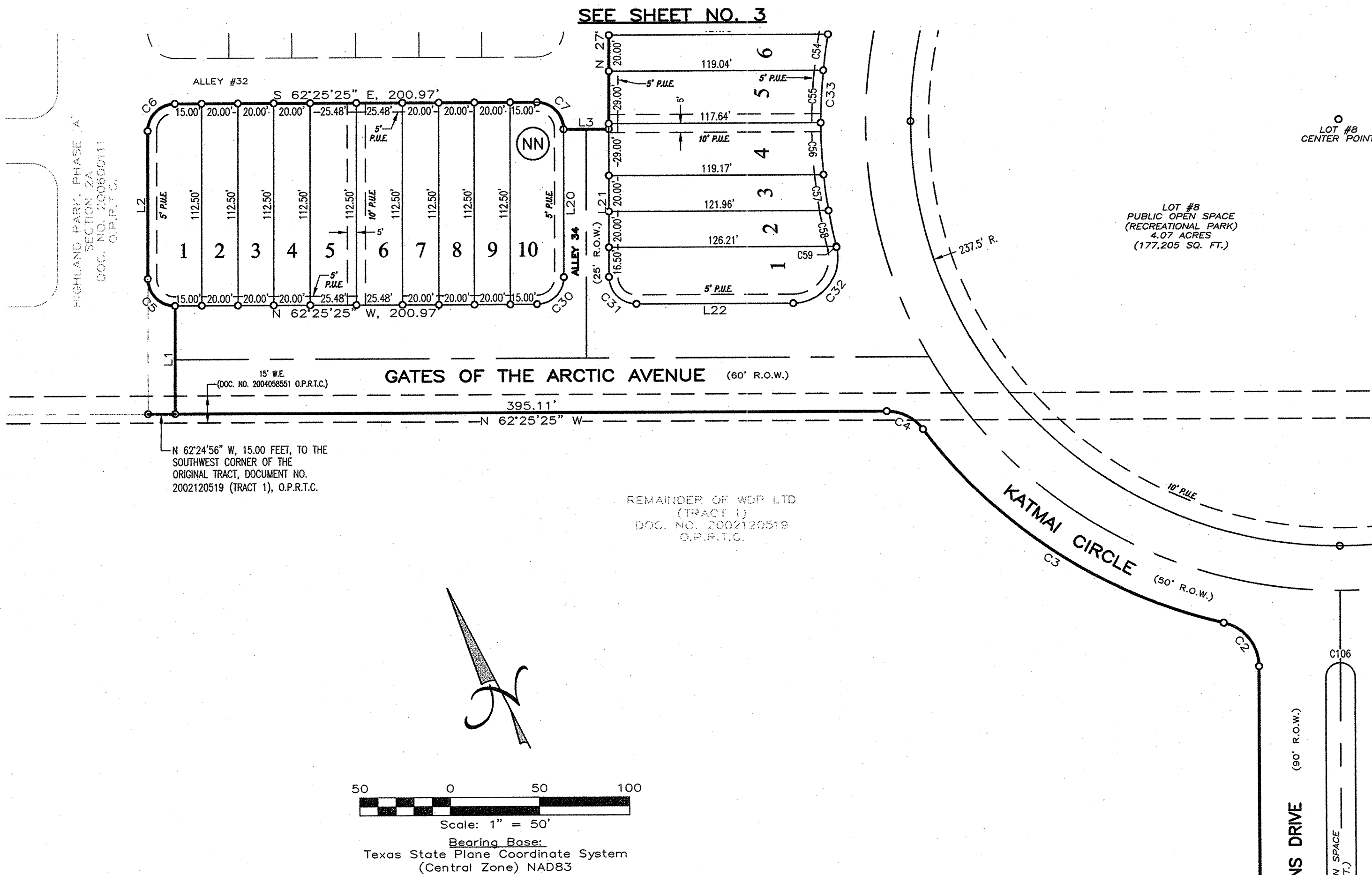
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SHEET

