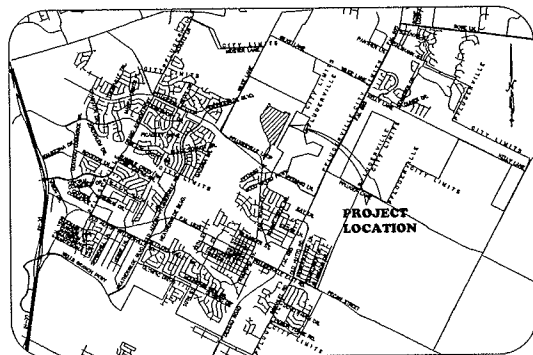


REVISIONS				
NO.	SHEET(S)	DESCRIPTION	BY	APPROVAL
1	1-3,5,7,9	SUBDIVIDE DUPLEX LOTS IN PHASE B-10	JG	
2	1-3,5,7-10	REVISION 2 REFLECTS CHANGES APPROVED WITH THE SECOND ADMINISTRATIVE ADJUSTMENT TO THE HIGHLAND PARK ALUR DEVELOPMENT CODE, APPROVED AUGUST 9, 2012. SIGNIFICANT CHANGES INCLUDE: A REDUCTION IN TOTAL RESIDENTIAL LOTS FROM 290 TO 282 SINGLE-FAMILY LOTS, ADJUSTMENT TO LOT TYPE AND CONFIGURATION, AND ADJUSTMENT TO STREET TYPE. A TOTAL OF 95 LOTS ARE AFFECTED IN THIS REVISION.	JG	

HIGHLAND PARK PHASE B

REVISED PRELIMINARY PLAN-NOT FOR RECORDATION PFLUGERVILLE OCTOBER 2012



VICINITY MAP

OWNER / SUBDIVIDER: CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)
12554 RIATA VISTA CIRCLE
AUSTIN, TEXAS 78727
(512)345-4663 (512)533-1429 FAX

DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)
12554 RIATA VISTA CIRCLE
AUSTIN, TEXAS 78727
(512)345-4663 (512)533-1429 FAX

ENGINEER: PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TX 78757
(512)454-8711 FAX (512)459-8867

SURVEYING: CASTLEBERRY SURVEYING, LTD.
3513 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512)930-1600 (512)930-9389 FAX

PHASE B LEGAL DESCRIPTION:
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, TRAVIS COUNTY, TEXAS, AND OUT OF THE E. BEBEE SURVEY NO. 5, ABSTRACT NO. 85, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 61.29 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO CONTINENTAL HOMES OF TEXAS, L.P., DATED JUNE 28, 2007 AND RECORDED AS DOCUMENT NO. 2007122920, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING ALL OF HIGHLAND PARK, PHASE B, SECTION 1A SUBDIVISION OF RECORD, RECORDED IN DOCUMENT NO. 200300340, OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ALL OF HIGHLAND PARK, PHASE B, SECTION 2A, A SUBDIVISION OF RECORD, RECORDED IN DOCUMENT NO. 200400308 OF SAID OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF MAMMOTH CAVE BOULEVARD, AN UNRECORDED RIGHT OF WAY.

REMAINING UNPLATTED

Land Use Single Family Lots	
REMAINING UNPLATTED	31 96AC
GREENWAY PUBLIC OPEN SPACE	3.94AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TOTAL	34.84AC

REMAINING UNPLATTED ONE-WAY ALLEY	
NAME	LINEAR FEET
AL1-25 #1	200.00 LF
AL1-25 #2	670.58 LF
AL1-25 #3	109.81 LF
AL1-25 #4	536.81 LF
AL1-25 #5	200.00 LF
AL1-25 #6	48.75 LF
AL1-25 #7	250.00 LF
AL1-25 #8	15.00 LF
AL1-25 #9	912.90 LF
AL1-25 #10	200.00 LF
AL1-25 #11	285.88 LF
AL1-25 #12	92.48 LF
TOTAL	5703.95 LF

REMAINING UNPLATTED BLOCKS AND LOTS		
BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK O	7	1.29
BLOCK P	7	1.24
BLOCK Q	2	1.40
BLOCK R	4	0.80
BLOCK S	19	2.82
BLOCK T	25	2.28
BLOCK U	6	0.66
BLOCK V	9	0.65
BLOCK W	7	0.92
BLOCK X	6	0.64
BLOCK Y	7	0.96
BLOCK Z	6	0.64
BLOCK AA	7	0.96
BLOCK BB	16	2.07
BLOCK CC	16	2.07
BLOCK DD	16	2.07
BLOCK EE	8	1.03
BLOCK FF	4	0.74
BLOCK GG	8	1.03
BLOCK HH	8	1.03
BLOCK II	4	0.80
BLOCK JJ	10	1.87
BLOCK KK	10	1.87
BLOCK LL	4	0.80
BLOCK MM	10	1.77
BLOCK NN	2	0.62
TOTAL	208	31.56

STREET NAMES UNPLATTED	
NAME	LINEAR FEET
MAMMOTH CAVE BLVD	1020.91 LF
WALNUT CANYON BLVD	836.00 LF
DRIVE CANYON DRIVE	1731.04 LF
ELDERWOOD DRIVE	847.48 LF
CASSIN WOODLAND DRIVE	1330.00 LF
TALLOWS PRARIE DRIVE	1214.18 LF
FRIZZARD HILL DRIVE	972.00 LF
BACKLICK DRIVE	1718.00 LF
FOSSIL BEES DRIVE	1718.00 LF
TOTAL	10639.59 LF

EXISTING STREET NAMES PLATTED	
NAME	LINEAR FEET
MAMMOTH CAVE BLVD	2773.43 LF
WALNUT CANYON BLVD	2634.00 LF
DRIVE CANYON DRIVE	1634.40 LF
ELDERWOOD DRIVE	1070.68 LF
CASSIN WOODLAND DRIVE	1359.34 LF
TALLOWS PRARIE DRIVE	1193.50 LF
FRIZZARD HILL DRIVE	1193.50 LF
BACKLICK DRIVE	907.10 LF
FOSSIL BEES DRIVE	1193.50 LF
TOTAL	15867.34 LF

PHASE B-1 PLATTED BLOCKS AND LOTS		
BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK A	4	0.80
BLOCK B	6	1.27
BLOCK C	7	1.03
BLOCK D	4	0.69
BLOCK E	11	2.19
BLOCK F	7	1.35
BLOCK G	4	0.97
BLOCK H	2	0.56
BLOCK I	7	1.49
BLOCK J	6	1.74
BLOCK K	4	0.80
BLOCK L	4	0.80
BLOCK M	3	0.74
BLOCK N	3	0.65
TOTAL	74.00	15.58

PLATTED EXISTING	
REMAINING UNPLATTED	31 96AC
GREENWAY PUBLIC OPEN SPACE	3.94AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TOTAL	34.84AC

EXISTING STREET NAMES PLATTED	
NAME	LINEAR FEET
AL1-25 #1	37.31 LF
AL1-25 #2	282.46 LF
AL1-25 #3	534.12 LF
AL1-25 #4	435.00 LF
AL1-25 #5	200.00 LF
AL1-25 #6	48.75 LF
AL1-25 #7	250.00 LF
AL1-25 #8	15.00 LF
AL1-25 #9	912.90 LF
AL1-25 #10	200.00 LF
AL1-25 #11	285.88 LF
AL1-25 #12	92.48 LF
TOTAL	3221.00 LF

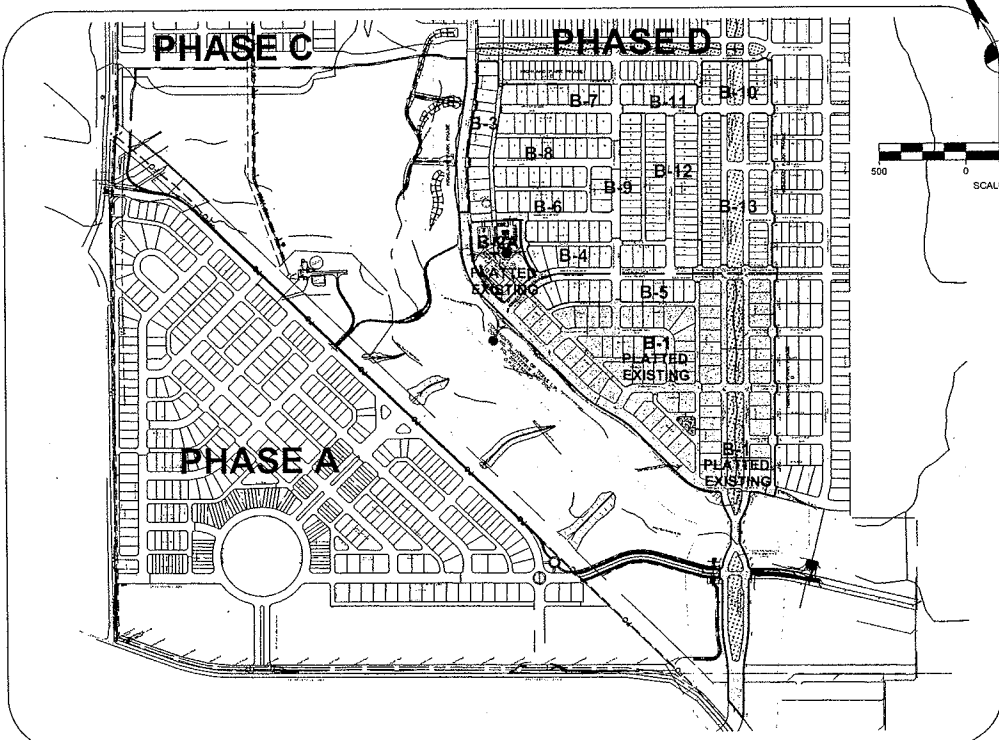
PHASE B2A PLATTED BLOCKS AND LOTS		
BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK DD	1	2.77
TOTAL	1	2.77

