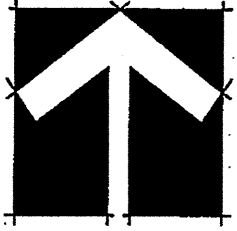
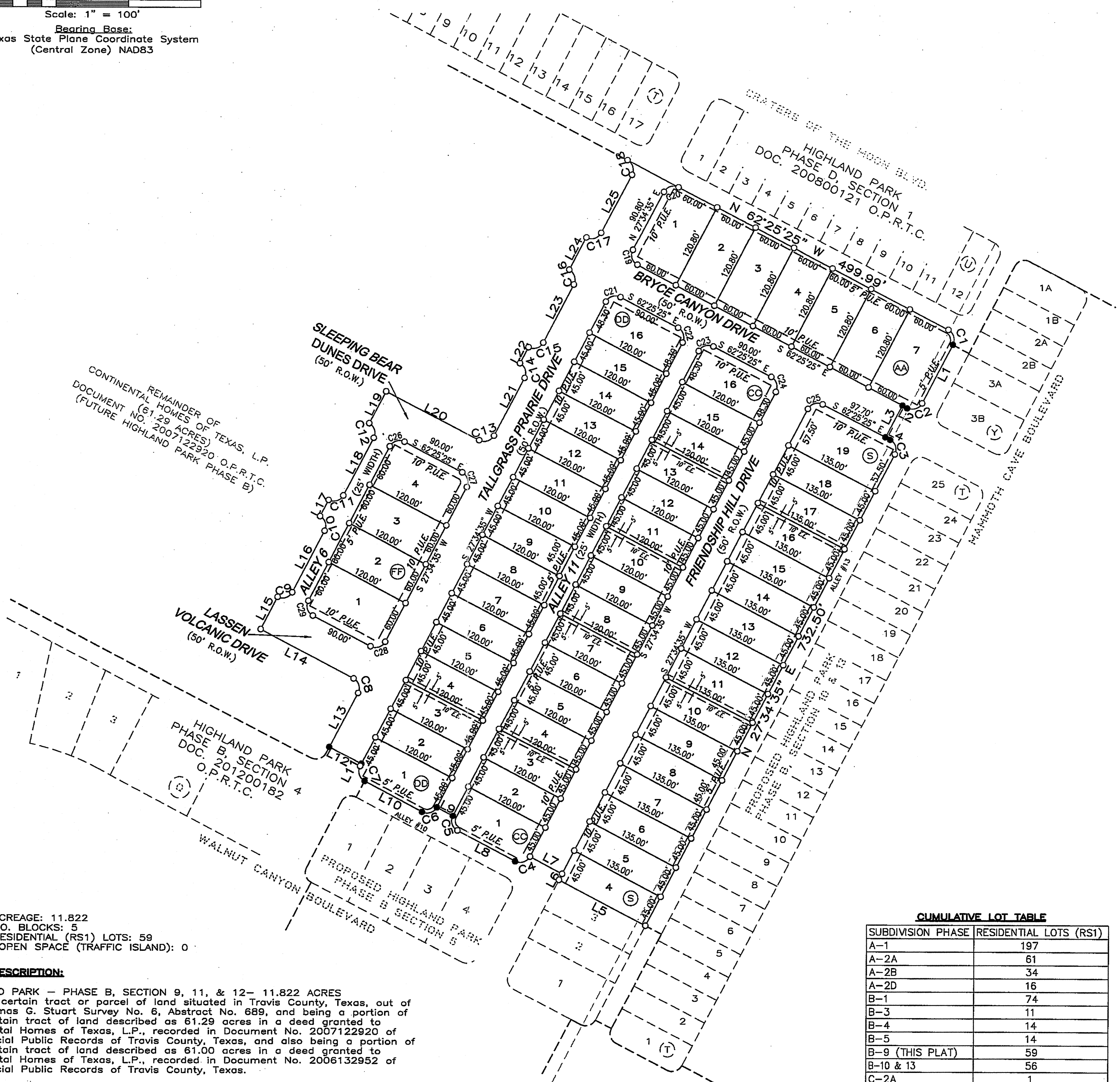