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OF
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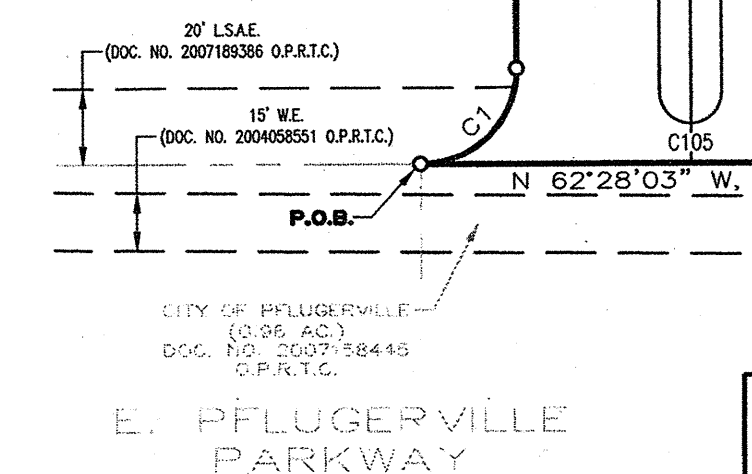
FINAL PLAT OF HIGHLAND PARK PHASE A, SECTION 2C CITY OF PFLUGERVILLE, TEXAS



CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C51	2°12'08"	287.50'	11.05'	11.05'	N 46°34'10" E
C52	4°08'37"	287.50'	20.79'	20.79'	N 43°23'48" E
C53	4°04'17"	287.50'	20.43'	20.43'	N 39°17'21" E
C54	4°01'21"	287.50'	20.18'	20.18'	N 35°14'31" E
C55	5°47'19"	287.50'	29.05'	29.03'	N 30°20'11" E
C56	5°47'24"	287.50'	29.05'	29.04'	N 24°32'50" E
C57	4°01'31"	287.50'	20.20'	20.19'	N 19°38'23" E
C58	4°04'32"	287.50'	20.45'	20.45'	N 15°35'22" E
C59	0°05'00"	287.50'	0.42'	0.42'	N 13°30'36" E
C60	7°54'41"	115.00'	15.88'	15.87'	S 67°37'52" E
C61	10°11'39"	115.00'	20.46'	20.43'	S 76°41'02" E
C62	9°58'54"	115.00'	20.03'	20.01'	S 86°46'19" E
C63	12°39'26"	115.00'	25.40'	25.35'	N 81°54'31" E
C64	3°57'49"	115.00'	7.96'	7.95'	N 73°35'53" E
C65	2°10'28"	287.50'	10.91'	10.91'	N 32°24'54" W
C66	4°00'27"	287.50'	20.11'	20.11'	N 35°30'22" W
C67	4°02'49"	287.50'	20.31'	20.30'	N 39°32'00" W
C68	3°58'52"	287.50'	19.98'	19.97'	N 43°32'50" W
C69	4°05'05"	287.50'	20.50'	20.49'	N 47°34'48" W
C70	4°05'11"	287.50'	20.50'	20.50'	N 51°39'56" W
C71	4°01'56"	287.50'	20.23'	20.23'	N 55°43'29" W
C72	4°59'48"	287.50'	25.07'	25.06'	N 60°14'21" W
C73	4°59'04"	287.50'	25.01'	25.00'	N 65°13'47" W
C74	4°00'15"	287.50'	20.09'	20.09'	N 69°43'27" W
C75	4°02'27"	287.50'	20.28'	20.27'	N 73°44'48" W
C76	3°43'27"	287.50'	18.69'	18.68'	N 77°37'45" W
C77	5°00'58"	287.50'	25.17'	25.16'	N 81°59'57" W