PHASE B2A PLATTED	
TRAFFIC ISLAND PUBLIC OPEN SPACE	2.77AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TOTAL	2.77AC

PHASE B2A PLATTED	
TRAFFIC ISLAND PUBLIC OPEN SPACE	2.77AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TOTAL	2.77AC

PHASE B2A PLATTED	
TRAFFIC ISLAND PUBLIC OPEN SPACE	2.77AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TOTAL	2.77AC

PARK LAND SUMMARY					
DESCRIPTION	PUBLIC OPEN SPACE OUTSIDE 100 YEAR FLOODPLAIN	PUBLIC OPEN SPACE BETWEEN 25 & 100 YEAR FLOODPLAIN	PUBLIC OPEN SPACE INSIDE 25 YEAR FLOODPLAIN	TOTAL PUBLIC OPEN SPACE	PRIVATE OPEN SPACE
TOTAL REQUIRED OPEN SPACE PER ALUR	36.8	7.1	79	122.9	0
PHASE A PRELIMINARY PLAN	6.44	0	0	6.44	1.87
PHASE B PRELIMINARY PLAN	6.87	0	0	6.87	2.86
PHASE C PRELIMINARY PLAN	4.77	0	0	4.77	0
PHASE D PRELIMINARY PLAN	5.28	0.11	0.19	5.58	0
REMAINING TO BE DEDICATED	13.44	6.99	78.81	99.24	0



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BENCHMARK:
CHISELED TRIANGLE AT THE TOP OF CURB ON THE NORTH END OF BRIDGE OVER GILLELAND CREEK, EAST SIDE OF HEATHERWILDE BOULEVARD AND APPROXIMATELY 100 FEET SOUTH OF CENTER LINE OF CACTUS BLOSSOM DRIVE - FEMO BENCHMARK RM 110-2, NORTHING: 10139788.481, EASTING: 5146460.831, ELEVATION: 730.58'

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, Clyde C. Castleberry, Jr., do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR
CLYDE C. CASTLEBERRY, JR.,
CASTLEBERRY SURVEYING, INC.
3513 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
512-930-1600

SUBMITTED BY:
DUSTIN J. GOSS, P.E., PROJECT MANAGER
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 W I
AUSTIN, TEXAS 78757
512-454-8711

SIGNATURE OF REGISTERED PROFESSIONAL CIVIL ENGINEER
JAMES A. HUFFCUT, JR., P.E.
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 W
AUSTIN, TEXAS 78757
512-454-8711

APPROVED BY: PLANNING & ZONING DATE: _____
APPROVED BY: CITY COUNCIL DATE: _____

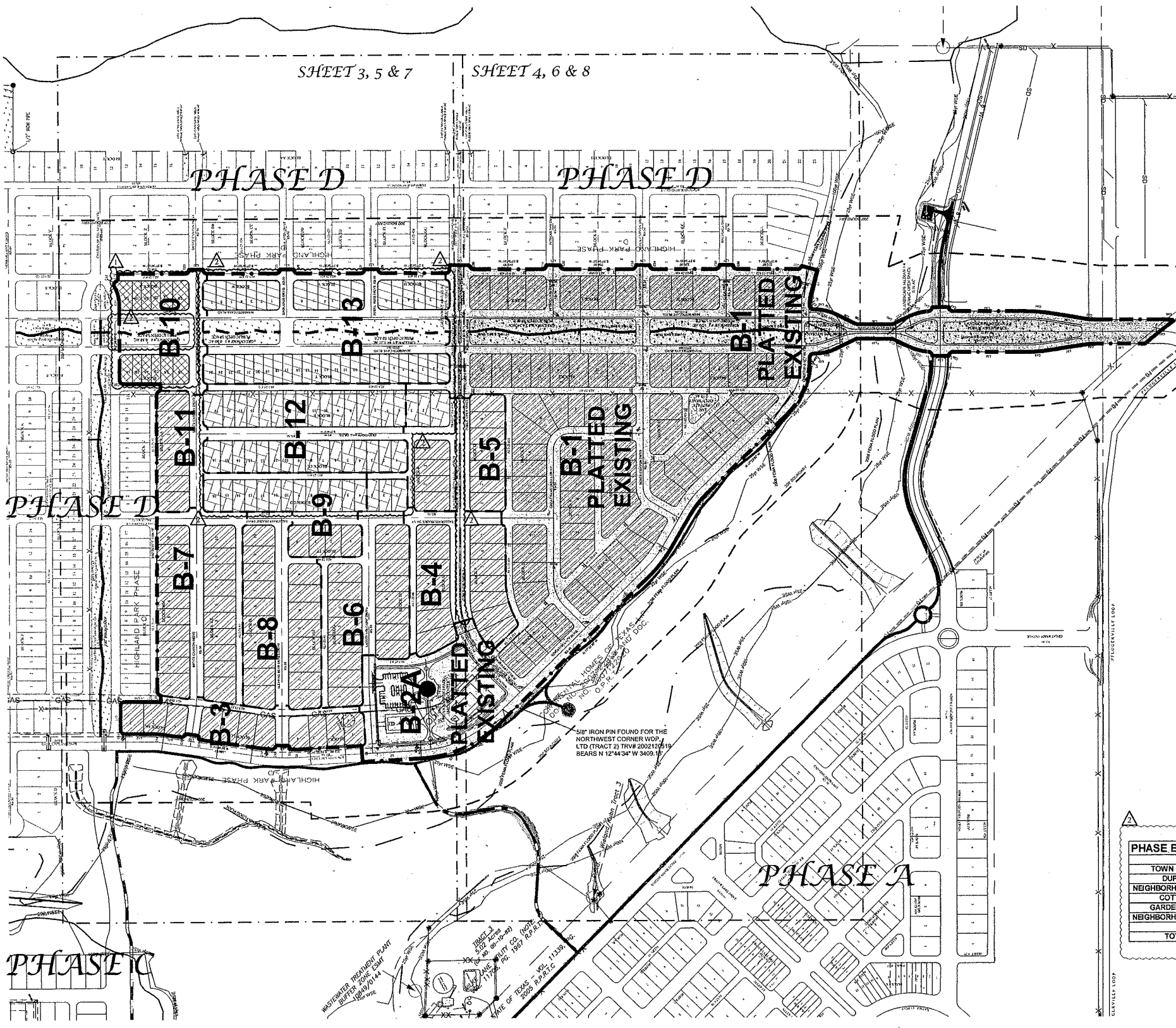
REPLACEMENT SHEET

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

10-10-12P02:44 RCVD

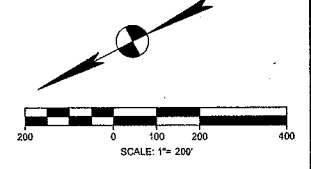
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SHEET 3, 5 & 7 SHEET 4, 6 & 8



CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	14°54'36"	120.00	31.23	31.14	N 54°58'07" W
C2	90°00'00"	15.00	23.56	21.21	S 72°34'35" W
C3	90°00'00"	15.00	23.56	21.21	N 17°25'25" W
C4	45°02'55"	285.00	224.08	218.35	N 39°53'58" W
C5	14°52'22"	365.00	94.75	94.48	N 24°48'41" W
C6	14°52'22"	435.00	112.92	112.80	N 24°48'41" W
C7	41°47'43"	435.00	317.32	310.33	N 03°31'22" E
C8	01°05'54"	775.00	14.86	14.86	N 24°58'11" E
C9	90°33'56"	15.00	23.71	21.32	N 70°48'08" E
C10	92°58'29"	15.00	24.60	21.94	N 15°26'11" W
C11	04°15'40"	775.00	67.88	67.85	N 33°41'24" 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" W
C15	90°00'00"	15.00	23.56	21.21	N 72°34'35" E
C16	90°00'00"	15.00	23.56	21.21	S 17°25'25" E
C17	04°48'55"	300.00	25.21	25.21	S 29°59'02" W
C18	85°11'05"	15.00	22.30	20.30	N 74°59'02" 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	N 72°34'35" E
C21	27°28'28"	134.00	64.28	63.64	S 76°09'39" E
C22	11°22'28"	15.00	30.75	28.64	S 31°09'39" 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 72°34'35" W
C25	90°00'00"	15.00	23.56	21.21	S 17°25'25" E
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	S 17°25'25" E
C28	90°00'00"	15.00	23.56	21.21	S 72°34'35" W
C29	90°00'00"	15.00	23.56	21.21	S 17°25'25" 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	S 17°25'25" E
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	S 17°25'25" E
C34	90°00'00"	15.00	23.56	21.21	S 72°34'35" W
C35	90°00'00"	15.00	23.56	21.21	S 17°25'25" E
C36	90°00'00"	15.00	23.56	21.21	S 72°34'35" W
C37	75°05'24"	15.00	19.68	18.28	S 09°58'07" E
C38	25°59'24"	181.00	82.10	81.40	S 40°34'16" W
C39	25°59'24"	15.00	6.80	6.75	S 40°34'16" W
C40	25°47'49"	15.00	6.75	6.70	S 14°40'40" W
C41	21°18'23"	200.00	74.37	73.95	S 12°25'57" W
C42	85°30'34"	15.00	22.39	20.37	S 19°40'08" E
C43	90°00'00"	15.00	23.56	21.21	S 72°34'35" W
C44	09°25'29"	650.00	108.92	108.80	S 32°17'19" W
C45	09°25'29"	300.00	49.35	49.29	S 32°17'19" W
C46	10°38'37"	225.00	41.80	41.74	S 32°53'53" W
C47	02°42'45"	2915.00	138.00	137.99	N 11°02'45" W
C48	09°25'29"	300.00	49.35	49.29	N 22°51'50" E
C49	09°25'29"	650.00	108.92	108.80	N 22°51'50" E
C50	90°00'00"	15.00	23.56	21.21	N 17°25'25" W
C51	85°30'34"	15.00	22.39	20.37	N 74°49'18" E
C52	21°18'23"	200.00	74.37	73.95	N 42°43'12" E
C53	25°47'49"	15.00	6.75	6.70	N 40°28'29" E
C54	25°59'24"	15.00	6.80	6.75	N 14°34'53" E
C55	25°59'24"	181.00	82.10	81.40	N 14°34'53" E



