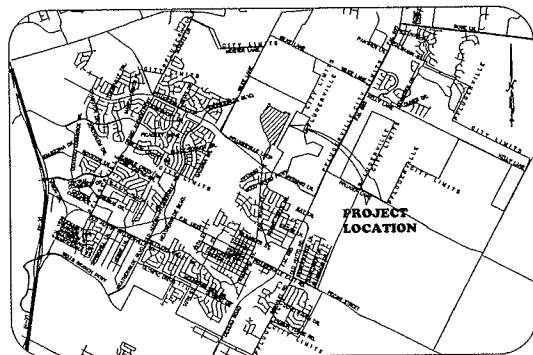


REVISIONS				
NO.	SHEET(S)	DESCRIPTION	BY	APPROVAL
1	1-3,5,7,9	SUBDIVIDE DUPLEX LOTS IN PHASE B-10	JG	
2	1-3,5,7-10	REVISION 2 REFLECTS CHANGES APPROVED WITH THE SECOND ADMINISTRATIVE ADJUSTMENT TO THE HIGHLAND PARK ALUR DEVELOPMENT CODE, APPROVED AUGUST 9, 2012. SIGNIFICANT CHANGES INCLUDE: A REDUCTION 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
ROW & ALLEY	12.82AC
TOTAL	47.76AC

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	812.90 LF
AL1-25 #10	200.00 LF
AL1-25 #11	285.88 LF
AL1-25 #12	92.48 LF
TOTAL	3703.93 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	0.40
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
TALLOPINS PRAIRIE 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
TALLOPINS PRAIRIE DRIVE	1193.50 LF
FRIZZARD HILL DRIVE	1193.50 LF
BACKLICK DRIVE	807.00 LF
FOSSIL BEES DRIVE	1193.50 LF
TOTAL	15867.74 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
ROW & ALLEY	12.82AC
TOTAL	47.76AC

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	812.90 LF
AL1-25 #10	200.00 LF
AL1-25 #11	285.88 LF
AL1-25 #12	92.48 LF
TOTAL	3221.03 LF

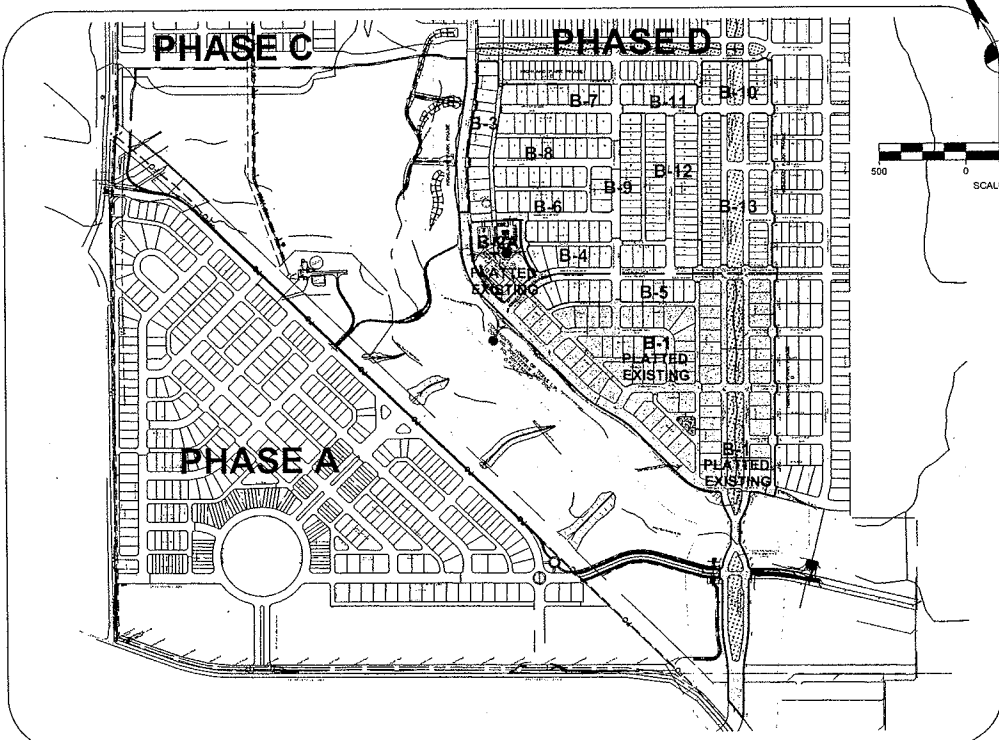
PHASE B2A PLATTED BLOCKS AND LOTS		
BLOCK NAME	NO. OF LOTS	TOTAL ACRES
BLOCK DD	1	2.77
TOTAL	1	2.77

PHASE B2A PLATTED	
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
ROW & ALLEY	4.82AC
TOTAL	4.82AC

PHASE B2A PLATTED	
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
TRAFFIC ISLAND PUBLIC OPEN SPACE	0.00AC
ROW & ALLEY	4.82AC
TOTAL	4.82AC

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

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	7.9	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.

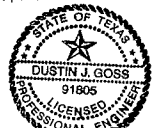
**BENCHMARK:**  
CHISELED TRIANGLE AT THE TOP OF CURB ON THE NORTH END OF BRIDGE OVER GILLELAND CREEK, EAST SIDE OF HEATHERWILDE BOULEVARD AND APPROXIMATELY 100 FEET SOUTH OF CENTER LINE OF CACTUS BLOSSOM DRIVE - FEMO BENCHMARK RM 110-2, NORTHING: 10139788.481, EASTING: 5146460.831, ELEVATION: 730.58'