C78	3°59'21"	287.50'	20.02'	20.01'	S 86°30'07" E
C79	3°59'20"	287.50'	20.02'	20.01'	S 89°30'33" W
C80	5°00'57"	287.50'	25.17'	25.16'	S 85°00'24" W
C81	5°05'11"	287.50'	25.52'	25.51'	S 79°57'20" W
C82	4°09'01"	287.50'	20.83'	20.82'	S 75°20'14" W
C83	4°15'07"	287.50'	21.34'	21.33'	S 71°08'09" W
C84	6°08'32"	287.50'	30.82'	30.81'	S 65°56'20" W
C85	1°05'51"	325.00'	6.22'	6.22'	N 35°14'15" W
C86	10°33'38"	325.00'	59.90'	59.82'	N 41°04'00" W
C87	3°38'19"	325.00'	20.64'	20.64'	N 48°09'59" W
C88	3°35'18"	325.00'	20.35'	20.35'	N 51°46'47" W
C89	3°33'13"	325.00'	20.16'	20.15'	N 55°21'02" W
C90	2°46'04"	325.00'	15.70'	15.70'	N 58°30'40" W
C91	2°34'15"	25.00'	1.12'	1.12'	N 40°23'57" E
C92	3°51'19"	287.50'	19.35'	19.34'	N 39°45'25" E
C93	4°01'41"	287.50'	20.21'	20.21'	N 35°48'54" E
C94	4°59'40"	287.50'	25.06'	25.05'	N 31°18'14" E
C95	4°59'06"	287.50'	25.01'	25.01'	N 26°18'51" E
C96	4°00'25"	287.50'	20.11'	20.10'	N 21°49'05" E
C97	4°02'44"	287.50'	20.30'	20.30'	N 17°47'31" E
C98	4°22'06"	287.50'	21.92'	21.91'	N 13°35'06" E
C99	2°42'20"	287.50'	13.58'	13.57'	N 10°02'53" E
C100	3°59'09"	287.50'	20.00'	20.00'	S 06°42'09" W
C101	3°59'09"	287.50'	20.00'	20.00'	S 02°43'00" W
C102	3°59'09"	287.50'	20.00'	20.00'	S 01°16'09" E
C103	2°10'39"	287.50'	10.93'	10.93'	N 04°21'03" W
C104	1°15'06"	115.00'	2.51'	2.51'	S 63°02'58" E
C105	180°00'00"	8.00'	25.13'	16.00'	N 62°25'25" W
C106	180°00'00"	8.00'	25.13'	16.00'	S 62°25'25" E
C107	180°00'00"	8.00'	25.13'	16.00'	N 18°23'02" W
C108	180°00'00"	8.00'	25.13'	16.00'	S 18°23'02" E
C109	180°00'00"	8.00'	25.13'	16.00'	N 18°23'02" W

