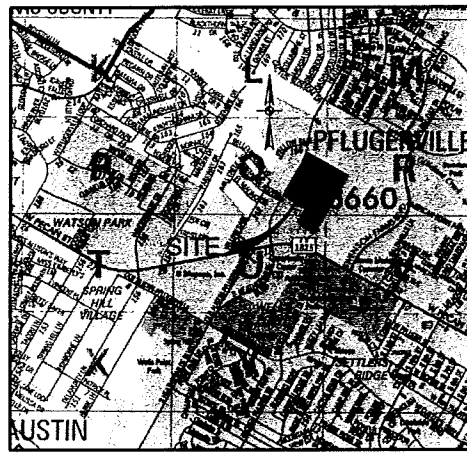
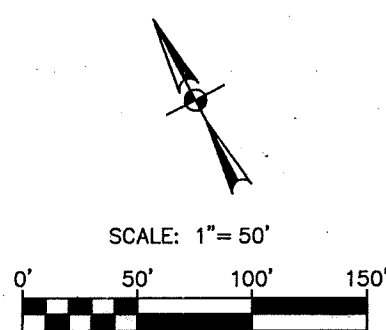




LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP GRID: 437Q, R, U & V



FINAL PLAT OF CARRINGTON COURT

A 18,938 ACRES, OR 824,953 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 49,816 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE GROUP, LTD. IN VOLUME 12579, PAGES 348-343 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 AND THE T.J. CHAMBERS SURVEY, ABSTRACT No. 7, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

LOT SUMMARY:

TOTAL SUBDIVISION ACREAGE:	18,938 ACRES
TOTAL SINGLE FAMILY LOTS (133):	10,275 ACRES
TOTAL RIGHT-OF-WAY ACREAGE:	3,682 ACRES
TOTAL ALLEYWAY ACREAGE:	0.710 ACRES
TOTAL OPEN SPACE AND LANDSCAPE LOTS (2):	0.206 ACRES
TOTAL OPEN SPACE, PUE & LANDSCAPE LOTS (5):	0.596 ACRES
TOTAL OPEN SPACE, PUE, LANDSCAPE & PRIVATE PARKING LOTS (4):	0.240 ACRES
TOTAL OPEN SPACE, PUE, LANDSCAPE & PUBLIC PARKING LOTS (3):	0.129 ACRES
TOTAL OPEN SPACE, PUE, LANDSCAPE & DRAINAGE LOTS (2):	0.413 ACRES
TOTAL OPEN SPACE, DRAINAGE, PRIVATE PARKING & DETENTION POND LOTS (1):	2.628 ACRES
TOTAL LIFT STATION LOTS (1):	0.059 ACRES
TOTAL:	18,938 ACRES

LINEAR FEET OF NEW STREET:

ADAGE DRIVE	834 LF
EPHANY LANE	792 LF
HOMILY DRIVE	681 LF
PARABLE COVE	154 LF
RHETORIC WAY	431 LF
TOTAL:	2892 LF

OWNER/SUBDIVIDER:

CONTINENTAL HOMES OF TEXAS, LP
10700 PECAN PARK BLVD, SUITE 400
AUSTIN, TEXAS 78750
(512) 345-4663
(512) 533-1429 FAX

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BENCHMARKS:

BM No. 101
1/2" IRON ROD W/RED CAP "PAPE-DAWSON"
±198' SOUTHWEST FROM THE CENTERLINE
INTERSECTION OF HEATHERWILDE
BOULEVARD AND GREEN MEADOWS
NAD 83 GRID COORDINATES
N: 10137510.6, E: 3145536.2
ELEVATION 776.57' (NAVD 1988)
GEOID 03

BM No. 103
1/2" IRON ROD W/RED CAP "PAPE-DAWSON"
±46' NORTHWEST OF THE NORTHWEST
CORNER, IN MEDIAN
NAD 83 GRID COORDINATES
N: 10138647.1, E: 3146114.1
ELEVATION 756.35' (NAVD 1988)
GEOID 03

PARKLAND CALCULATION:

TOTAL NUMBER OF SINGLE FAMILY
UNITS IN THE SUBDIVISION:
AMOUNT OF PARKLAND REQUIRED FOR
SINGLE FAMILY RESIDENTIAL:
TOTAL AMOUNT OF PARKLAND REQUIRED:
TOTAL AMOUNT OF PARKLAND PROPOSED:
TOTAL AMOUNT OF PROPOSED
PARKLAND IN 100 YEAR FLOODPLAIN:
TOTAL AMOUNT OF PROPOSED PARKLAND IN
25 YEAR FLOODPLAIN AND NOT IN THE 100 YEAR FLOODPLAIN:
AMOUNT OF CREDIBLE PARKLAND:

133 LOTS
133/50 = 2.66 ACRES
2.66 ACRES
0.0 ACRES/ FEE-IN-LEIU
N/A
N/A
0.0 ACRES

BEARINGS ARE BASED ON THE
NORTH AMERICAN DATUM OF
1983 (CORDS 1996), FROM THE
TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL
ZONE.

