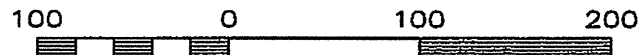
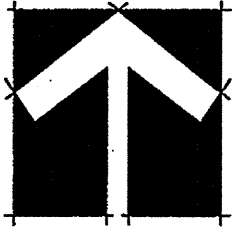


FINAL PLAT OF  
**HIGHLAND PARK  
 PHASE B, SECTION 7**  
 CITY OF PFLUGERVILLE, TEXAS



Scale: 1" = 100'

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

LOT TABLE				LOT TABLE			
LOT NO.	BLOCK	ACREAGE	SQ. FT.	LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	MM	0.25	10,697	1	KK	0.26	11,345
2	MM	0.17	7249	2	KK	0.17	7200
3	MM	0.17	7249	3	KK	0.17	7200
4	MM	0.17	7249	4	KK	0.17	7200
5	MM	0.17	7249	5	KK	0.17	7200
6	MM	0.17	7249	6	KK	0.17	7200
7	MM	0.17	7249	7	KK	0.17	7200
8	MM	0.17	7249	8	KK	0.17	7200
9	MM	0.17	7249	9	KK	0.17	7200
10	MM	0.19	8481	10	KK	0.23	10,103

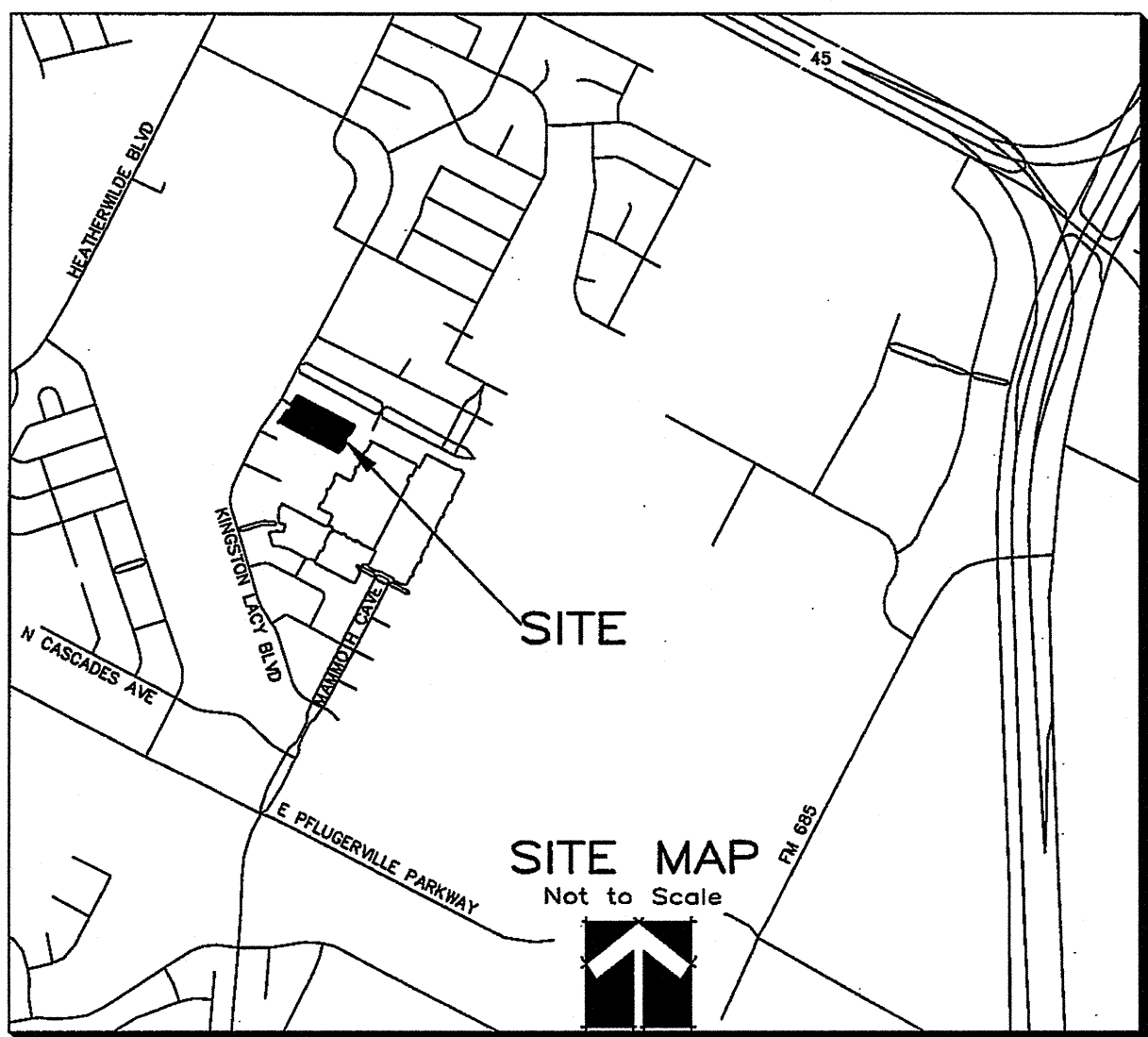
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 27°34'35" W	50.00'
L2	S 27°34'35" W	90.00'
L3	S 27°34'35" W	25.00'
L4	N 35°49'44" E	147.01'
L5	N 29°12'33" E	50.00'
L6	N 35°49'44" E	70.99'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	S 17°25'25" E
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'	S 17°25'25" E
C4	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C5	81°44'50"	15.00'	21.40'	19.63'	S 76°42'10" W
C6	84°11'10"	15.00'	22.04'	20.11'	N 77°55'19" E
C7	96°12'10"	15.00'	25.19'	22.33'	N 12°16'21" W
C8	3°26'14"	325.00'	19.50'	19.49'	N 34°08'37" E
C9	85°11'05"	15.00'	22.30'	20.30'	N 74°59'02" E
C10	1°37'59"	475.00'	13.54'	13.54'	S 61°36'26" E
C11	1°37'59"	525.00'	14.96'	14.96'	S 61°36'26" E
C12	98°15'10"	10.00'	17.15'	15.12'	S 13°17'50" E