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	89°57'22"	25.00'	39.25'	35.34'	N 72°33'16" E
C2	77°03'21"	25.00'	33.62'	31.14'	N 10°57'06" W
C3	40°29'22"	287.50'	203.17'	198.97'	N 29°14'05" W
C4	53°26'01"	25.00'	23.31'	22.48'	N 35°42'25" 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'	S 17°25'25" E
C8	93°18'27"	15.00'	24.43'	21.82'	N 74°13'48" E
C9	87°28'17"	15.00'	22.90'	20.74'	N 16°09'34" W
C10	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C11	45°57'36"	115.00'	92.25'	89.79'	S 85°24'13" E
C12	44°02'24"	15.00'	11.53'	11.25'	S 86°21'50" E
C13	45°57'36"	15.00'	12.03'	11.71'	S 41°21'50" E
C14	90°00'00"	15.00'	23.56'	21.21'	N 26°36'58" E
C15	90°00'00"	15.00'	23.56'	21.21'	S 63°23'02" E
C16	90°00'00"	15.00'	23.56'	21.21'	N 26°36'58" E
C17	90°00'00"	15.00'	23.56'	21.21'	S 63°23'02" E
C18	90°00'00"	15.00'	23.56'	21.21'	S 26°36'58" W
C19	90°00'00"	15.00'	23.56'	21.21'	S 63°23'02" E
C20	90°00'00"	15.00'	23.56'	21.21'	S 26°36'58" W
C21	90°00'00"	15.00'	23.56'	21.21'	N 63°23'02" W
C22	90°00'00"	15.00'	23.56'	21.21'	S 26°36'58" W
C23	90°00'00"	15.00'	23.56'	21.21'	N 63°23'02" W
C24	45°57'36"	15.00'	12.03'	11.71'	S 04°35'47" W
C25	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C26	53°26'01"	25.00'	23.31'	22.48'	N 89°08'26" W
C27	40°29'23"	287.50'	203.17'	198.97'	S 84°23'15" W
C28	77°03'21"	25.00'	33.62'	31.14'	S 66°06'15" W
C29	90°02'35"	25.00'	39.29'	35.37'	S 17°26'43" E
C30	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C31	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C32	104°06'29"	25.00'	45.43'	39.43'	S 65°31'20" W
C33	34°12'08"	287.50'	171.62'	169.08'	S 30°34'10" W
C34	82°20'47"	15.00'	21.56'	19.75'	S 06°29'50" W
C35	24°26'26"	275.00'	117.31'	116.42'	S 46°53'46" E
C36	25°12'23"	325.00'	142.98'	141.83'	N 47°17'31" W
C37	82°26'37"	15.00'	21.58'	19.77'	N 75°54'38" W
C38	85°48'16"	287.50'	430.55'	391.43'	N 74°13'48" W
C39	77°03'21"	25.00'	33.62'	31.14'	N 69°51'21" W
C40	90°00'00"	15.00'	23.56'	21.21'	S 26°36'58" W
C41	90°00'00"	15.00'	23.56'	21.21'	N 63°23'02" W
C42	90°00'00"	15.00'	23.56'	21.21'	S 26°36'58" W
C43	90°00'00"	15.00'	23.56'	21.21'	N 63°23'02" W
C44	90°00'00"	15.00'	23.56'	21.21'	N 26°36'58" E
C45	90°00'00"	15.00'	23.56'	21.21'	S 63°23'02" E
C46	90°00'00"	15.00'	23.56'	21.21'	N 26°36'58" E
C47	90°00'00"	15.00'	23.56'	21.21'	S 63°23'02" E
C48	77°03'21"	25.00'	33.62'	31.14'	N 33°05'18" E
C49	47°07'27"	287.50'	236.46'	229.85'	N 18°07'21" E
C50	104°06'29"	25.00'	45.43'	39.43'	N 10°22'11" W