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



**PAPE-DAWSON ENGINEERS**  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867



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

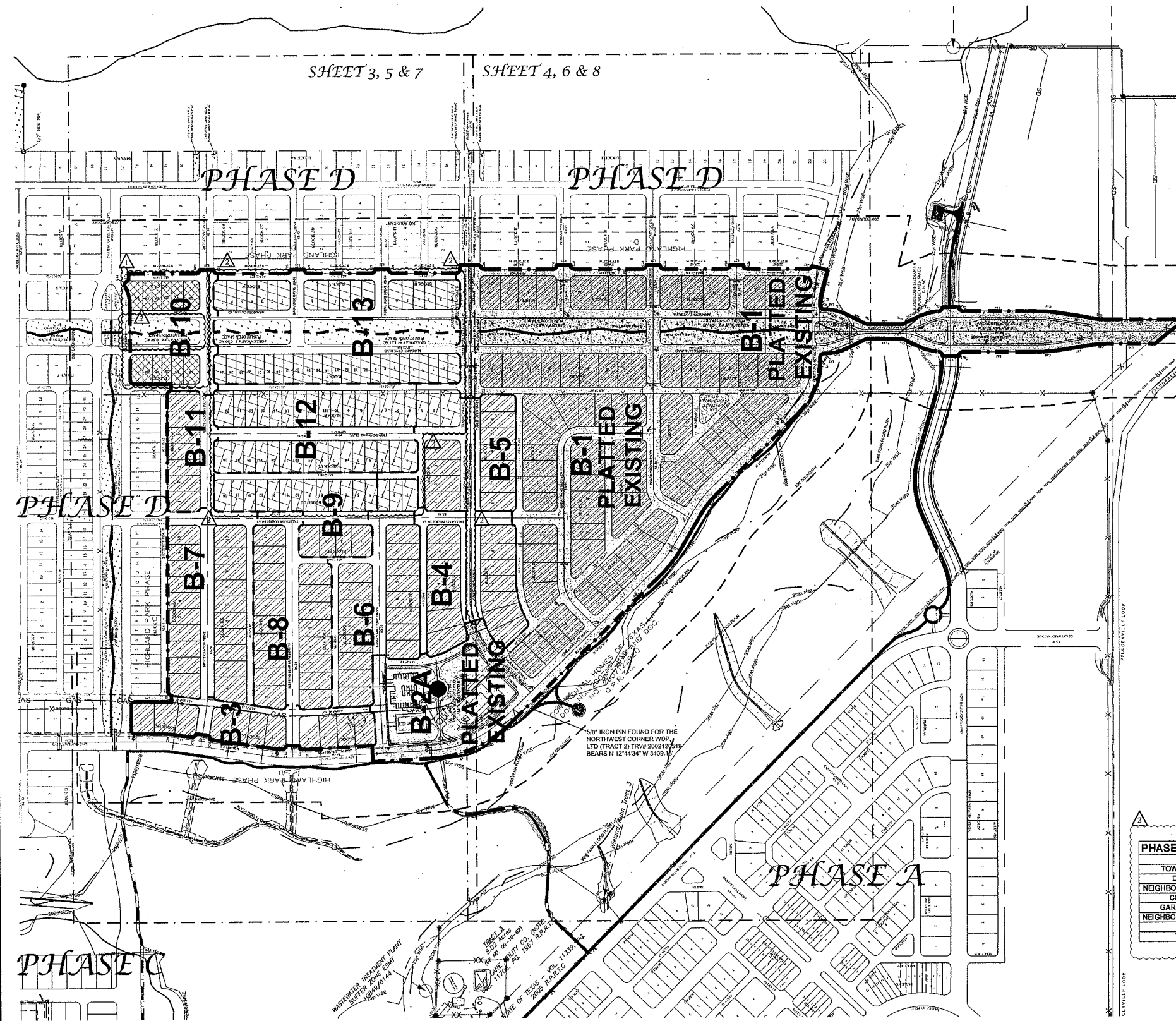
REPLACEMENT SHEET  
SHEET 1 OF 10

APPROVED BY: PLANNING & ZONING DATE: \_\_\_\_\_ APPROVED BY: CITY COUNCIL DATE: \_\_\_\_\_

DATE: Oct 05, 2012, 4:59 PM USER: JG, TITLE: PFLUGERVILLE, HIGHLAND PARK, PHASE B, REVISED PRELIMINARY PLAN, NOT FOR RECORDATION

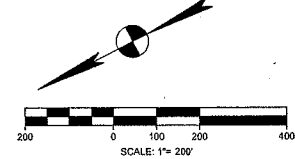
REVISED HIGHLAND PARK PHASE B PRELIMINARY 10-10-12 P02:44 RCVD

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



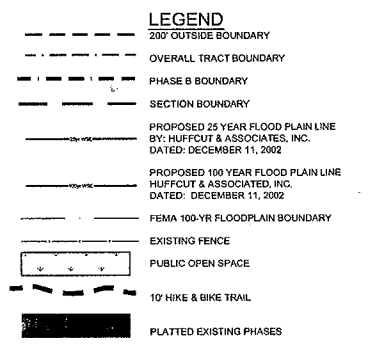
**CURVE TABLE**

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	53.64	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	S 27°34'35" W	108.46'
L15	S 57°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'



**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
<b>TOTAL</b>	<b>74</b>		<b>11</b>	<b>14</b>	<b>14</b>	<b>19</b>	<b>20</b>	<b>18</b>	<b>17</b>	<b>12</b>	<b>7</b>	<b>32</b>	<b>44</b>	<b>282</b>

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  
 52823  
 AUSTIN, TEXAS

**PAPE-DAWSON ENGINEERS**  
 REGISTERED PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 770  
 7800 SHOAL CREEK BLVD. SUITE 220 WEST  
 AUSTIN, TEXAS 78757  
 PHONE: 512.458.8711  
 FAX: 512.458.8887