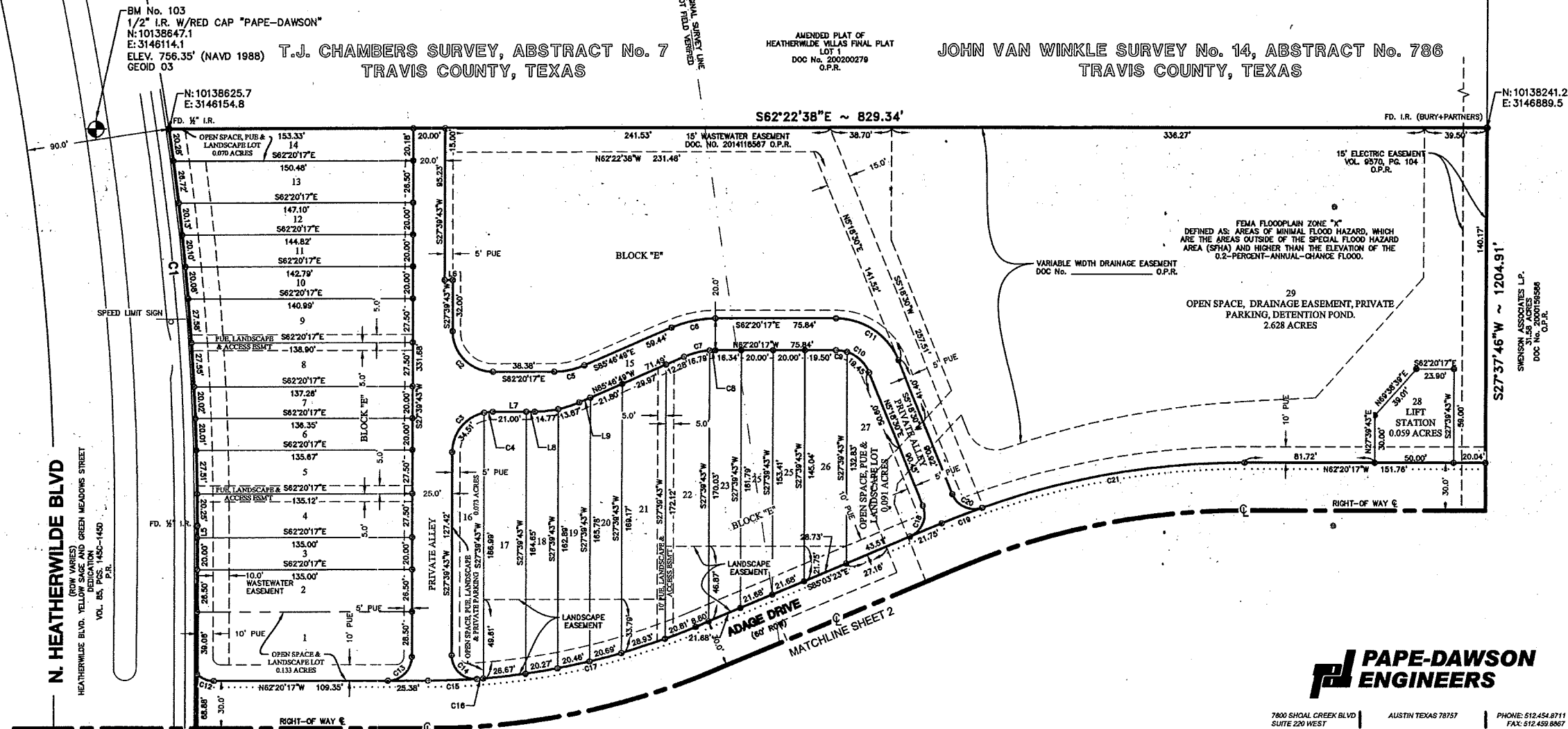
COMBINED SCALE FACTOR:
0.9999600016

BM No. 103
1/2" I.R. W/RED CAP "PAPE-DAWSON"
N: 10138647.1
E: 3146114.1
ELEV. 756.35' (NAVD 1988)
GEOID 03

T.J. CHAMBERS SURVEY, ABSTRACT No. 7
TRAVIS COUNTY, TEXAS

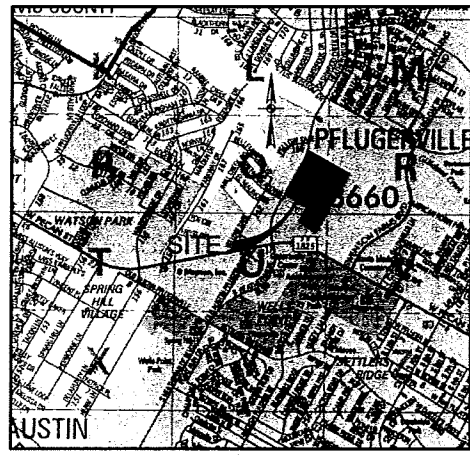
AMENDED PLAT OF
HEATHERWILDE VILLAS FINAL PLAT
LOT 1
DOC No. 200200278
O.P.R.

JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786
TRAVIS COUNTY, TEXAS



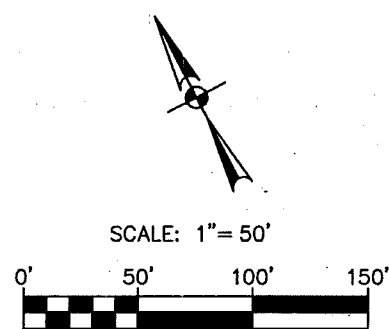
**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD
SUITE 220 WEST
AUSTIN, TEXAS 78757
PHONE: 512.454.8711
FAX: 512.454.8867