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 47°30'49" W	96.43'
L2	N 62°25'25" W	6.84'
L3	N 01°35'11" E	80.28'
L4	N 62°25'25" W	8.58'
L5	N 32°14'52" W	137.87'
L6	N 17°22'30" W	89.94'
L7	N 24°25'14" E	217.61'
L8	S 65°34'46" E	60.00'
L9	N 25°33'28" E	50.00'
L10	N 35°49'44" E	50.00'
L11	N 35°49'44" E	73.68'
L12	N 27°34'35" E	108.46'
L13	S 62°25'25" E	90.00'
L14	N 27°34'35" W	108.46'
L15	S 67°36'30" E	25.00'
L16	S 62°25'25" E	25.00'
L17	N 27°34'35" E	135.00'
L18	S 69°53'53" E	6.43'
L19	S 62°25'25" E	25.00'
L20	S 27°34'35" W	50.00'
L21	S 27°34'35" W	50.00'
L22	S 27°34'35" W	50.00'
L23	S 62°25'25" E	15.00'
L24	S 27°34'35" W	74.00'
L25	S 27°34'35" W	50.00'
L26	S 27°34'35" W	50.00'
L27	S 27°34'35" W	50.00'
L28	S 42°29'11" W	80.00'
L29	S 53°33'58" W	80.28'
L30	S 27°34'35" W	124.79'
L31	S 01°46'45" W	63.36'
L32	S 28°56'46" W	60.00'
L33	S 27°34'35" W	256.35'
L34	S 37°00'04" W	111.00'
L35	S 27°34'35" W	243.00'
L36	N 27°34'35" E	176.75'
L37	N 18°09'08" E	111.00'
L38	N 27°34'35" E	256.35'
L39	N 28°12'23" E	60.00'
L40	N 53°22'24" E	63.36'
L41	N 27°34'35" E	124.79'
L42	S 27°34'35" W	3.38'
L43	N 27°34'35" E	3.38'

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAIN LINE BY: HUFFCUTT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAIN LINE BY: HUFFCUTT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES

PHASE B SECTION LOT SUMMARY

	B-1	B-2A	B-3	B-4	B-5	B-6	B-7	B-8	B-9	B-10	B-11	B-12	B-13	TOTAL
TOWN HOMES														
DUPLEX										12				12
NEIGHBORHOOD HOUSE					3	3						32		51
COTTAGE													44	44
GARDEN HOME											7			7
NEIGHBORHOOD VILLAS	74		11	14	11	16	20	18	4					175
TOTAL	74		11	14	14	19	20	18	17	12	7	32	44	282

REVISIONS:
 Δ SIDEWALK DUPLEX LOTS IN PHASE B-10
 Δ CHANGE LOT TYPES PHASE B-6, B-8, B-11, B-12, B-13

James A. Huffcutt
 JAMES A. HUFFCUTT
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 52523

PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SHOAL CREEK BLVD. SUITE 220 WEST
 AUSTIN, TEXAS 78757
 PHONE: 512.458.8711
 FAX: 512.458.8887

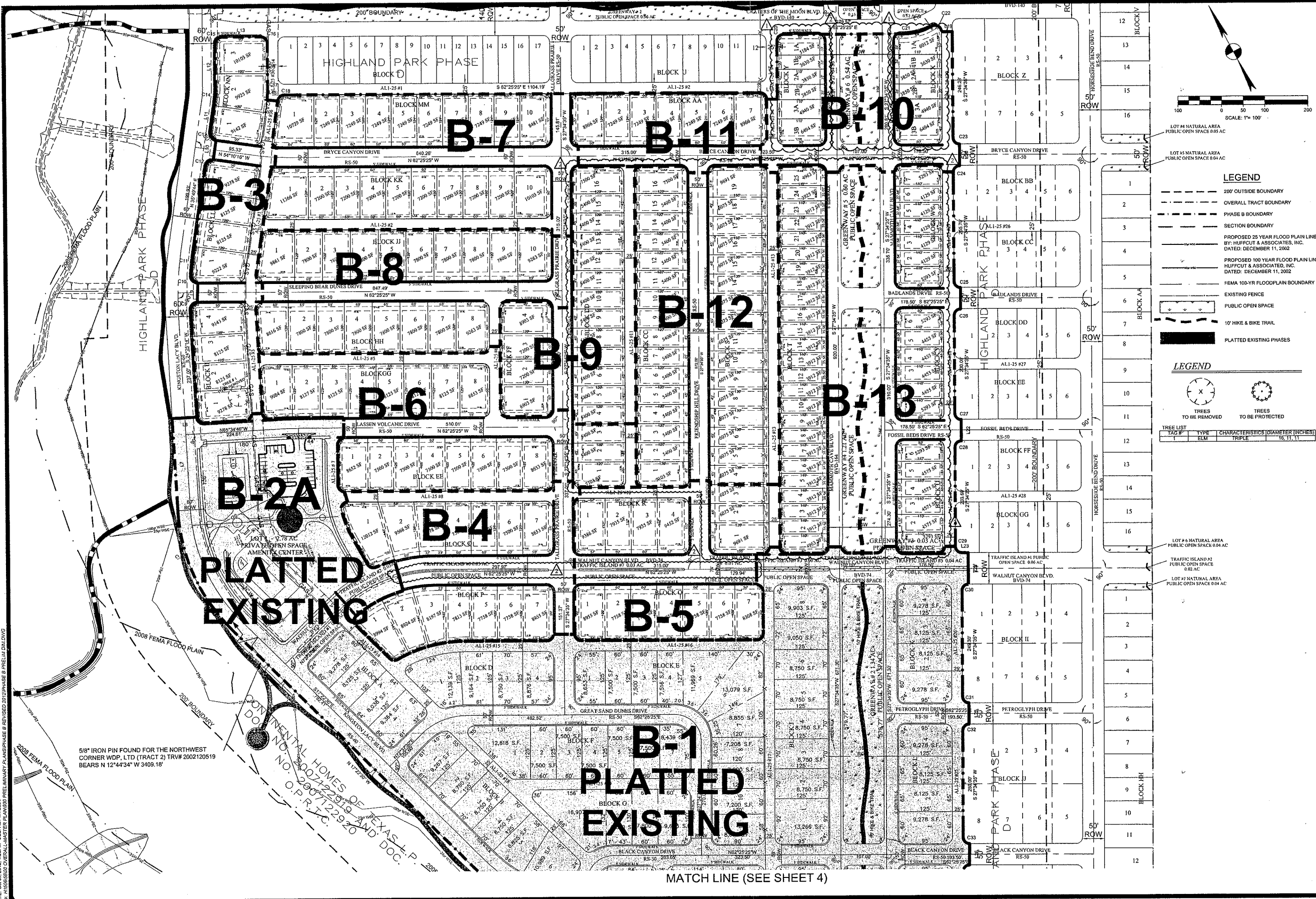
HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN -
 NOT FOR RECORDATION
 OVERALL & LOT SUMMARY PLAN

JOB NO. 50658-00
 DATE October 2012
 DESIGNER
 CHECKED *DL* DRAWN MHT
 SHEET 2 OF 10

DATE: Oct 08, 2012 4:31 PM USER: D. MITELLO
 FILE: P:\02050000\OVERALL-MASTER-PLANS\30 PRELIMINARY PLANS\PHASE B REVISED 2012\PHASE B PRELIM OVERALL.DWG

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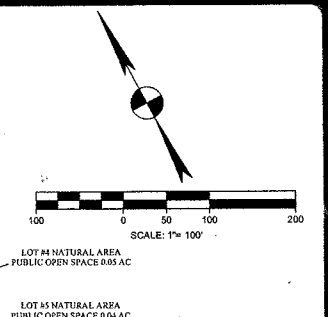
REPLACEMENT SHEET



DATE: Oct 09, 2012, 4:29PM USER: JF, MFELO
 FROM: PROPOSED OVERALL MASTER PLAN AND PHASE B REVISIONS 2012 PHASE B PRELIMINARY DIMENSION AND PHASING

5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER WDP, LTD (TRACT 2) TRV# 2002120519 BEARS N 12°44'34" W 3408.18'

CONVENTIONAL HOMES OF TEXAS, L.P.
 2007-2228-19-AL-ADD-DOC.
 2007-2228-20-O.P.R.-T.C.