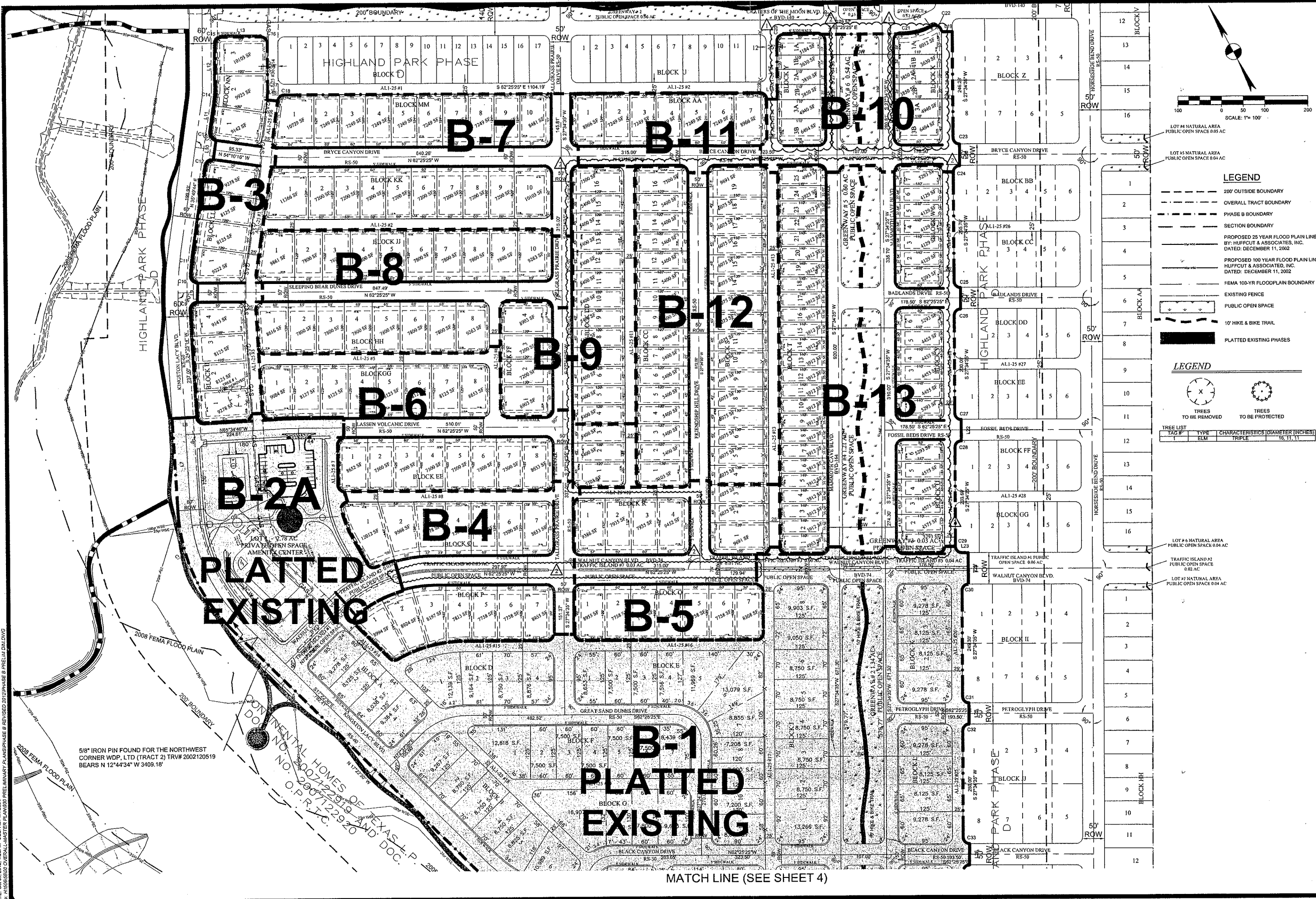
HIGHLAND PARK PHASE B  
 REVISED PRELIMINARY PLAN -  
 NOT FOR RECORDATION  
 OVERALL & LOT SUMMARY PLAN

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

REPLACEMENT SHEET

DATE: Oct 08, 2012 4:31PM USER: D. MITELLO  
 FILE: F:\2005\5000 OVERALL-MASTER PLANS\500 OVERALL-MASTER PLANS\PHASE B REVISED 2012\PHASE B PRELIM OVERALL.DWG

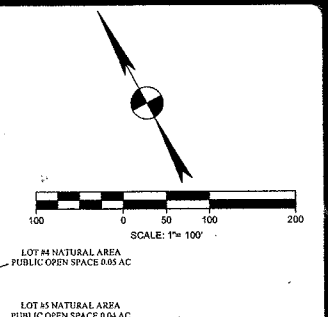
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



DATE: Oct 09, 2012, 4:29PM USER: JDF, MFELO  
 FROM: PROPOSED OVERALL MASTER PLAN AND PHASE B REVISIONS 2012 PHASE B PRELIMINARY PLAN  
 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON PAUL HUFFCUTT MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

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

ENVIRONMENTAL 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 |      |                                  |
|-----------|------|----------------------------------|
| TAG #     | TYPE | CHARACTERISTIC DIAMETER (INCHES) |
|           |      | TRIPLE                           |
|           |      | 16, 11, 11                       |

- LOT #4 NATURAL AREA PUBLIC OPEN SPACE 0.04 AC
- LOT #5 NATURAL AREA PUBLIC OPEN SPACE 0.04 AC
- TRAFFIC ISLAND #1 PUBLIC OPEN SPACE 0.06 AC
- TRAFFIC ISLAND #2 PUBLIC OPEN SPACE 0.02 AC
- LOT #6 NATURAL AREA PUBLIC OPEN SPACE 0.04 AC