LOCATION MAP

NOT TO SCALE
MAPSCO MAP GRID: 437Q, R, U & V

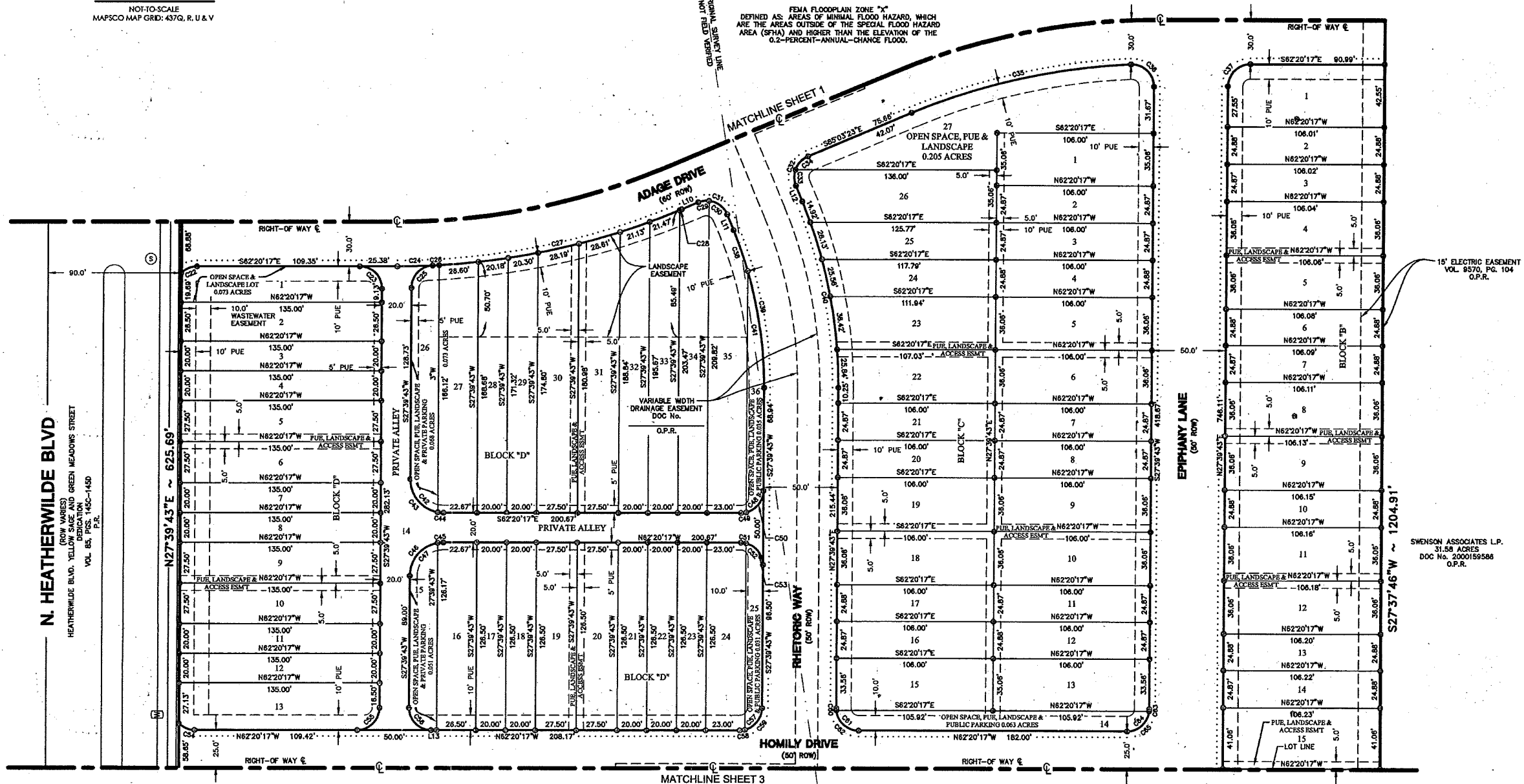


FINAL PLAT
OF
CARRINGTON COURT

A 16.938 ACRES, OR 824,953 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT-OF-THE-REMAINING PORTION OF A 49.815 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE GROUP, LTD. IN VOLUME 12579, PAGES 348-363 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 AND THE T.J. CHAMBERS SURVEY, ABSTRACT No. 7, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

LEGEND	
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	FOUND 1/2" IRON ROD WITH CAP
●	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
A	BLOCK LETTER
⊙	SANITARY MANHOLE
+	FENCE POST
—	PUBLIC UTILITY EASEMENT
—	RIGHT-OF-WAY
—	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
—	PUBLIC RECORDS OF TRAVIS COUNTY
—	SIDEWALK
—	SURVEY LINE

JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786
TRAVIS COUNTY, TEXAS



T.J. CHAMBERS, ABSTRACT No. 7
TRAVIS COUNTY, TEXAS

**PAPE-DAWSON
ENGINEERS**

7600 SHOCK CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

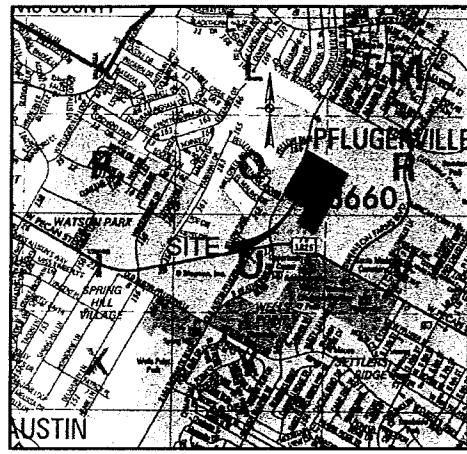
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 430
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 100288-00

SHEET 2 OF 5

SUBDIVISION PLAT OF CARRINGTON COURT

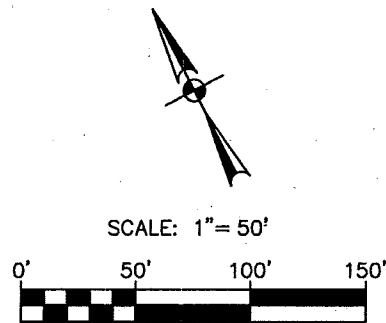
SURVEY JOB No. 59003-13

Date: Aug 28, 2014, 9:14 AM User: ID: AVERREDA
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LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP GRID: 437G, R, U & V