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE B BOUNDARY
 - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAN LINE BY: HUFFCUTT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAN LINE BY: HUFFCUTT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - EXISTING FENCE
 - PUBLIC OPEN SPACE
 - 10' HIKE & BIKE TRAIL
 - PLATTED EXISTING PHASES
-
- LEGEND**
- (X) TREES TO BE REMOVED
 - (O) TREES TO BE PROTECTED
- | TREE LIST | | |
|-----------|------|----------------------------------|
| TAX # | TYPE | CHARACTERISTIC DIAMETER (INCHES) |
| | | TRIPLE |
| | | 16, 11, 11 |

REVISIONS:
 A SUBDIVIDE DUPLEX LOTS IN PHASE B-10 TYPES PHASE B-5
 B-6, B-9, B-11, B-12, B-13

PAPE-DAWSON ENGINEERS
 BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SHOAL CREEK BLVD. | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711 | FAX: 512-458-8887

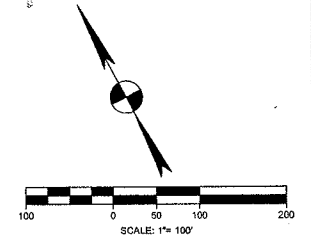
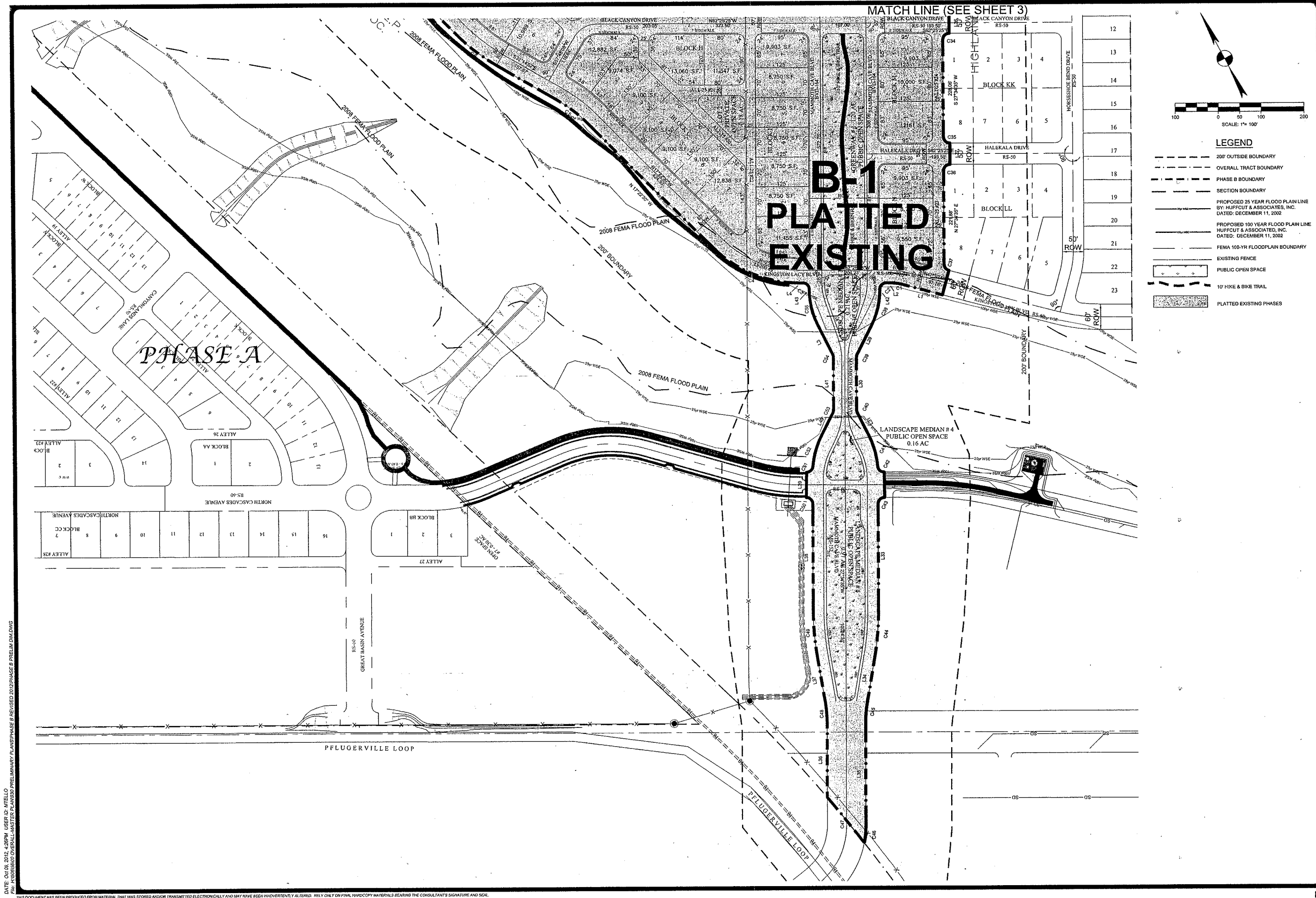
**HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN -
 NOT FOR RECORDATION
 DIMENSION AND PHASING**

JOB NO. 50658-00
 DATE October 2012
 DESIGNER _____
 CHECKED *DJ* DRAWN MHT
 SHEET 3 OF 10

MATCH LINE (SEE SHEET 4)

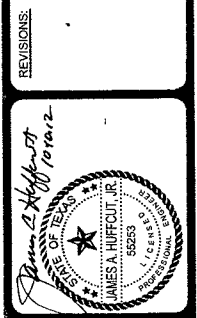
REPLACEMENT SHEET

DATE: 04/28/2012 10:42 AM USER: D. MIFELLO
 FOR ASSIGNED GENERAL CONTRACTOR'S REVIEW OF PRELIMINARY PLANS PHASE B REVISED 2012 PHASE B PRELIM DWG'S



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES

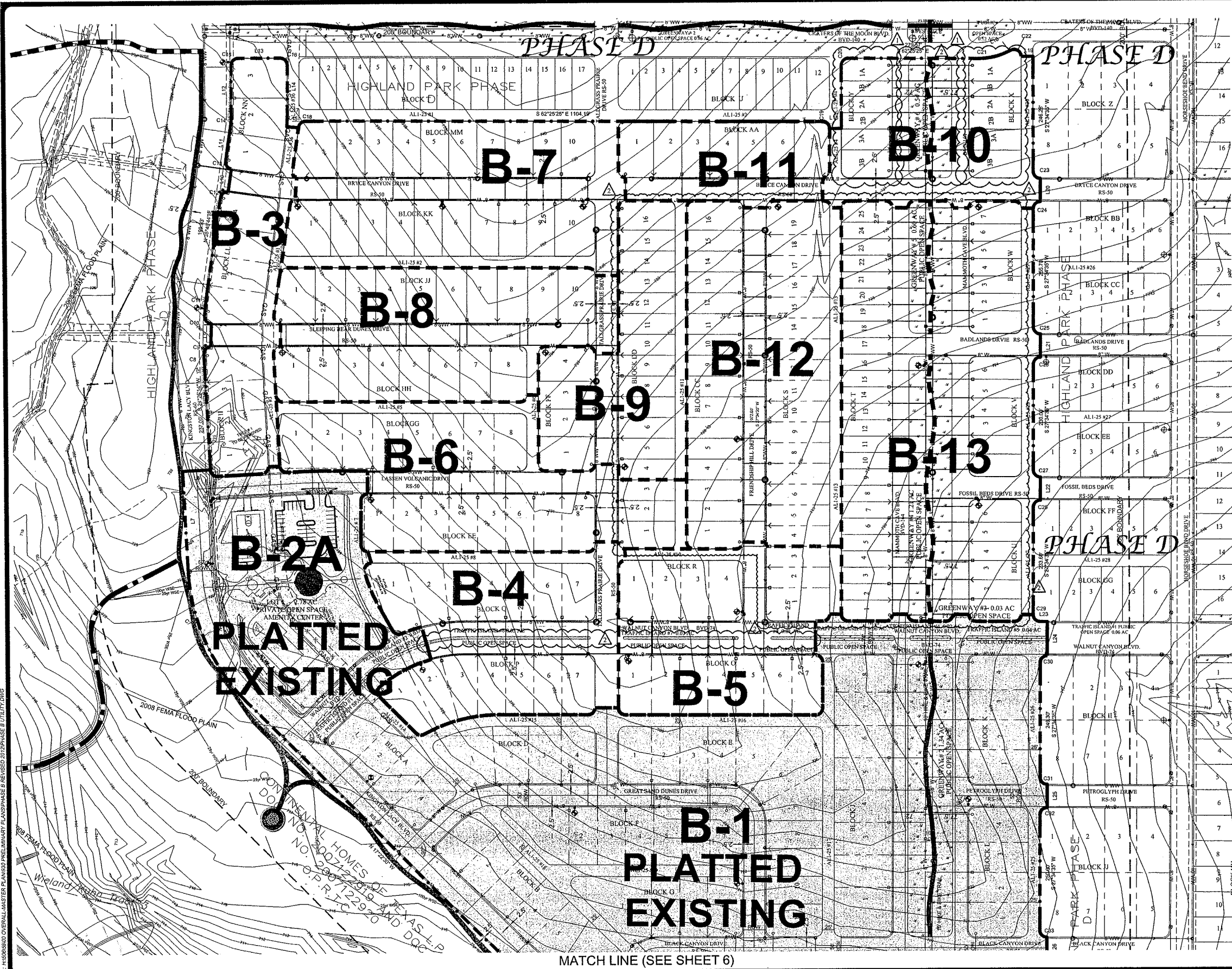


PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 1900 SIGNAL CENTER BLVD | SUITE 200 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8687

HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN-
 NOT FOR RECORDATION
 DIMENSION AND PHASING

JOB NO. 50658-00
 DATE October 2012
 DESIGNER _____
 CHECKED *[Signature]* DRAWN MHT
 SHEET 4 OF 10

REPLACEMENT SHEET



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAIN LINE
HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES

- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- 8" FUTURE WATER LINE MAIN
- 12" FUTURE WATER LINE MAIN
- 16" FUTURE WATER LINE MAIN
- EXISTING WASTEWATER LINE
- 4" EXISTING WW MANHOLE
- 4" FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- 15" FUTURE WASTEWATER LINE
- 21" FUTURE WASTEWATER LINE
- EXISTING CONTOUR LINE

REVISIONS:
 A SUBDIVIDE DUPLEX LOTS IN PHASE B-10
 B CHANGE LOT TYPES PHASE B-5
 C 8-6, B-10, 11, B-12, D-13

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD. SUITE 220 WEST
 AUSTIN TEXAS 78757
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 FAX: 512-458-8887

HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN -
 NOT FOR RECORDATION
 WATER & WASTEWATER PLAN

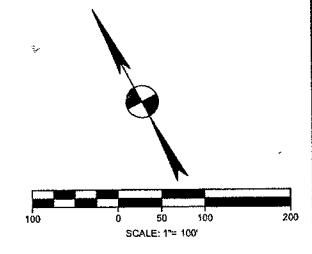
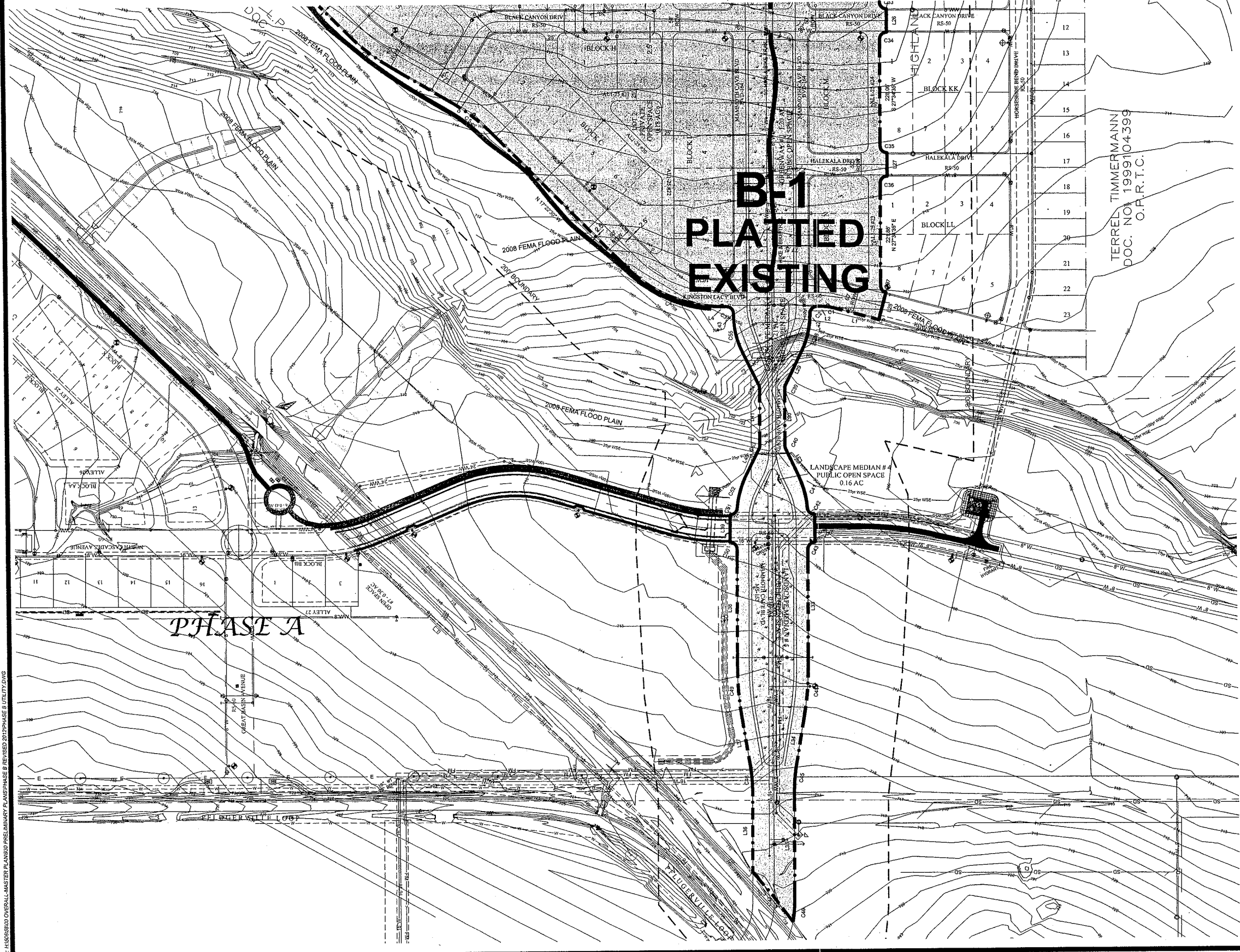
JOB NO. 50658-00
 DATE October 2012
 DESIGNER
 CHECKED *[Signature]* DRAWN RBB
 SHEET 5 OF 10

FILE: H03065800 OVERALL MASTER PLANS PRELIMINARY PHASE B REVISED 2012 PHASE B UTILITY.DWG
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MATCH LINE (SEE SHEET 6)

REPLACEMENT SHEET

MATCH LINE (SEE SHEET 5)



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAIN LINE HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES
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- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
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- 4' FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- 15" FUTURE WASTEWATER LINE
- 21" FUTURE WASTEWATER LINE
- EXISTING CONTOUR LINE

TERREL TIMMERMANN
DOC. NO. 1999104399
O.R.R.T.C.

REVISIONS:

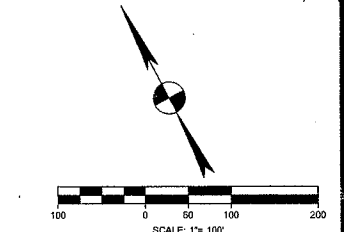
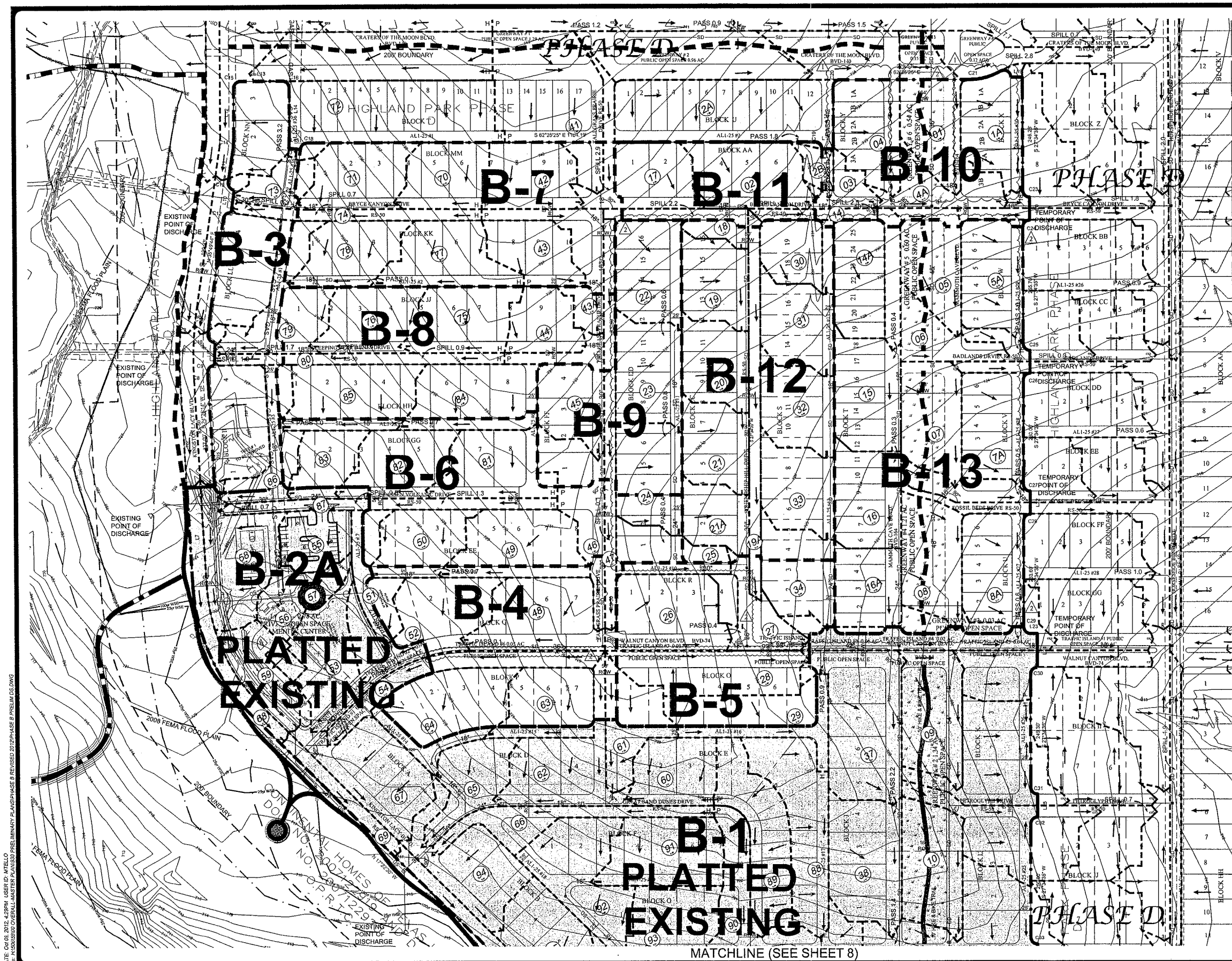


PAPE-DAWSON ENGINEERS
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SUITE 200 WEST | AUSTIN TEXAS 78757 | FAX: 512.452.8887

HIGHLAND PARK PHASE B
REVISED PRELIMINARY PLAN-
NOT FOR RECORDATION
WATER & WASTEWATER PLAN

JOB NO. 50658-00
DATE October 2012
DESIGNER
CHECKED DRAWN RBB
SHEET 6 OF 10

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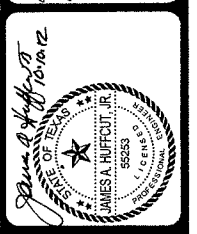


- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE B BOUNDARY
 - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - EXISTING FENCE
 - PUBLIC OPEN SPACE
 - 10' HIKE & BIKE TRAIL
 - PLATTED EXISTING PHASES

- LEGEND**
- CENTER LINE
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - FUTURE DRAINAGE AREA
 - DRAINAGE AREA
 - (01) HEADWALL
 - EXISTING CONTOUR LINE

- NOTES:**
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE WITHIN PHASES B-3 THROUGH B-13.
 2. EROSION PROTECTION CONSIDERATIONS WILL BE DESIGNED WITH EACH PHASE OF CONSTRUCTION.