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

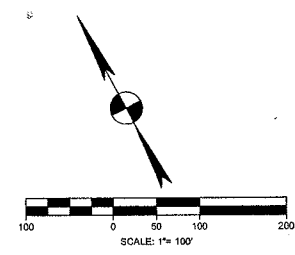
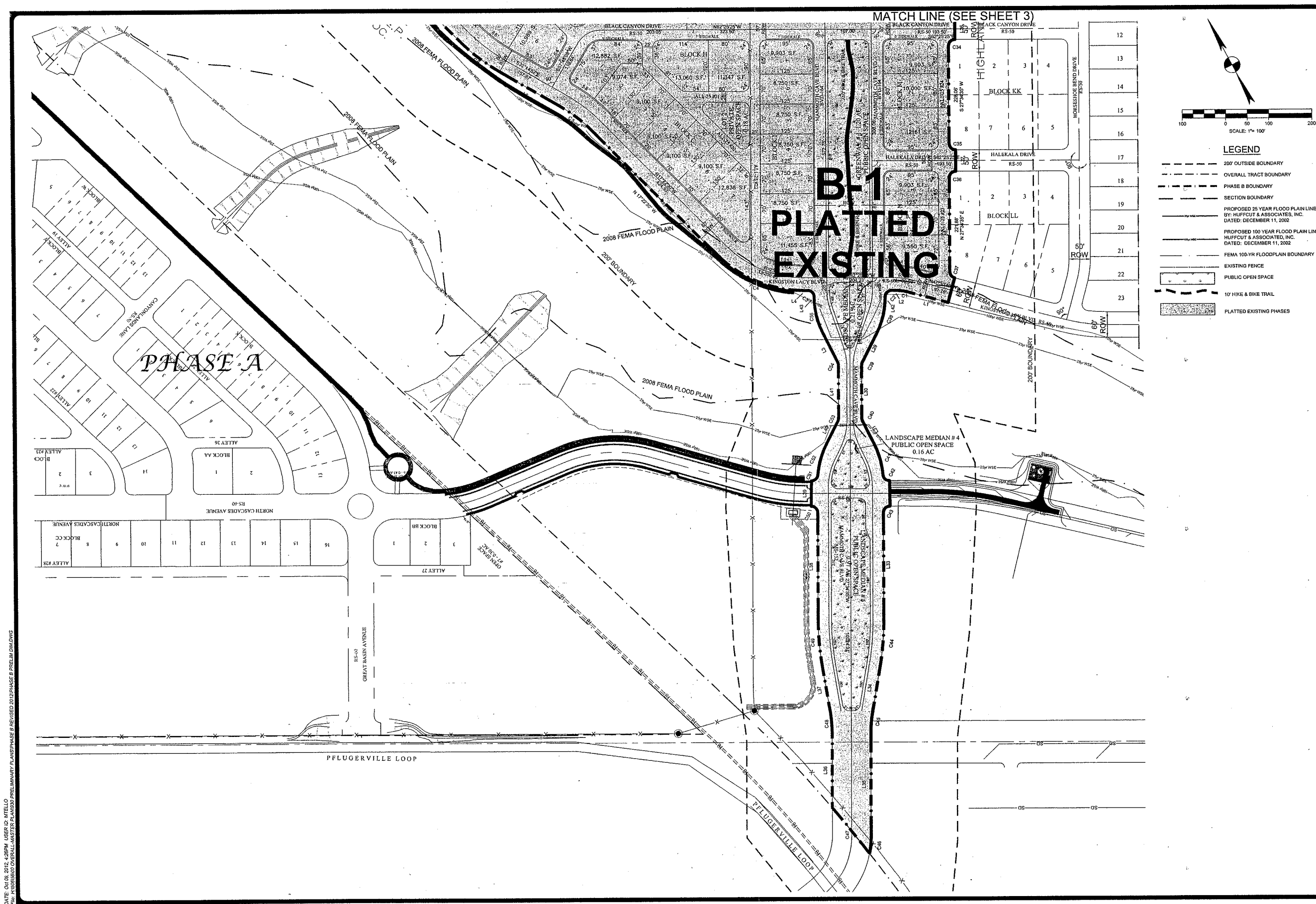
HIGHLAND PARK PHASE B  
 REVISED PRELIMINARY PLAN -  
 NOT FOR RECORDATION  
 DIMENSION AND PHASING

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

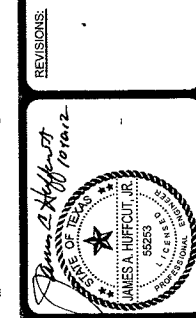
MATCH LINE (SEE SHEET 4)

REPLACEMENT SHEET

DATE: 04/28/2012, 2:01C, 4289PM USER: D. MIFELLO  
 FOR: PAPERWORK OVERALL-ANALYSIS-CADSWP-PRELIMINARY PLANS PHASE B REVISED 2012 PHASE B PRELIM DWG.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  
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