TOTAL ACREAGE: 4.67  
 TOTAL NO. BLOCKS: 2  
 TOTAL RESIDENTIAL (RS1) LOTS: 20  
 PUBLIC OPEN SPACE (TRAFFIC ISLAND): 0

**LEGAL DESCRIPTION:**

HIGHLAND PARK - PHASE B, SECTION 7- 4.67 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



**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 #2: 655.50 L.F.  
 BRYCE CANYON DRIVE: 614.50 L.F.  
**TOTAL: 1,270.00 L.F.**

**LEGEND**

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

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-7 (THIS PLAT)	20
B-9	59
B-10 & 13	56
C-2A	1
D-1	95
D-2	55
D-3	70
<b>TOTAL</b>	<b>777</b>

**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



**Castleberry Surveying Ltd.**  
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
 (512) 930-1600 / (512) 930-8389 fax  
 www.castleberrysurveying.com

SHEET

1 OF 2

FINAL PLAT OF  
**HIGHLAND PARK  
 PHASE B, SECTION 7**  
 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 4.67 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, does hereby subdivide said 4.67 acres of land in accordance with this plat to be known as **HIGHLAND PARK PHASE B, SECTION 7** 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 27 day of January, 2014.

*Richard N. Maier*  
 RICHARD N. MAIER, VICE PRESIDENT  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 (A Texas Limited Partnership)

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

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

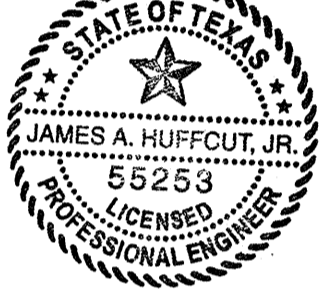
SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 day of January, 2014.

*Sylvia Ann Cazares*  
 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 Panel No. 13053C0280H, dated September 26, 2008, for Travis County, Texas.