REVISIONS:
 A SUBDIVIDE DUPLEX LOTS IN PHASE B-10
 B CHANGE LOT TYPES-PHASE B-5
 C B-4, B-9, B-11, B-12, B-13



PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SICAL CREEK BLVD | PHONE: 512.454.8711
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HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN-
 NOT FOR RECORDATION
 DRAINAGE STUDY

JOB NO. 50658-00
 DATE October 2012
 DESIGNER RBB
 CHECKED [initials] DRAWN RBB
 SHEET 7 OF 10

DATE: 06.01.2012, 4:59PM, USER: P. WHELLO, PROJECT: HIGHLAND PARK PHASE B, REVISION: 2012 PHASE B PRELIM.DWG

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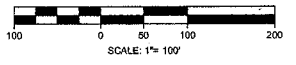
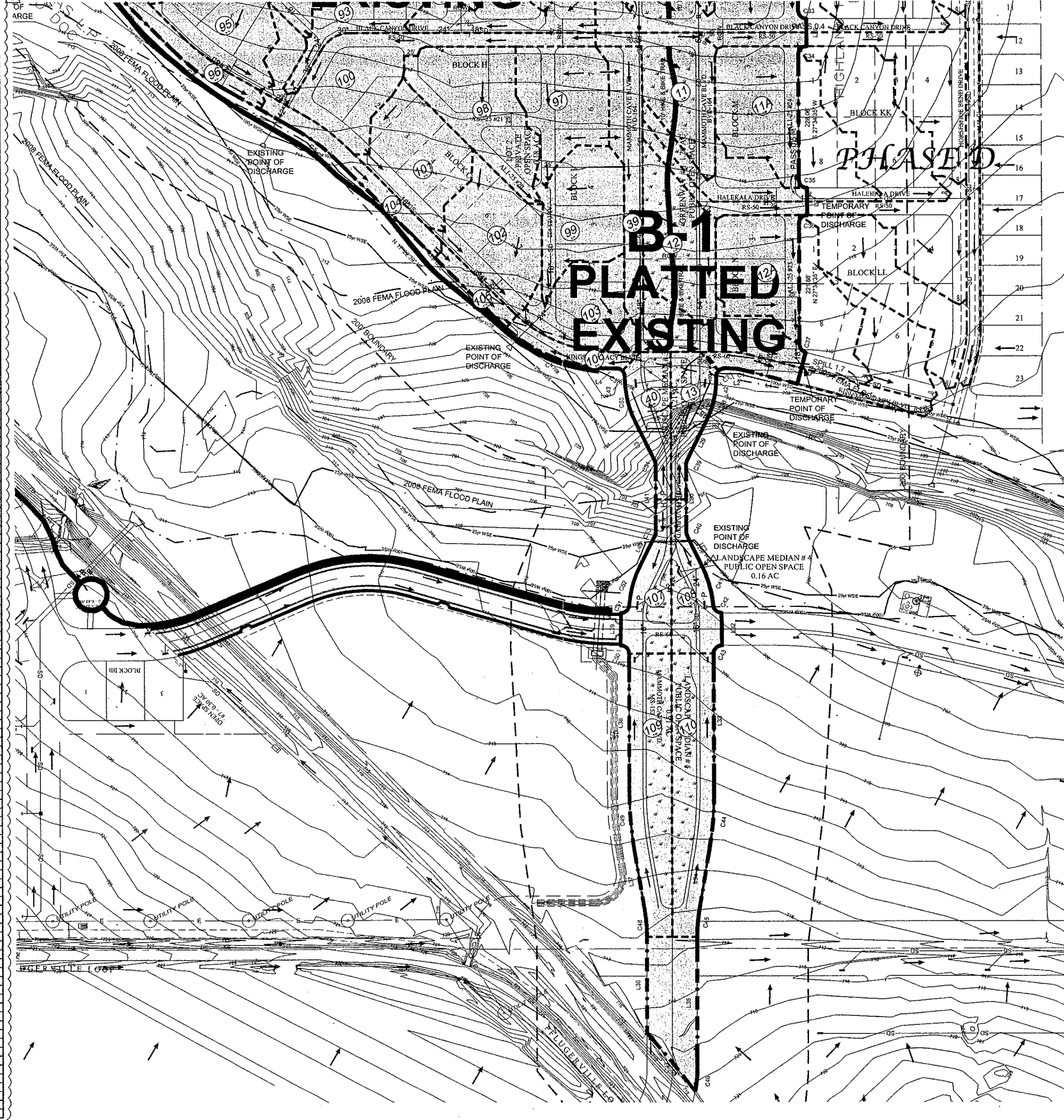
MATCHLINE (SEE SHEET 8)