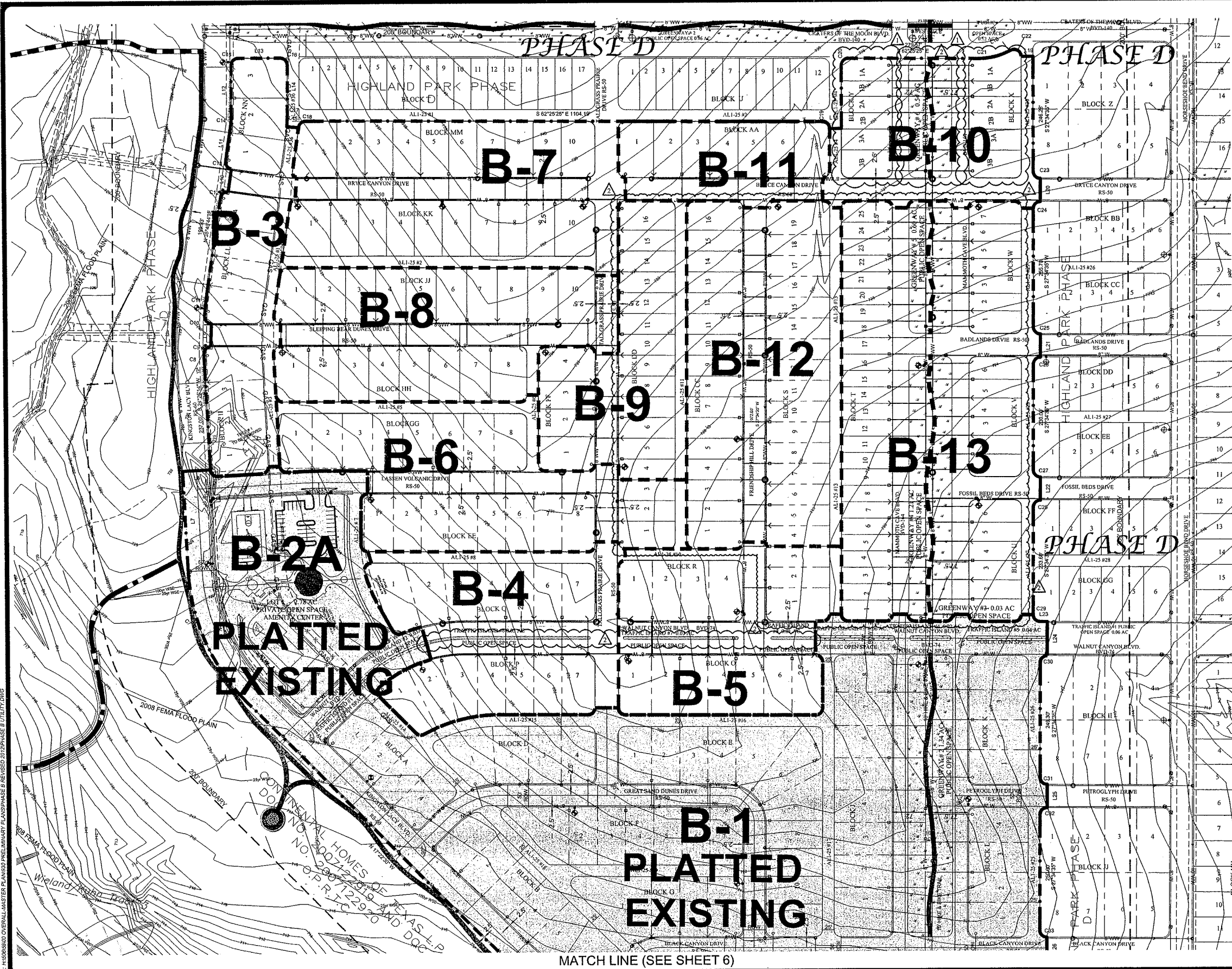


**PAPE-DAWSON ENGINEERS**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 HUFFCUT & ASSOCIATES, INC.  
 1900 S. RICHARDSON AVENUE, SUITE 200 WEST | AUSTIN, TEXAS 78737 | PHONE: 512.454.8711 | FAX: 512.459.8687

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**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #70  
 7800 SHOAL CREEK BLVD. SUITE 220 WEST  
 AUSTIN TEXAS 78757  
 PHONE: 512-654-8711  
 FAX: 512-458-8887

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

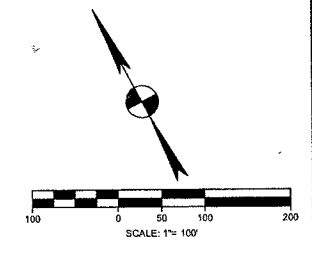
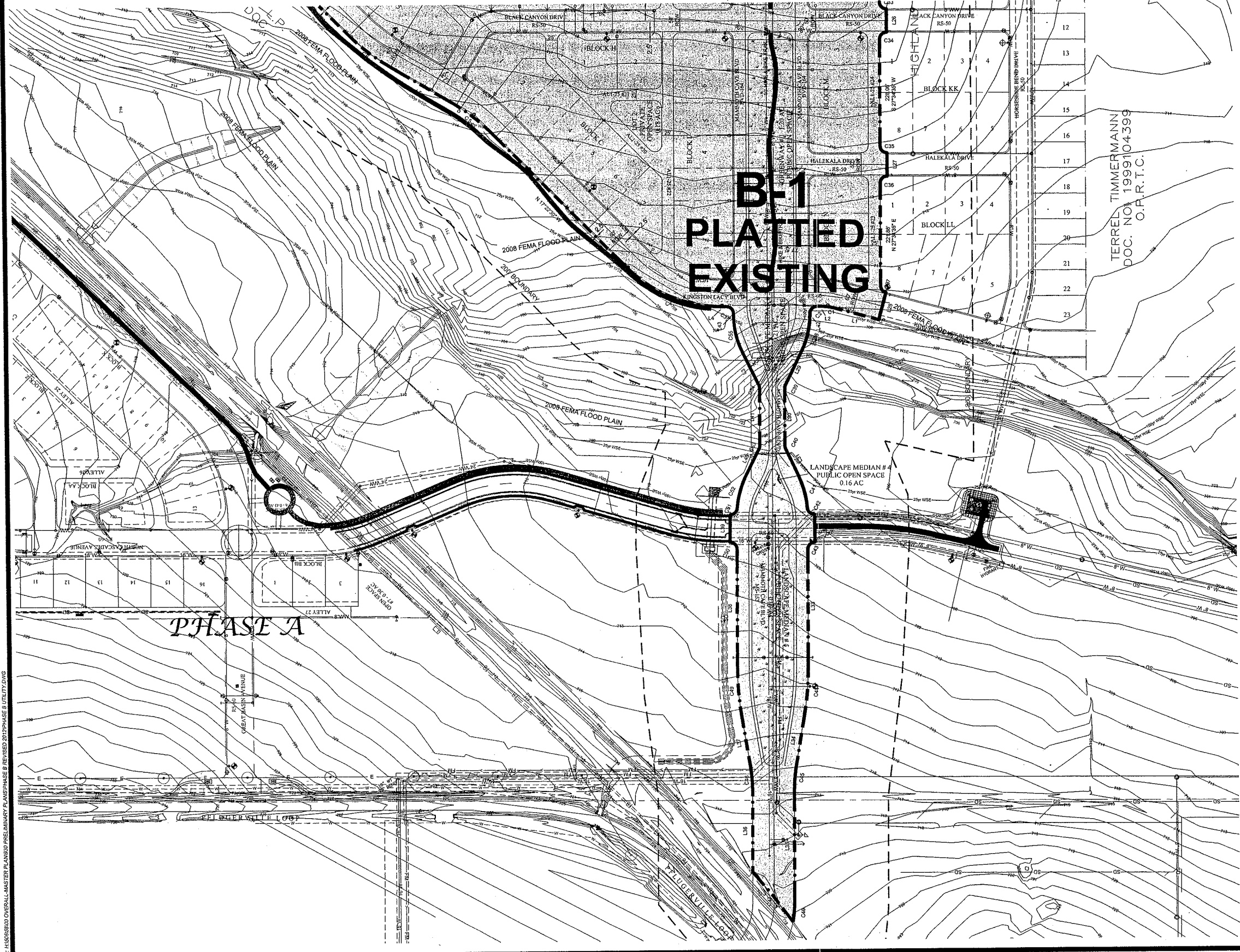
JOB NO. 50658-00  
 DATE October 2012  
 DESIGNER  
 CHECKED *[Signature]* DRAWN RBB  
 SHEET 5 OF 10