SEE SHEET NO. 1

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-land.com
TBPLS FIRM NO.10056200

DATE OF PLAT PREPARATION: MARCH 2, 2015

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FINAL PLAT OF **HIGHLAND PARK** **PHASE A, SECTION 2C** CITY OF PFLUGERVILLE, TEXAS

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	NN	0.08	3,278'
2	NN	0.05	2,250'
3	NN	0.05	2,250'
4	NN	0.05	2,250'
5	NN	0.07	2,867'
6	NN	0.07	2,867'
7	NN	0.05	2,250'
8	NN	0.05	2,250'
9	NN	0.05	2,253'
10	NN	0.08	3,278'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	MM	0.09	3,818'
2	MM	0.06	2,479'
3	MM	0.06	2,409'
4	MM	0.08	3,427'
5	MM	0.08	3,425'
6	MM	0.06	2,405'
7	MM	0.06	2,474'
8	MM	0.06	2,572'
9	MM	0.15	6,547'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	LL	0.07	3,221'
2	LL	0.05	2,250'
3	LL	0.05	2,313'
4	LL	0.06	2,401'
5	LL	0.11	4,780'
6	LL	0.12	5,311'
7	LL	0.06	2,548'
8	LL	0.05	2,369'
9	LL	0.07	2,864'
10	LL	0.07	2,936'
11	LL	0.06	2,477'
12	LL	0.06	2,621'
13	LL	0.11	4,746'
14	LL	0.09	4,065'
15	LL	0.05	2,293'
16	LL	0.05	2,242'
17	LL	0.06	2,772'
18	LL	0.06	2,789'
19	LL	0.05	2,281'
20	LL	0.05	2,356'
21	LL	0.11	4,840'
22	LL	0.13	5,503'
23	LL	0.06	2,495'
24	LL	0.05	2,360'
25	LL	0.10	4,417'