REPLACEMENT SHEET

DRAINAGE CALCULATIONS
Fully Developed Flows

Area	Acres	To	I25	I100	C25	C100	Q25	Q100	Remarks
1	0.80	5	9.84	11.88	0.59	0.67	4.6	6.4	
1A	0.69	5	9.84	11.88	0.67	0.75	4.5	6.1	
2	0.80	7	9.20	11.14	0.70	0.78	5.2	7.0	
2A	1.50	5	9.84	11.88	0.66	0.74	3.7	13.3	
2B	0.14	5	9.84	11.88	0.65	0.73	0.9	1.2	
3	0.94	5	9.84	11.88	0.67	0.75	5.5	7.5	
4	1.30	5	9.84	11.88	0.62	0.70	7.9	10.8	
4A	0.47	5	9.84	11.88	0.60	0.68	2.8	3.8	
5	0.98	5	9.84	11.88	0.52	0.60	5.0	7.0	
5A	0.75	5	9.84	11.88	0.74	0.83	2.5	7.4	
6	0.43	5	9.84	11.88	0.61	0.69	2.6	3.5	
7	0.71	5	9.84	11.88	0.59	0.67	4.1	5.7	
7A	0.73	5	9.84	11.88	0.74	0.83	5.3	7.2	
8	0.76	5	9.84	11.88	0.59	0.66	4.4	6.0	
8A	0.74	5	9.84	11.88	0.75	0.83	5.5	7.3	
9	0.81	5	9.84	11.88	0.59	0.66	4.7	6.4	
10	0.80	5	9.84	11.88	0.59	0.66	4.6	6.3	
11	0.95	5	9.84	11.88	0.59	0.66	3.8	5.1	
11A	0.74	5	9.84	11.88	0.66	0.74	4.8	6.5	
12	0.70	5	9.84	11.88	0.59	0.66	4.1	5.5	
12A	0.66	5	9.84	11.88	0.66	0.75	4.3	5.9	
13	0.34	5	9.84	11.88	0.64	0.72	2.1	2.9	
14	0.15	5	9.84	11.88	0.79	0.86	1.2	1.6	
14A	0.89	5	9.84	11.88	0.73	0.81	6.4	8.6	
15	0.80	5	9.84	11.88	0.75	0.83	5.9	7.9	
16	0.72	5	9.84	11.88	0.70	0.78	5.0	6.7	
16A	0.58	5	9.84	11.88	0.73	0.82	4.2	5.7	
17	0.52	5	9.84	11.88	0.72	0.80	3.8	5.0	
18	0.53	5	9.84	11.88	0.73	0.82	2.4	3.2	
19	0.60	5	9.84	11.88	0.70	0.78	4.1	5.6	
19A	0.48	5	9.84	11.88	0.77	0.86	3.6	4.9	
20	0.60	5	9.84	11.88	0.70	0.78	4.1	5.6	
21	0.60	5	9.84	11.88	0.70	0.78	4.1	5.6	
21A	0.46	5	9.84	11.88	0.69	0.77	3.1	4.2	
22	0.74	5	9.84	11.88	0.67	0.75	4.9	6.6	
23	0.75	5	9.84	11.88	0.67	0.75	4.9	6.7	
24	0.75	5	9.84	11.88	0.67	0.75	4.9	6.7	
25	0.50	5	9.84	11.88	0.66	0.74	3.2	4.4	
26	0.92	5	9.84	11.88	0.70	0.78	6.3	8.5	
27	0.51	5	9.84	11.88	0.73	0.82	3.7	5.0	
28	0.85	5	9.84	11.88	0.70	0.79	5.9	8.0	
29	0.83	5	9.84	11.88	0.65	0.73	5.3	7.2	
30	0.51	5	9.84	11.88	0.67	0.75	3.4	4.5	
31	0.66	5	9.84	11.88	0.67	0.75	4.4	5.9	
32	0.65	5	9.84	11.88	0.67	0.75	4.4	5.9	
33	0.66	5	9.84	11.88	0.67	0.75	4.4	5.9	
34	0.69	5	9.84	11.88	0.66	0.74	4.5	6.1	
37	1.27	5	9.84	11.88	0.64	0.72	8.0	10.9	
38	0.97	5	9.84	11.88	0.63	0.71	6.0	8.2	
39	0.52	5	9.84	11.88	0.65	0.73	3.3	4.5	
40	0.34	5	9.84	11.88	0.64	0.72	2.1	2.9	
41	1.38	5	9.84	11.88	0.67	0.75	8.5	11.8	
42	0.64	5	9.84	11.88	0.70	0.78	4.4	5.9	
43	0.55	5	9.84	11.88	0.67	0.75	3.6	4.9	
43A	0.53	5	9.84	11.88	0.73	0.81	3.8	5.1	
44	0.46	5	9.84	11.88	0.70	0.79	3.2	4.3	
45	0.73	5	9.84	11.88	0.71	0.80	3.8	5.1	
46	0.68	5	9.84	11.88	0.72	0.80	4.8	6.5	
47	0.51	5	9.84	11.88	0.77	0.85	3.9	5.1	
48	0.90	5	9.84	11.88	0.70	0.78	6.2	8.3	
49	0.89	5	9.84	11.88	0.66	0.75	5.8	7.9	
50	0.60	5	9.84	11.88	0.67	0.75	4.0	5.3	
51	0.45	5	9.84	11.88	0.73	0.82	3.2	4.3	
52	1.02	5	9.84	11.88	0.69	0.77	6.9	9.3	
53	0.76	5	9.84	11.88	0.69	0.77	5.2	7.0	
54	0.55	5	9.84	11.88	0.74	0.82	4.0	5.4	
55	0.43	5	9.84	11.88	0.77	0.86	3.3	4.4	
56	0.30	5	9.84	11.88	0.80	0.88	1.8	2.4	
57	0.15	5	9.84	11.88	0.45	0.52	0.7	0.9	
58	0.88	5	9.84	11.88	0.64	0.72	5.5	7.5	
59	0.50	5	9.84	11.88	0.65	0.73	3.2	4.3	
60	0.61	5	9.84	11.88	0.68	0.76	4.1	5.5	
61	0.61	5	9.84	11.88	0.65	0.73	3.9	5.3	
62	0.69	5	9.84	11.88	0.62	0.70	3.4	4.6	
63	0.67	5	9.84	11.88	0.65	0.74	4.4	5.9	
64	0.69	5	9.84	11.88	0.63	0.71	6.1	8.4	
65	0.58	5	9.84	11.88	0.62	0.70	3.5	4.8	
66	0.64	5	9.84	11.88	0.64	0.72	3.4	4.6	
67	0.94	5	9.84	11.88	0.65	0.73	6.0	8.2	
68	0.43	5	9.84	11.88	0.79	0.88	3.3	4.5	
69	0.24	5	9.84	11.88	0.79	0.88	1.9	2.5	
70	0.59	5	9.84	11.88	0.70	0.78	4.1	5.5	
71	0.68	5	9.84	11.88	0.70	0.78	4.7	6.3	
72	1.46	5	9.84	11.88	0.66	0.74	9.5	12.8	
73	0.29	5	9.84	11.88	0.69	0.76	2.0	2.7	
74	0.31	5	9.84	11.88	0.76	0.85	2.3	3.1	
75	0.70	5	9.84	11.88	0.70	0.78	4.8	6.5	
76	0.65	5	9.84	11.88	0.70	0.78	4.5	6.0	
77	0.75	5	9.84	11.88	0.66	0.74	4.9	6.6	
78	0.64	5	9.84	11.88	0.67	0.75	4.2	5.7	
79	0.91	5	9.84	11.88	0.68	0.76	5.4	7.3	
80	0.36	5	9.84	11.88	0.76	0.84	2.7	3.6	
81	0.75	5	9.84	11.88	0.69	0.78	5.1	6.9	
82	0.69	5	9.84	11.88	0.70	0.78	4.8	6.4	
83	0.44	5	9.84	11.88	0.70	0.78	3.0	4.1	
84	0.90	5	9.84	11.88	0.66	0.74	5.8	7.9	
85	0.50	5	9.84	11.88	0.67	0.75	3.9	5.0	
86	0.50	5	9.84	11.88	0.67	0.75	3.3	4.5	
87	0.42	5	9.84	11.88	0.76	0.85	3.1	4.2	
88	0.98	11	8.16	9.94	0.63	0.71	5.1	7.0	
89	0.89	5	9.84	11.88	0.65	0.74	6.7	7.8	
90	0.88	5	9.84	11.88	0.61	0.69	5.3	7.2	
91	0.85	5	9.84	11.88	0.71	0.79	3.9	5.0	
92	0.96	5	9.84	11.88	0.67	0.75	6.3	8.6	
93	0.74	5	9.84	11.88	0.65	0.74	4.7	6.5	
94	0.82	5	9.84	11.88	0.62	0.70	5.0	6.8	
95	0.79	5	9.84	11.88	0.64	0.72	5.0	6.8	
96	0.37	5	9.84	11.88	0.71	0.79	2.6	3.5	
97	0.71	5	9.84	11.88	0.63	0.71	4.4	6.0	
98	0.86	5	9.84	11.88	0.62	0.69	5.4	7.3	
99	0.43	5	9.84	11.88	0.71	0.79	3.0	4.0	
100	1.04	5	9.84	11.88	0.60	0.68	6.1	8.4	
101	0.74	5	9.84	11.88	0.65	0.73	4.7	6.4	Sump / Combine w/103
102	0.75	5	9.84	11.88	0.61	0.69	4.5	6.1	Sump / Combine w/102
103	0.62	5	9.84	11.88	0.64	0.72	3.9	5.2	
104	0.29	5	9.84	11.88	0.71	0.79	2.0	2.7	
105	0.13	5	9.84	11.88	0.69	0.77	0.9	1.2	Sump / Combine w/ 106
106	0.16	5	9.84	11.88	0.73	0.81	1.1	1.5	Sump / Combine w/ 105
107	0.26	5	9.84	11.88	0.64	0.72	1.8	2.4	Sump inlet
108	0.31	5	9.84	11.88	0.64	0.72	2.0	2.7	Sump inlet
109	0.75	5	9.84	11.88	0.64	0.72	4.7	6.4	
110	0.93	5	9.84	11.88	0.64	0.72	5.9	8.0	

MATCHLINE (SEE SHEET 7)



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE B BOUNDARY
- SECTION BOUNDARY
- PROPOSED 25 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- PROPOSED 100 YEAR FLOOD PLAIN LINE
HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
- FEMA 100-YR FLOODPLAIN BOUNDARY
- EXISTING FENCE
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES

LEGEND

- CENTER LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- FUTURE DRAINAGE AREA
- (01) DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE

NOTES:

1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE WITHIN PHASES B-3 THROUGH B-13.
2. EROSION PROTECTION CONSIDERATIONS WILL BE DESIGNED WITH EACH PHASE OF CONSTRUCTION.

REVISIONS:
TABLE PER REVISED LOTS

James A. Huffcut, Jr.
Professional Engineer
No. 55253
Texas Board of Professional Engineers, Firm Registration #470
Austin, Texas 78757

PAPE-DAWSON ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
7820 BICAL CREEK BLVD
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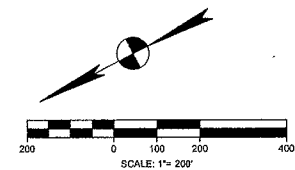
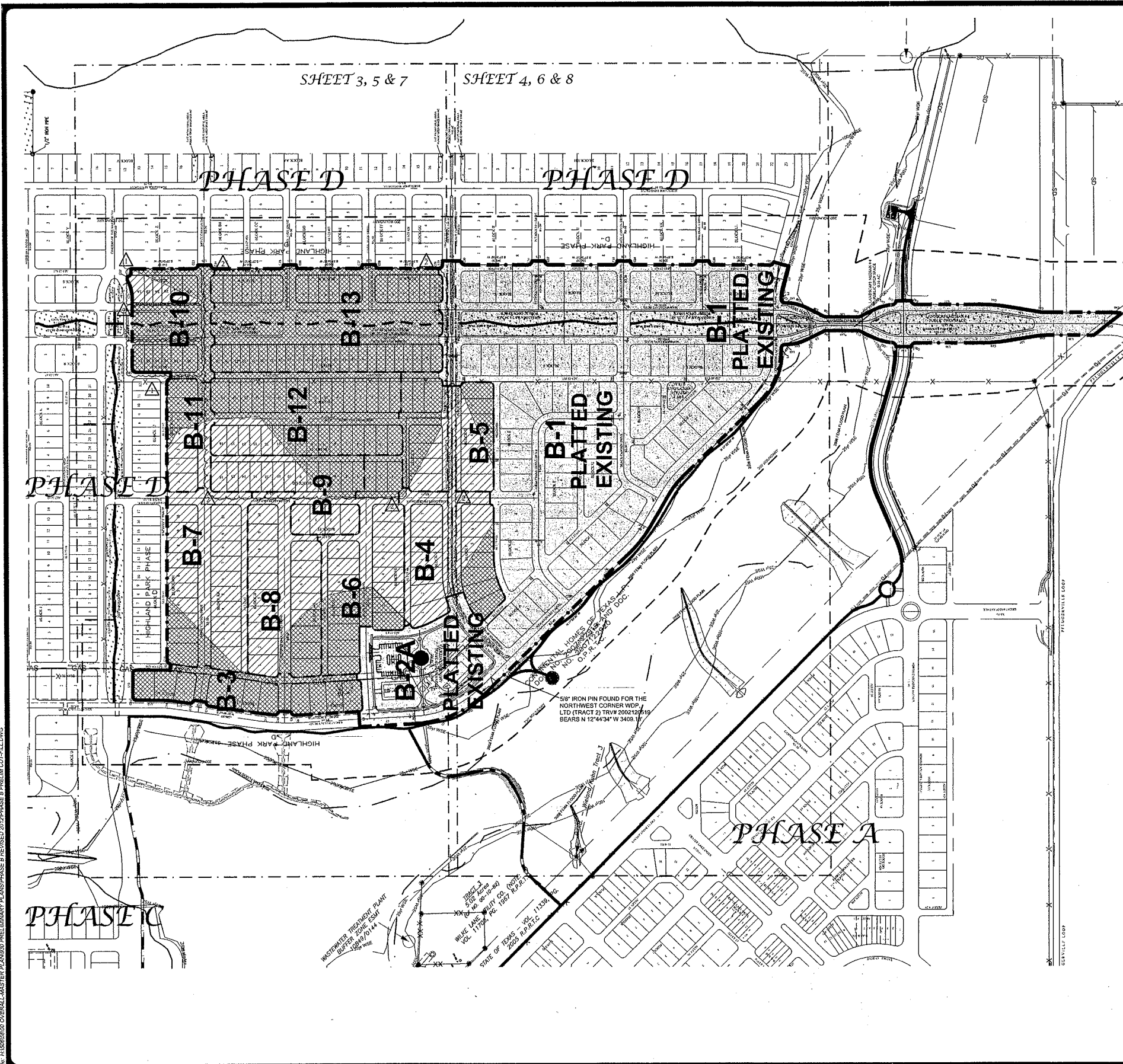
HIGHLAND PARK PHASE B
REVISED PRELIMINARY PLAN-
NOT FOR RECORDATION
DRAINAGE STUDY