FILE: H:\065800 OVERALL MASTER PLANS PRELIMINARY PLANS PHASE B REVISED 2012\PHASE B UTILITY.DWG  
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MATCH LINE (SEE SHEET 6)

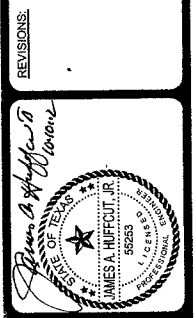
REPLACEMENT SHEET

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
- 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

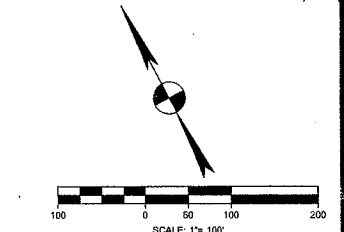
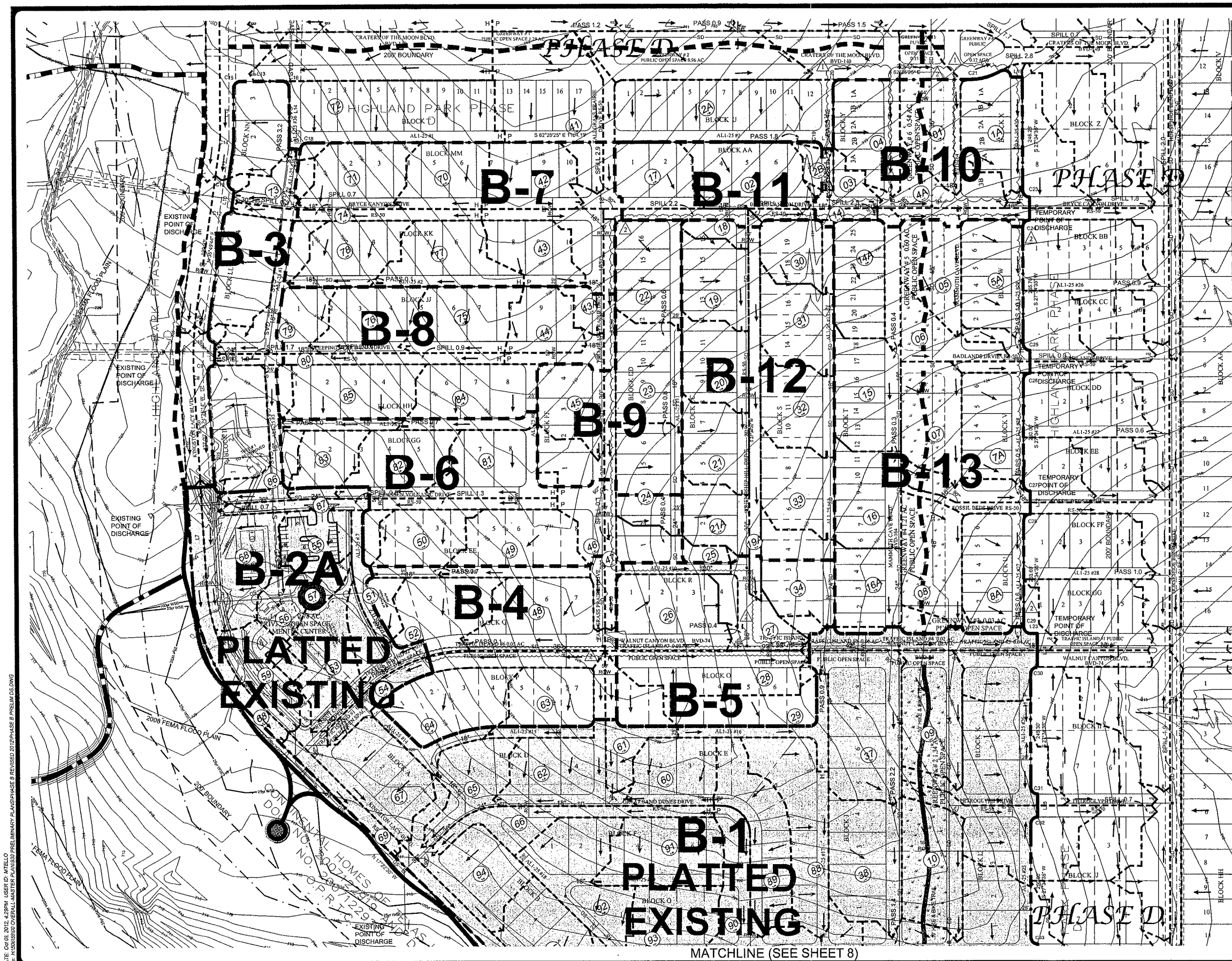