*James A. Huffcut, Jr.* 1-23-14  
 James A. Huffcut, Jr.  
 Registered Professional Engineer No. 55253  
 State of Texas  
 PACE DAWSON ENGINEERS  
 TSP# 2470



**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 Bryce Canyon Drive and Tallgrass Prairie Drive. Sidewalk ramps for handicap access shall be provided at all street intersections unless otherwise noted.
6. The 25 and 100 year flood plain will be contained within the drainage easement and street right-of-way.
7. Single Family setbacks shall be as stated in the Highland Park ALUR document. Lots in Blocks MM, and KK shall follow the setback requirements for the Neighborhood Villas lot type.
8. Water and waste water service will be provided by the City of Pflugerville.
9. A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all street right-of-ways.
10. A five (5) foot Public Utility Easement is hereby dedicated adjacent to all alley right-of-ways.
11. Streetlights shall be provided in accordance with the Unified Development Code and any other provisions required by the City of Pflugerville. A street lighting plan shall be approved by the applicable electric utility provider as well as the City of Pflugerville.
12. The current impact fee rate for one Service unit with a 5/8 inch meter size for water is: \$2403.00 and wastewater is: \$2414.00. Impact fees will be paid at building permit.
13. All (new) telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be placed under ground, except as otherwise herein provided.
14. Where existing overhead electrical service exists, electric utility service line for street of site lighting shall be placed underground.
15. All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in subdivisions shall be pad mounted or placed underground in a public utility easements rather than a right-of-way.
16. 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 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)

4.67 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 tract described as 61.29 acres in a Deed granted to Continental Homes of Texas, L.P., and recorded as Document No. 2007122920, Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

Beginning at a 1/2 inch iron pin found in the south line of Highland Park, Phase D, Section 1, a subdivision recorded in Document No. 200800121, Official Public Records of Travis County, Texas, same being the north line of proposed Highland Park, Phase B, Sections 9, 11, and 12, also being the west right of way line of Tallgrass Prairie Drive, and for the northeast corner of this tract;

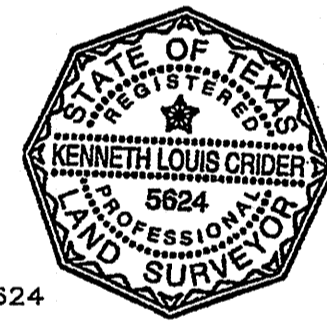
THENCE along said west right of way line, same being the west line of said Highland Park, Phase b, Sections 9, 11, and 12 the following eight (8) courses:

1. 23.56 feet along a curve to the right (delta=90°00'00", radius=15.00 feet, chord= S17°25'25"E 21.21 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
2. S 27°34'35" W, 90.00 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
3. 23.56 feet along a curve to the right (delta=90°00'00", radius=15.00 feet, chord= S72°34'35"W 21.21 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
4. S 27°34'35" W, 50.00 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
5. 23.56 feet along a curve to the right (delta=90°00'00", radius=15.00 feet, chord= S17°25'25"E 21.21 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
6. S 27°34'35" W, 90.00 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" found,
7. 23.56 feet along a curve to the right (delta=90°00'00", radius=15.00 feet, chord= S72°34'35"W 21.21 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" found, and
8. S 27°34'35" W, 25.00 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" found

THENCE crossing said 61.29 acre tract the following nine (9) courses:

1. N 62°25'25" W, 644.33 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
2. 21.40 feet along a curve to the left (delta=81°44'50", radius=15.00 feet, chord= S78°42'10"W 19.63 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
3. N 35°49'44" E, 147.01 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
4. 22.04 feet along a curve to the right (delta=84°11'10", radius=15.00 feet, chord= N77°55'19"E 20.11 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
5. N 29°12'33" E, 50.00 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
6. 25.19 feet along a curve to the right (delta=96°12'10", radius=15.00 feet, chord= N12°16'21"W 22.33 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
7. N 35°49'44" E, 70.99 feet to a 1/2 inch iron pin with a cap stamped "CSLTD" set,
8. 19.50 feet along a curve to the left (delta=03°26'14", radius=325.00 feet, chord= N34°06'37"E 19.49 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" set, and
9. 22.30 feet along a curve to the right (delta=85°11'05", radius=15.00 feet, chord= N74°59'02"E 20.30 feet) to a 1/2 inch iron pin with a cap stamped "CSLTD" set,

THENCE along the south line of said Highland Park, Phase D, Section 1, S 62°25'25" E, 604.20 feet to the POINT OF BEGINNING, and containing 4.67 acres, more or less.



*Kenneth L. Crider* 1-21-14  
 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, 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

**castleberry Surveying Ltd**  
 3813 Williams Drive, Suite 803 - Georgetown, Texas 78628  
 (512) 930-1800/(512) 930-9389 fax  
 www.castleberrysurveying.com

SHEET

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