JOB NO. 50658-00
DATE October 2012
DESIGNER RBB
CHECKED D.D. DRAWN RBB
SHEET 8 OF 10

DATE: Oct 10, 2012 4:38PM USER: J. METELO
FILE: HIGHSPEED OVERALL MASTER PLANNED PRELIMINARY PLAN PHASE B REVISED 2012.PHASE B PRELIM.DWG.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

DATE: Oct 08, 2012, 4:28PM USER: D. MELLO
 FILE: F:\50658\500 OVERALL MASTER PLAN\30 PRELIMINARY PLANS\PHASE B REVISED 2012\PHASE B PRELIM CUT-FILL.DWG



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE B BOUNDARY
 - SECTION BOUNDARY
 - PROPOSED 25 YEAR FLOOD PLAIN LINE
BY: HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
 - PROPOSED 100 YEAR FLOOD PLAIN LINE
HUFFCUT & ASSOCIATES, INC.
DATED: DECEMBER 11, 2002
 - FEMA 100-YR FLOODPLAIN BOUNDARY
 - EXISTING FENCE
 - PUBLIC OPEN SPACE
 - 10' HIKE & BIKE TRAIL
 - PLATTED EXISTING PHASES
 - CUT
 - FILL

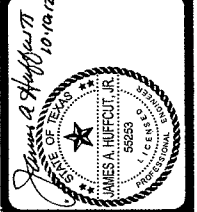
LEGEND

Trees to be removed: (X) in a circle

Trees to be protected: (X) in a circle with a dot

TREE LIST			
TAG #	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	ELM	TRIPLE	16, 11, 11

REVISIONS:
 A SUBDIVIDE DUPLEX LOTS IN PHASE B-10
 CHANGE LOT TYPES PHASE B-5
 B-6, B-9, B-11, B-12, B-13



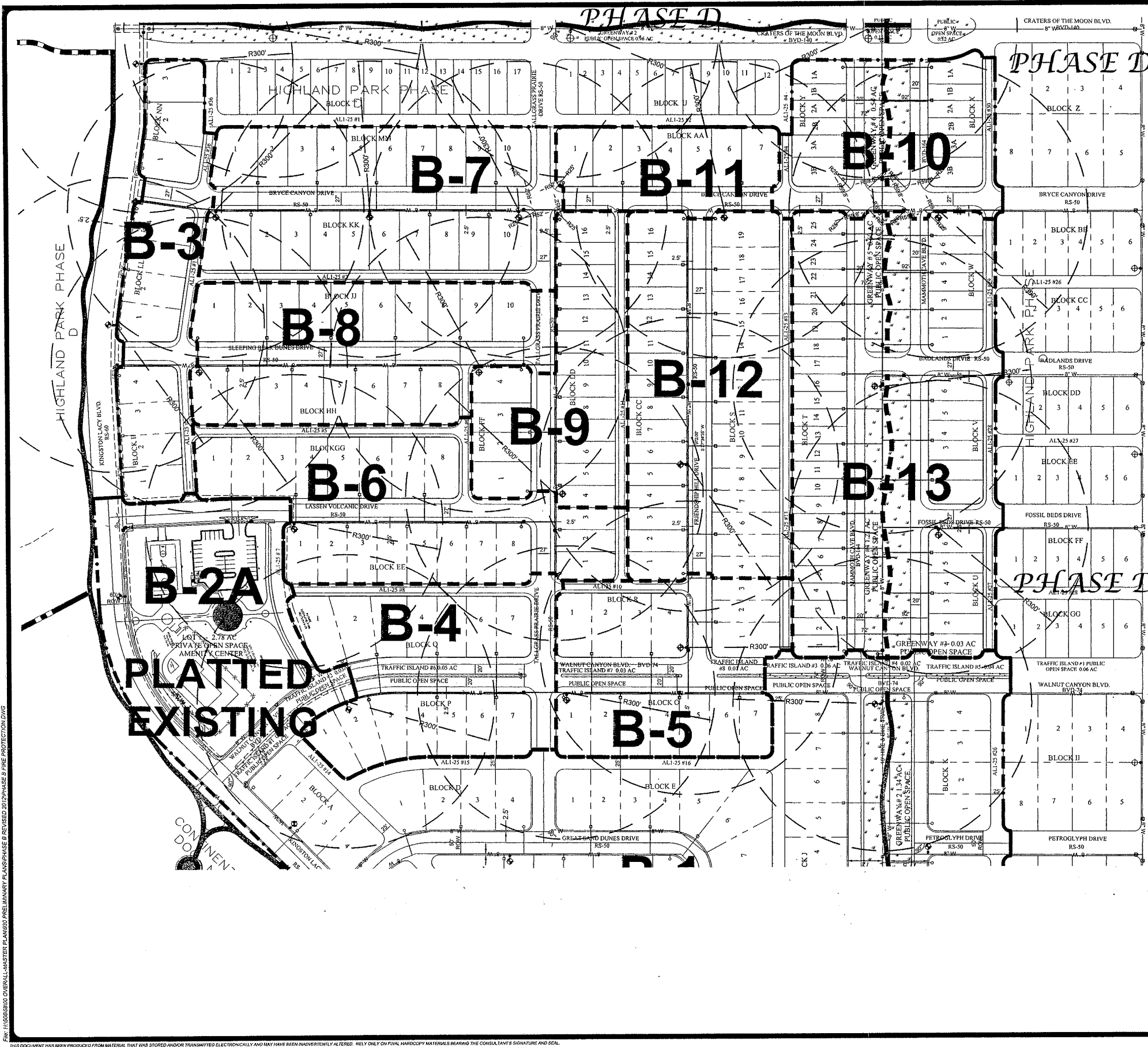
PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN, TEXAS 78757
 PHONE: 512-454-8711 | FAX: 512-458-8867

HIGHLAND PARK PHASE B
 REVISED PRELIMINARY PLAN -
 NOT FOR RECORDATION
 CUT - FILL PLAN

JOB NO. 50658-00
 DATE October 2012
 DESIGNER
 CHECKED DRAWN MHT
 SHEET 9 OF 10

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FILE: H:\65658\00\OVERALL_MASTER_PLAN\PHASE D REVISED 2012\PHASE B FIRE PROTECTION.DWG

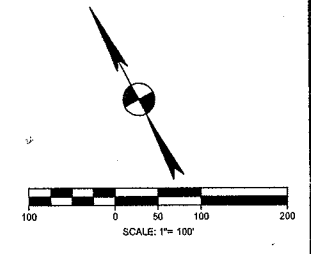


PLATTED EXISTING

PHASE D

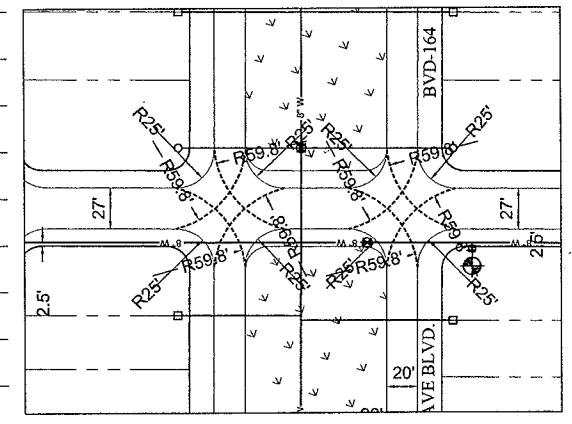
PHASE D

PHASE D

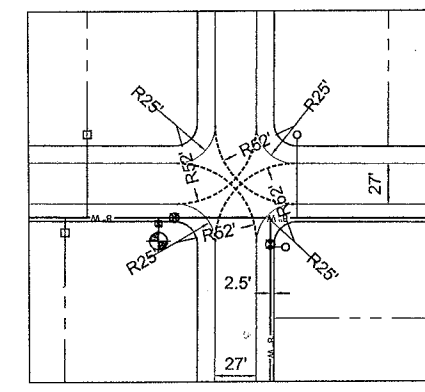


LEGEND

- PHASE B BOUNDARY
- - - SECTION BOUNDARY
- PUBLIC OPEN SPACE
- 10' HIKE & BIKE TRAIL
- PLATTED EXISTING PHASES
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- 8" FUTURE WATER LINE MAIN
- 12" FUTURE WATER LINE MAIN
- 16" FUTURE WATER LINE MAIN



TYPICAL INTERSECTION AT MEDIAN CROSSING



TYPICAL INTERSECTION

REVISIONS:
SUBDIVIDE DUPLEX LOTS IN PHASE B-10
PHASE LOT TYPES PHASE B-5
B-6, B-9, B-11, B-12, B-13
10/10/12



PAPE-DAWSON ENGINEERS

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PHONE: 512.458.8711 FAX: 512.458.8867

**HIGHLAND PARK PHASE B
REVISED PRELIMINARY PLAN -
NOT FOR RECORDATION
FIRE PROTECTION PLAN**

JOB NO. 50658-00
DATE October 2012
DESIGNER
CHECKED DRAWN MHT
SHEET 10 OF 10

REPLACEMENT SHEET