**PAPE-DAWSON ENGINEERS**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 470  
 3900 SIOUX CREEK BLVD. | PHOENIX: 512.452.8871  
 SUITE 200 WEST | AUSTIN TEXAS 78757 | FAX: 512.452.8887

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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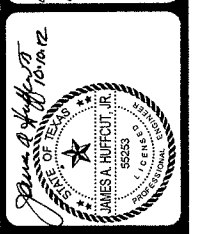


- LEGEND**
- 200' OUTSIDE BOUNDARY
  - OVERALL TRACT BOUNDARY
  - PHASE B BOUNDARY
  - SECTION BOUNDARY
  - PROPOSED 25 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
  - PROPOSED 100 YEAR FLOOD PLAIN LINE BY: HUFFCUT & ASSOCIATES, INC. DATED: DECEMBER 11, 2002
  - FEMA 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
  - 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  
 SUITE 230 WEST | AUSTIN, TEXAS 78757 | FAX: 512.453.8867

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, FILE: H:\PROJECTS\2012\HIGHLAND PARK PHASE B\REVISED 2012\PHASE B PRELIM.DWG

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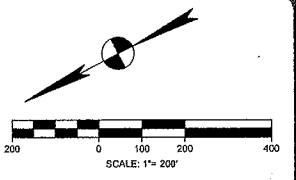
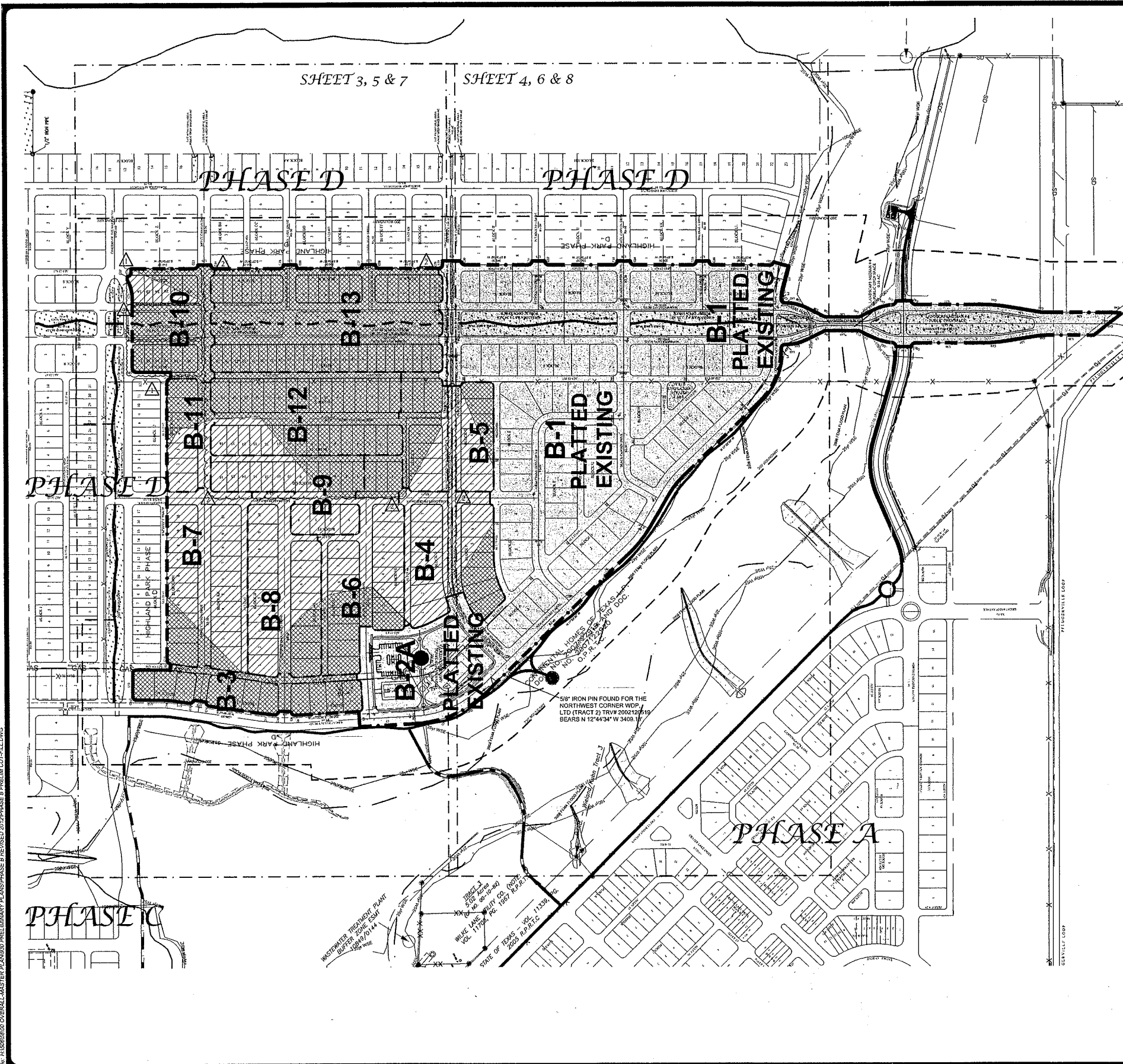
MATCHLINE (SEE SHEET 8)

REPLACEMENT SHEET





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

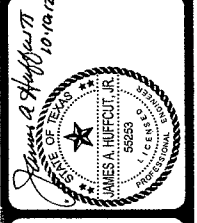
**LEGEND**

Trees to be removed: (X in circle)

Trees to be protected: (circle with 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