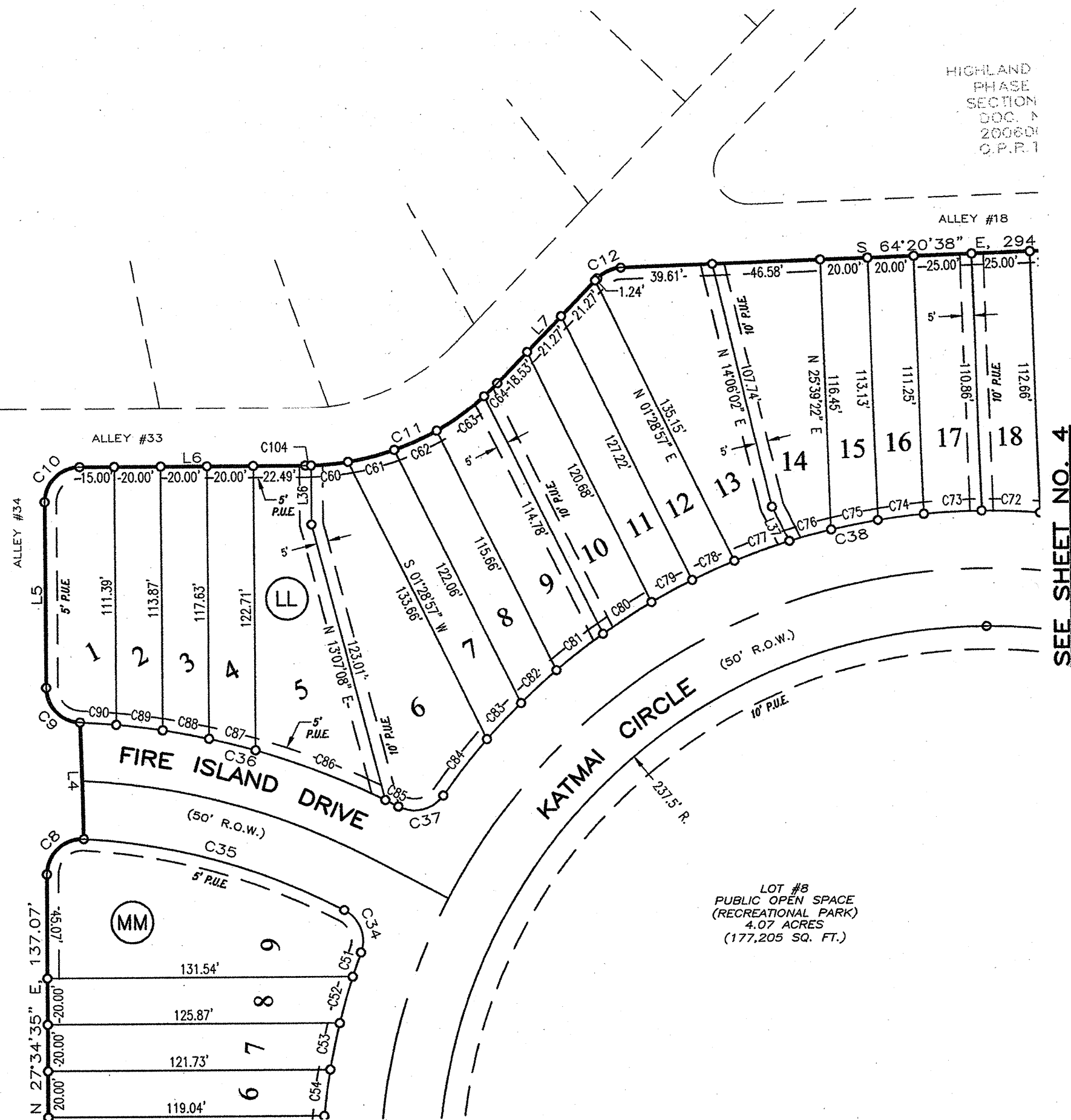
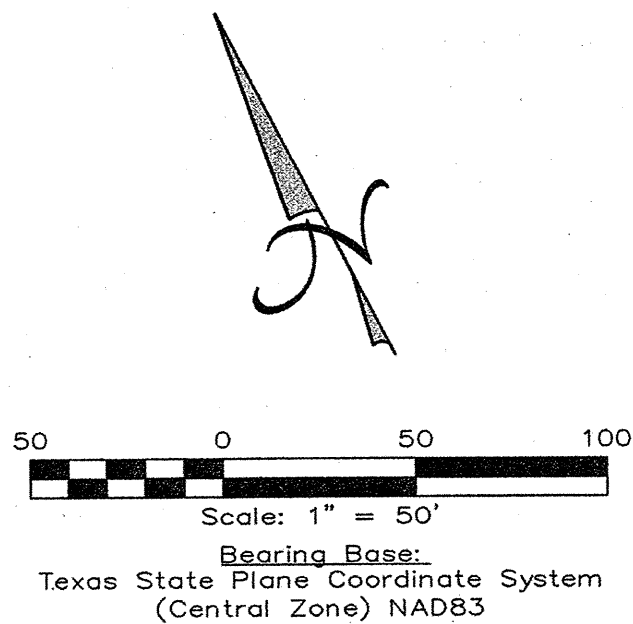
LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	WW	0.09	3,753'
2	WW	0.05	2,200'
3	WW	0.05	2,200'
4	WW	0.09	3,753'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	II	0.08	3,368'
2	II	0.05	2,200'
3	II	0.05	2,200'
4	II	0.05	2,200'
5	II	0.08	3,410'
6	II	0.08	3,410'
7	II	0.05	2,200'
8	II	0.05	2,200'
9	II	0.05	2,200'
10	II	0.08	3,368'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	XX	0.09	3,753'
2	XX	0.05	2,200'
3	XX	0.05	2,200'
4	XX	0.09	3,753'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	GG	0.08	3,368'
2	GG	0.05	2,200'
3	GG	0.05	2,200'
4	GG	0.05	2,200'
5	GG	0.08	3,410'
6	GG	0.08	3,410'
7	GG	0.05	2,200'
8	GG	0.05	2,200'
9	GG	0.05	2,200'
10	GG	0.08	3,368'

LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	KK	0.08	3,422'
2	KK	0.05	2,348'
3	KK	0.05	2,276'
4	KK	0.06	2,786'
5	KK	0.06	2,773'
6	KK	0.05	2,245'
7	KK	0.05	2,300'
8	KK	0.12	5,200'
9	KK	0.13	5,564'
10	KK	0.06	2,618'
11	KK	0.06	2,451'
12	KK	0.05	2,315'
13	KK	0.07	3,151'



SEE SHEET NO. 2

Texas Land Surveying, Inc.

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SHEET

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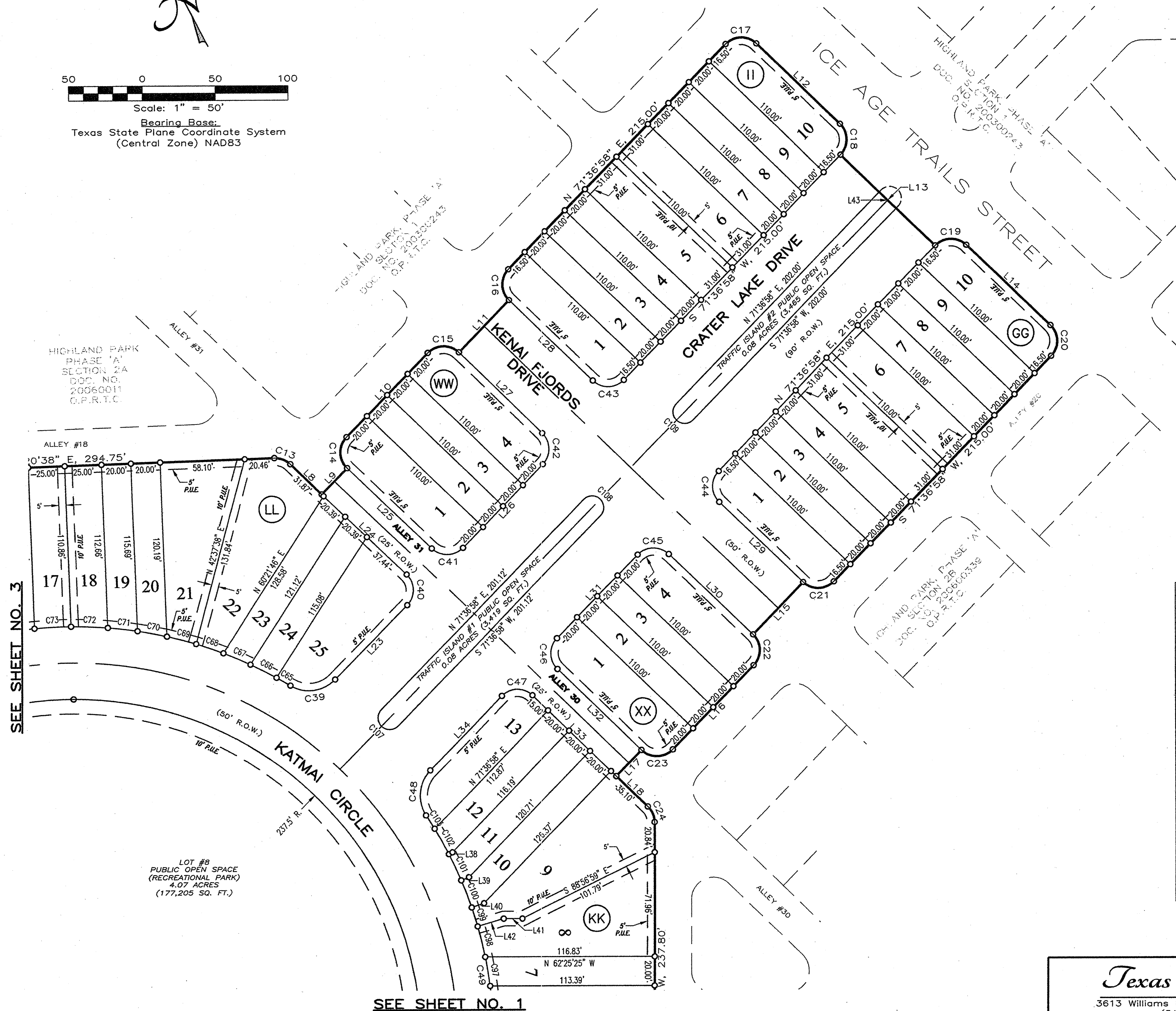
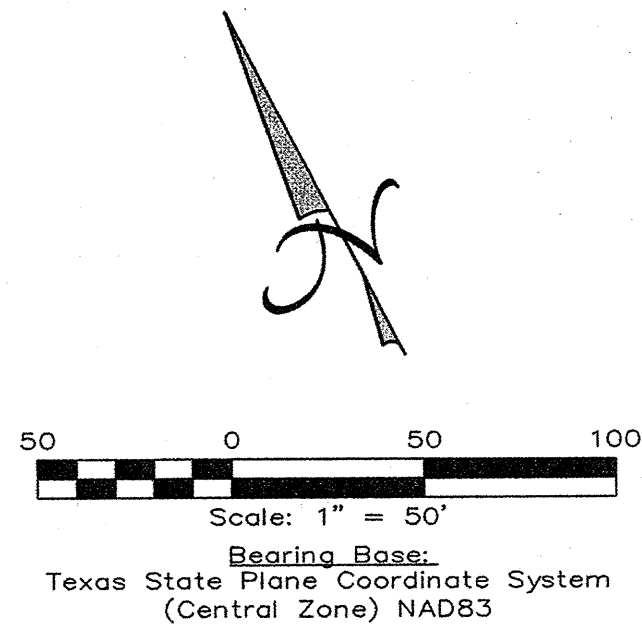
OF

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DATE OF PLAT PREPARATION: MARCH 2, 2015

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FINAL PLAT OF
HIGHLAND PARK
PHASE A, SECTION 2C
 CITY OF PFLUGERVILLE, TEXAS