FINAL PLAT OF
HIGHLAND PARK
PHASE B, SECTION 9, 11, & 12
 CITY OF PFLUGERVILLE, TEXAS



Scale: 1" = 100'

Bearing Base:
 Texas State Plane Coordinate System
 (Central Zone) NAD83



TOTAL ACREAGE: 11.822
 TOTAL NO. BLOCKS: 5
 TOTAL RESIDENTIAL (RS1) LOTS: 59
 PUBLIC OPEN SPACE (TRAFFIC ISLAND): 0

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE B, SECTION 9, 11, & 12- 11.822 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)

LINEAR FOOTAGE OF ROADWAYS:

ALLEY #11: 763.30 L.F.
 ALLEY #6: 240.00 L.F.
 BRYCE CANYON DRIVE: 452.70 L.F.
 FRIENDSHIP HILL DRIVE: 763.30 L.F.
 TALGRASS PRAIRIE DRIVE: 905.61 L.F.
 SLEEPING BEAR DUNES DRIVE: 163.98 L.F.
 LASSEN VOLCANIC DRIVE: 185.00 L.F.
TOTAL: 3,473.89 L.F.

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET WITH PLASTIC CAP STAMPED "CS, LTD"
(A)	BLOCK DESIGNATION
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
E.E.	ELECTRICAL EASEMENT

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-9 (THIS PLAT)	59
B-10 & 13	56
C-2A	1
D-1	95
D-2	55
D-3	70
TOTAL	757

OWNER/SUBDIVIDER:

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

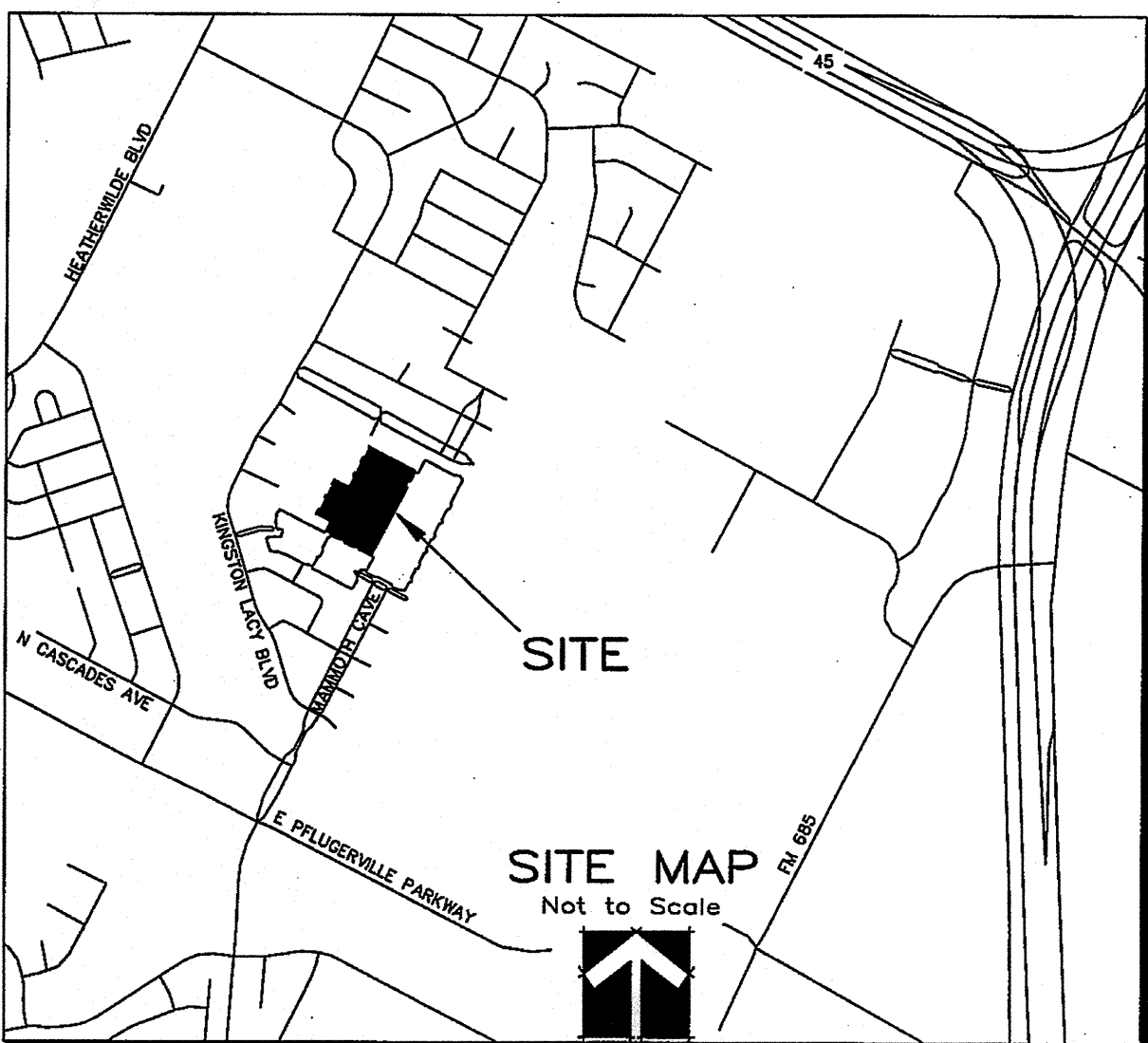
By:
 CHTEX of Texas, Inc.
 (A Delaware Corporation)
 Its General Partner
 10700 Pecan Park Blvd, Suite 400
 Austin, Texas 78750