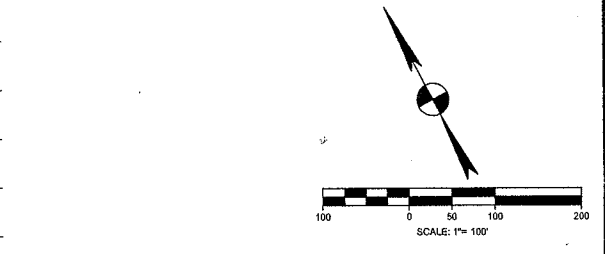
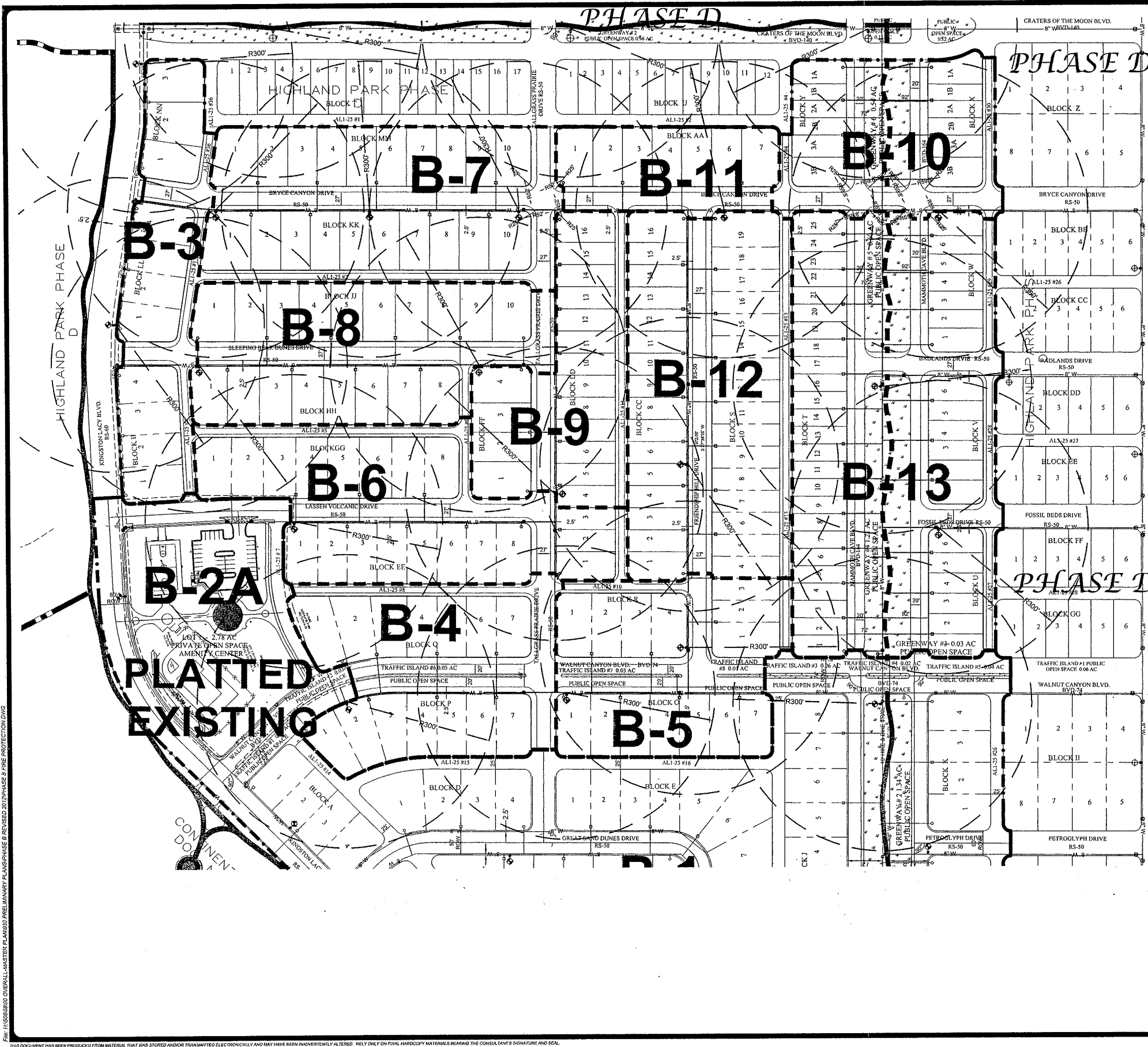
**PAPE-DAWSON ENGINEERS**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 7800 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN, TEXAS 78757  
 PHONE: 512-454-8711 | FAX: 512-458-8867

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

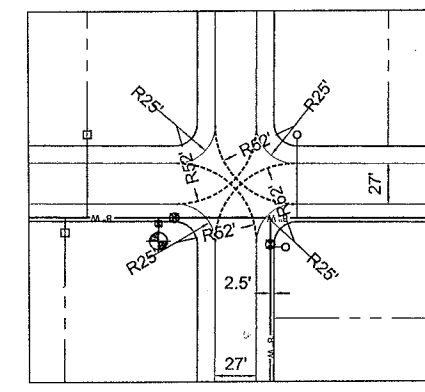
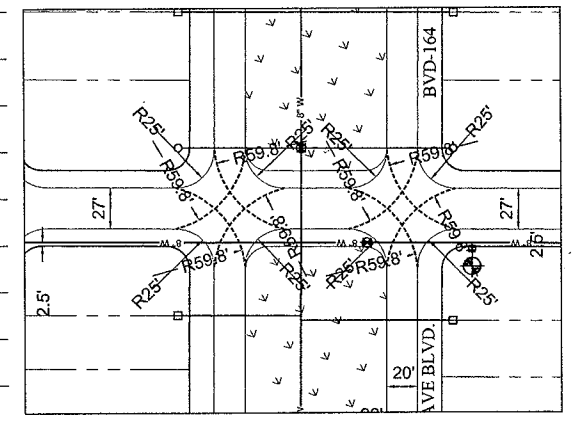
JOB NO. 50658-00  
 DATE October 2012  
 DESIGNER  
 CHECKED  DRAWN MHT  
 SHEET 9 OF 10

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FILE: H:\65658\00\OVERALL\MASTER PLAN\PHASE D REVISED 2012\PHASE B FIRE PROTECTION.DWG



- 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



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**  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 7300 SHILOH CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78737  
 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