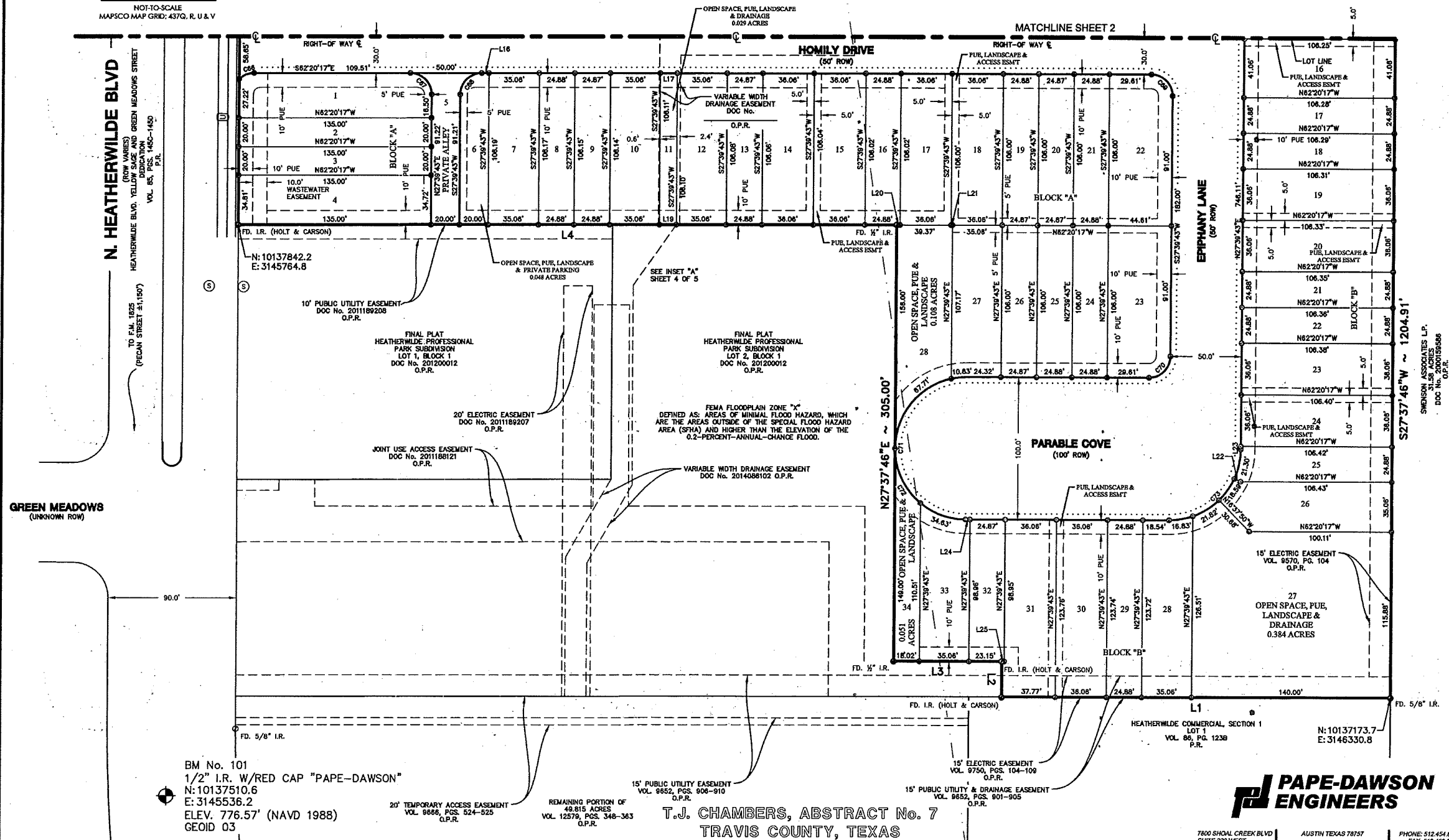


FINAL PLAT OF CARRINGTON COURT

A 18.938 ACRES, OR 824,953 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 49.815 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE GROUP, LTD. IN VOLUME 12579, PAGES 348-363 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 AND THE T.J. CHAMBERS SURVEY, ABSTRACT No. 7, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

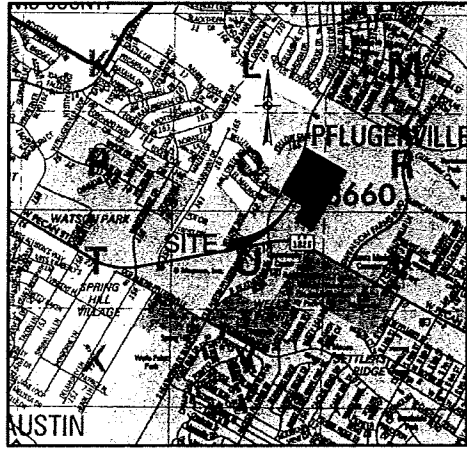
LEGEND	
○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	FOUND 1/2" IRON ROD WITH CAP
●	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
A	BLOCK LETTER
⊙	SANITARY MANHOLE
+	FENCE POST
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PR	PUBLIC RECORDS OF TRAVIS COUNTY
---	SIDEWALK
---	SURVEY LINE

JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 TRAVIS COUNTY, TEXAS



**PAPE-DAWSON
ENGINEERS**

7800 SHAD CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-454-8711
SUITE 220 WEST | FAX: 512-459-8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102088-00



LOCATION MAP

NOT TO SCALE
MAPSCO MAP GRID: 437Q, R, U & V

NOTE:

- L14, L15 AND L18 INTENTIONALLY REMOVED.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	273.77'	N62°22'08"W
L2	24.83'	N27°37'52"E
L3	76.23'	N62°22'35"W
L4	461.50'	N62°22'35"W
L5	7.25'	N27°39'43"E
L6	5.00'	S62°20'17"E
L7	28.34'	N62°20'17"W
L8	5.34'	N62°20'17"W
L9	7.43'	N85°46'49"W
L10	12.18'	S85°03'23"E
L11	11.45'	S04°56'37"W
L12	11.45'	N04°56'37"E
L13	3.67'	N62°20'17"W
L16	5.00'	S62°20'17"E
L17	12.00'	S62°20'17"E
L19	12.00'	N62°22'35"W
L20	2.31'	N61°57'42"W
L21	1.00'	N62°20'17"W
L22	4.91'	N37°55'54"W
L23	2.19'	N27°39'43"E
L24	3.14'	S62°20'17"E
L25	1.72'	N62°22'35"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1704.85'	008°24'34"	N23°27'26"E	250.00'	250.23'
C2	25.50'	090°00'00"	S17°20'17"E	36.06'	40.06'
C3	25.50'	090°00'00"	S72°39'43"W	36.06'	40.06'
C4	25.50'	012°27'21"	N68°33'57"W	5.53'	5.54'
C5	47.50'	023°26'32"	S74°03'33"E	19.30'	19.43'
C6	70.00'	023°26'32"	S74°03'33"E	28.44'	28.84'
C7	50.00'	023°26'32"	N74°03'33"W	20.31'	20.46'
C8	50.00'	004°11'48"	N64°26'11"W	3.66'	3.66'
C9	22.50'	018°07'34"	N53°16'29"W	7.09'	7.12'
C10	22.50'	067°38'47"	N28°30'53"W	25.05'	26.56'
C11	42.50'	067°38'47"	S28°30'53"E	47.31'	50.18'
C12	15.00'	045°15'14"	N39°42'39"W	11.54'	11.85'
C13	15.00'	090°00'00"	N72°39'43"E	21.21'	23.56'
C14	15.00'	094°02'38"	S19°21'36"E	21.95'	24.62'
C15	435.00'	004°02'38"	N64°21'36"W	30.70'	30.70'
C16	435.00'	000°31'15"	N66°38'32"W	3.95'	3.95'
C17	435.00'	018°40'28"	N75°43'09"W	141.15'	141.78'
C18	15.00'	089°38'07"	N50°07'34"E	21.15'	23.47'
C19	495.00'	003°10'28"	S83°28'09"E	27.42'	27.43'
C20	15.00'	087°11'25"	N38°17'12"W	20.69'	22.83'
C21	495.00'	019°32'38"	N72°06'36"W	168.03'	168.85'
C22	15.00'	045°15'04"	S84°57'48"E	11.54'	11.85'
C23	15.00'	090°00'00"	S17°20'17"E	21.21'	23.56'
C24	495.00'	002°46'01"	S63°43'17"E	23.90'	23.90'
C25	15.00'	087°13'59"	S71°16'43"W	20.69'	22.84'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	495.00'	000°30'35"	S65°21'35"E	4.40'	4.40'
C27	495.00'	019°57'05"	S75°04'50"E	171.50'	172.37'