SURVEYOR:

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



SITE MAP
 Not to Scale



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

SHEET

1 OF 2

FINAL PLAT OF
HIGHLAND PARK
PHASE B, SECTION 9, 11, & 12
 CITY OF PFLUGERVILLE, TEXAS

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 11.822 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 11.822 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE B, SECTION 9, 11, & 12** 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

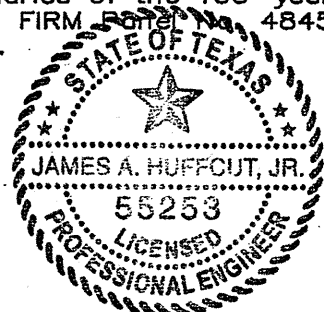
BEFORE ME, the undersigned authority personally appeared Richard N. Maier of Continental Homes of Texas, L.P.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ day of _____, 20____.

Notary Public, State of Texas

No portion of this tract is within the boundaries of the 100-year flood plain as indicated on the Federal Flood Insurance Administration, FIRM # 85091C 48453C0280H, dated September 26, 2008, for Travis County, Texas.

James A. Huffcut, Jr. 12-12-13
 James A. Huffcut, Jr.
 Registered Professional Engineer No. 55253
 State of Texas
 PARE-DAWSON ENGINEERS
 7096 FLEM #470



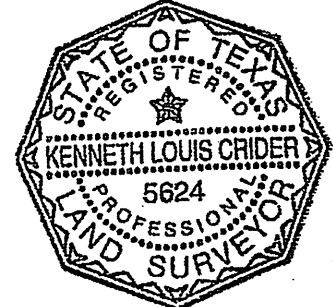
PLAT NOTES

- This Property is within Pflugerville City Limits.
- 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 owner, or his/her assigns.
- 5' sidewalks shall be constructed along each side of Bryce Canyon Drive, Friendship Hill Drive, Lassen Volcanic Drive, Sleeping Bear Dunes Drive and Tallgrass Prairie Drive. 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.
- Single Family setbacks shall be as stated in the Highland Park ALUR document. Lots in Blocks S, CC, and DD shall follow the setback requirements for the Neighborhood House lot type. Lots in Blocks AA and FF shall follow the setback requirements for the Neighborhood Villas lot type.
- 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.
- 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.
- 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.
- 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.
- 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 subdivisions shall be pad mounted or placed underground in a public utility easements rather than a right-of-way.
- 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.