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 27°34'35" E	60.00'
L2	N 27°34'35" E	82.50'
L3	S 62°25'25" E	25.00'
L4	N 25°49'54" E	50.16'
L5	N 27°34'35" E	80.33'
L6	S 62°25'25" E	97.49'
L7	N 71°36'58" E	62.30'
L8	S 18°23'02" E	30.10'
L9	N 71°36'58" E	25.00'
L10	N 71°36'58" E	80.00'
L11	N 71°36'58" E	50.00'
L12	S 18°23'02" E	80.00'
L13	S 18°23'02" E	90.00'
L14	S 18°23'02" E	80.00'
L15	S 71°36'58" W	50.00'
L16	S 71°36'58" W	80.00'
L17	S 71°36'58" W	25.00'
L18	S 18°23'02" E	30.10'
L19	S 27°34'35" W	60.00'
L20	S 27°34'35" W	82.50'
L21	N 27°34'35" E	82.50'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L22	N 62°25'25" W	87.06'
L23	S 71°36'58" W	70.86'
L24	S 18°23'02" E	80.00'
L25	N 18°23'02" W	80.00'
L26	S 71°36'58" W	80.00'
L27	S 18°23'02" E	80.00'
L28	N 18°23'02" W	80.00'
L29	N 18°23'02" W	80.00'
L30	S 18°23'02" E	80.00'
L31	N 71°36'58" E	80.00'
L32	N 18°23'02" W	80.00'
L33	S 18°23'02" E	80.00'
L34	N 71°36'58" E	70.86'
L35	N 62°25'25" W	80.18'
L36	N 27°34'35" E	25.40'
L37	N 01°28'57" E	16.65'
L38	S 89°16'35" E	2.72'
L39	S 85°17'26" E	5.70'
L40	S 81°18'17" E	9.06'
L41	S 62°25'25" E	13.01'
L42	S 78°35'57" E	18.79'
L43	S 18°23'02" E	16.00'

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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OF

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DATE OF PLAT PREPARATION: MARCH 2, 2015

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FINAL PLAT OF
HIGHLAND PARK
PHASE A, SECTION 2C
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. 5' sidewalks shall be constructed along each side of Katmai Circle, Gates of the Arctic Avenue, Fire Island Drive, Kenai Fjords Drive, and North Cascades Avenue. 6' sidewalks shall be constructed along each side of Great Smoky Mountains Drive and Crater Lake 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 NN, MM, LL, WW, II, GG, XX, and KK shall follow the setback requirements for the Townhouse lot type.
8. Water and wastewater service will be provided by the City of Pflugerville.
9. 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.
10. 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.
11. 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 Manual and Construction Standards, dated November 2014.
12. Traffic Island Lots #1, #2 and #3 - Public Open Space, and Recreational Park Lot #8 - Public Open Space, shall be owned by the City of Pflugerville and maintained by the Highland Park Homeowner's Association.
13. 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.
14. Unless otherwise noted, a five (5) foot Public Utility Easement is hereby dedicated adjacent to all street and alley right-of-ways.

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 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

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 14.85 acre
portion of that 19.22 acres (Tract 1) described in a deed granted to Continental Homes of
Texas, L.P., recorded in Document No. 2005119523 of the Official Public Records of Travis
County, Texas, does hereby subdivide said 14.85 acres of land in accordance with this plat to
be known as **HIGHLAND PARK PHASE A, SECTION 2C**, 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 _____ day of _____, 20____.

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 _____ day of _____, 20____.

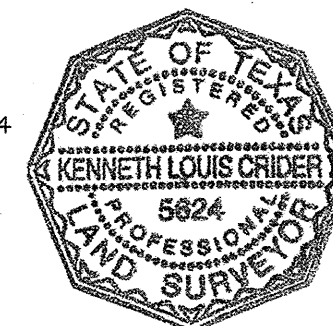
Notary Public, State of Texas

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
Registered Professional Land Surveyor No. 5624
State of Texas

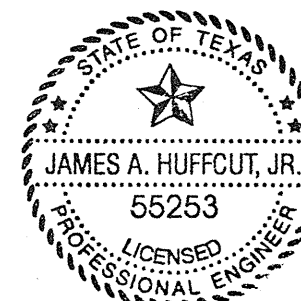


ENGINEER'S CERTIFICATION

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.
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



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
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DATE OF PLAT PREPARATION: MARCH 2, 2015

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