C28	495.00'	000°10'22"	S84°58'12"E	1.49'	1.49'
C29	15.00'	028°48'49"	S70°38'58"E	7.46'	7.54'
C30	15.00'	061°11'11"	S25°38'58"E	15.27'	16.02'
C31	15.00'	090°00'00"	S40°03'23"E	21.21'	23.56'
C32	15.00'	090°00'00"	N49°56'37"E	21.21'	23.56'
C33	15.00'	041°27'57"	N25°40'36"E	10.62'	10.66'
C34	15.00'	048°32'03"	N70°40'36"E	12.33'	12.71'
C35	435.00'	020°05'57"	S75°00'24"E	151.82'	152.60'
C36	15.00'	092°37'09"	S18°38'51"E	21.69'	24.25'
C37	15.00'	090°00'00"	N72°39'43"E	21.21'	23.56'
C38	275.00'	006°05'25"	S07°59'20"W	29.22'	29.23'
C39	275.00'	022°43'06"	S16°18'10"W	108.33'	109.04'
C40	325.00'	022°43'06"	N16°18'10"E	128.02'	128.87'
C41	275.00'	016°37'42"	S19°20'53"W	79.53'	79.81'
C42	22.50'	090°00'00"	S17°20'17"E	31.82'	35.34'
C43	22.50'	080°12'36"	N12°26'35"W	28.99'	31.50'
C44	22.50'	009°47'24"	N57°26'35"W	3.84'	3.84'
C45	22.50'	009°47'24"	N67°13'58"W	3.84'	3.84'
C46	22.50'	080°12'36"	N67°46'02"E	28.99'	31.50'
C47	22.50'	090°00'00"	S72°39'43"W	31.82'	35.34'
C48	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C49	15.00'	013°29'36"	N69°05'05"W	3.52'	3.53'
C50	15.00'	076°30'24"	S65°54'55"W	18.57'	20.03'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	15.00'	013°29'36"	S55°35'28"E	3.52'	3.53'
C52	15.00'	090°00'00"	S17°20'17"E	21.21'	23.56'
C53	15.00'	076°30'24"	S10°35'28"E	18.57'	20.03'
C54	15.00'	044°51'18"	N39°54'38"W	11.45'	11.74'
C55	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C56	15.00'	090°00'00"	S17°20'17"E	21.21'	23.56'
C57	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C58	15.00'	013°29'36"	N69°05'05"W	3.52'	3.53'
C59	15.00'	076°30'24"	S65°54'55"W	18.57'	20.03'
C60	15.00'	005°44'21"	N24°47'33"E	1.50'	1.50'
C61	15.00'	090°00'00"	N17°20'17"W	21.21'	23.56'
C62	15.00'	084°15'39"	N20°12'27"W	20.12'	22.06'
C63	15.00'	005°44'21"	S30°31'54"W	1.50'	1.50'
C64	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C65	15.00'	084°15'39"	S75°31'54"W	20.12'	22.06'
C66	15.00'	044°22'57"	N84°31'45"W	11.33'	11.62'
C67	15.00'	090°00'00"	S17°20'17"E	21.21'	23.56'
C68	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C69	15.00'	090°00'00"	S17°20'17"E	21.21'	23.56'
C70	15.00'	090°00'00"	S72°39'43"W	21.21'	23.56'
C71	50.00'	180°00'00"	S27°39'43"W	100.00'	157.08'
C72	50.00'	050°18'59"	S02°30'14"W	42.51'	43.91'
C73	50.00'	090°00'00"	N72°39'43"E	70.71'	78.54'