I, Kenneth L. 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 hereon 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 L. Crider 12-11-13
 Kenneth L. Crider
 Registered Professional Land Surveyor No. 5624
 State of Texas



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, Vice Chairman
 Planning & Zoning Commission

Date

This plat reflects the approval granted by the 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

NUMBER	DIRECTION	DISTANCE
L1	N 27°34'35" E	90.81'
L2	S 62°25'25" E	7.29'
L3	N 27°34'35" E	50.00'
L4	N 62°25'25" W	7.30'
L5	S 62°25'25" E	135.00'
L6	S 27°34'35" W	9.20'
L7	S 62°25'25" E	50.00'
L8	S 62°25'25" E	90.00'
L9	S 62°25'25" E	25.00'
L10	S 62°25'25" E	90.00'
L11	S 27°34'35" W	3.50'
L12	S 62°25'25" E	50.00'
L13	S 27°34'35" W	84.80'
L14	S 62°25'25" E	145.00'
L15	S 27°34'35" W	50.00'
L16	S 27°34'35" W	85.00'
L17	S 27°34'35" W	25.00'
L18	S 27°34'35" W	90.00'
L19	S 27°34'35" W	50.00'
L20	N 62°25'25" W	145.00'
L21	S 27°34'35" W	90.00'
L22	S 27°34'35" W	25.00'
L23	S 27°34'35" W	90.00'
L24	S 27°34'35" W	50.00'
L25	S 27°34'35" W	90.81'

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C2	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C3	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C4	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C5	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C6	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C7	89°40'03"	15.04'	23.54'	21.21'	S 17°25'27" E
C8	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C9	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C10	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C11	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" 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	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C15	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" 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	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C19	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
C20	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
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 17°25'25" W
C23	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C24	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
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 72°34'35" W
C27	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C28	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C29	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	AA	0.21	8963
2	AA	0.17	7248
3	AA	0.17	7248
4	AA	0.17	7248
5	AA	0.17	7248
6	AA	0.17	7248
7	AA	0.21	8963

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	DD	0.16	7104
2	DD	0.12	5400
3	DD	0.12	5400
4	DD	0.12	5400
5	DD	0.12	5400
6	DD	0.12	5400
7	DD	0.12	5400
8	DD	0.12	5400
9	DD	0.12	5400
10	DD	0.12	5400
11	DD	0.12	5400
12	DD	0.12	5400
13	DD	0.12	5400
14	DD	0.12	5400
15	DD	0.12	5400
16	DD	0.16	7104

LOT NO.	BLOCK	ACREAGE	SQ. FT.
4	S	0.14	6075
5	S	0.14	6075
6	S	0.14	6075
7	S	0.14	6075
8	S	0.14	6075
9	S	0.14	6075
10	S	0.14	6075
11	S	0.14	6075
12	S	0.14	6075
13	S	0.14	6075
14	S	0.14	6075
15	S	0.14	6075
16	S	0.14	6075
17	S	0.14	6075
18	S	0.14	6075
19	S	0.22	9691

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	FF	0.20	8921
2	FF	0.17	7200
3	FF	0.17	7200
4	FF	0.20	8921

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	CC	0.16	7104
2	CC	0.12	5400
3	CC	0.12	5400
4	CC	0.12	5400
5	CC	0.12	5400
6	CC	0.12	5400
7	CC	0.12	5400
8	CC	0.12	5400
9	CC	0.12	5400
10	CC	0.12	5400
11	CC	0.12	5400
12	CC	0.12	5400
13	CC	0.12	5400
14	CC	0.12	5400
15	CC	0.12	5400
16	CC	0.16	7104

Castleberry Surveying Ltd.
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1800 / (512) 930-9388 fax
 www.castleberrysurveying.com