BLOCK 'A'		
LOT #	AREA	SQ. FEET
1	0.0962 AC.	4190
2	0.0620 AC.	2700
3	0.0620 AC.	2700
4	0.1077 AC.	4693
5	0.0510 AC.	2221
6	0.0477 AC.	2076
7	0.0855 AC.	3723
8	0.0606 AC.	2641
9	0.0606 AC.	2640
10	0.0854 AC.	3721
11	0.0292 AC.	1273
12	0.0854 AC.	3720
13	0.0606 AC.	2639
14	0.0878 AC.	3824
15	0.0878 AC.	3824
16	0.0605 AC.	2637
17	0.0878 AC.	3823
18	0.0878 AC.	3823
19	0.0605 AC.	2637
20	0.0605 AC.	2637
21	0.0605 AC.	2637
22	0.1075 AC.	4681
23	0.1075 AC.	4681
24	0.0605 AC.	2637
25	0.0605 AC.	2637
26	0.0605 AC.	2637
27	0.0854 AC.	3721
28	0.1080 AC.	4703

BLOCK 'B'		
LOT #	AREA	SQ. FEET
1	0.1024 AC.	4462
2	0.0605 AC.	2637
3	0.0605 AC.	2638
4	0.0878 AC.	3824
5	0.0878 AC.	3825
6	0.0606 AC.	2639
7	0.0606 AC.	2639
8	0.0879 AC.	3827
9	0.0879 AC.	3828
10	0.0606 AC.	2641
11	0.0879 AC.	3829
12	0.0879 AC.	3830
13	0.0607 AC.	2642
14	0.0607 AC.	2642
15	0.1002 AC.	4363
16	0.1002 AC.	4364
17	0.0607 AC.	2644

BLOCK 'B'		
LOT #	AREA	SQ. FEET
18	0.0807 AC.	2644
19	0.0880 AC.	3834
20	0.0880 AC.	3835
21	0.0607 AC.	2646
22	0.0607 AC.	2646
23	0.0881 AC.	3837
24	0.0881 AC.	3837
25	0.0616 AC.	2682
26	0.0909 AC.	3981
27	0.3843 AC.	16742
28	0.0999 AC.	4353
29	0.0707 AC.	3078
30	0.1024 AC.	4463
31	0.1034 AC.	4506
32	0.0565 AC.	2462
33	0.0823 AC.	3586
34	0.0508 AC.	2206

BLOCK 'C'		
LOT #	AREA	SQ. FEET
1	0.0853 AC.	3717
2	0.0853 AC.	3717
3	0.0635 AC.	2766
4	0.0605 AC.	2637
5	0.0605 AC.	2637
6	0.0605 AC.	2637
7	0.0605 AC.	2637
8	0.0878 AC.	3823
9	0.0878 AC.	3823
10	0.0878 AC.	3823
11	0.0878 AC.	3823
12	0.0605 AC.	2637
13	0.0605 AC.	2637
14	0.0605 AC.	2637
15	0.0605 AC.	2637
16	0.0880 AC.	3831
17	0.0878 AC.	3823
18	0.0904 AC.	3936
19	0.0878 AC.	3823
20	0.0655 AC.	2853
21	0.0605 AC.	2637
22	0.0694 AC.	3025
23	0.0605 AC.	2637
24	0.0605 AC.	2637
25	0.0853 AC.	3717
26	0.1065 AC.	4641
27	0.2052 AC.	8940

BLOCK 'D'		
LOT #	AREA	SQ. FEET
1	0.0734 AC.	3195
2	0.0821 AC.	3577
3	0.0620 AC.	2700
4	0.0620 AC.	2700
5	0.0852 AC.	3713
6	0.0852 AC.	3712
7	0.0620 AC.	2700
8	0.0620 AC.	2700
9	0.0852 AC.	3712
10	0.0852 AC.	3713
11	0.0620 AC.	2700
12	0.0620 AC.	2700
13	0.0962 AC.	4190
14	0.2642 AC.	11509
15	0.0506 AC.	2206
16	0.0769 AC.	3352
17	0.0581 AC.	2530
18	0.0581 AC.	2530

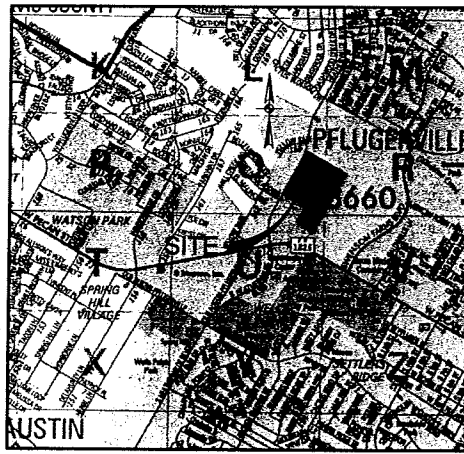
BLOCK 'D'		
LOT #	AREA	SQ. FEET
19	0.0799 AC.	3479
20	0.0799 AC.	3479
21	0.0581 AC.	2530
22	0.0581 AC.	2530
23	0.0581 AC.	2530
24	0.0769 AC.	3351
25	0.0312 AC.	1359
26	0.0677 AC.	2948
27	0.1019 AC.	4437
28	0.0780 AC.	3399
29	0.0794 AC.	3460
30	0.1122 AC.	4888
31	0.1166 AC.	5081
32	0.0882 AC.	3844
33	0.0916 AC.	3990
34	0.0952 AC.	4148
35	0.1180 AC.	5141
36	0.0350 AC.	1523

BLOCK 'E'		
LOT #	AREA	SQ. FEET
1	0.133 AC.	5810
2	0.0821 AC.	3577
3	0.0620 AC.	2700
4	0.0852 AC.	3713
5	0.0855 AC.	3722
6	0.0624 AC.	2720
7	0.0628 AC.	2736
8	0.0871 AC.	3796
9	0.0883 AC.	3847
10	0.0651 AC.	2837
11	0.0660 AC.	2876
12	0.0670 AC.	2919
13	0.0905 AC.	3942
14	0.0702 AC.	3058

BLOCK 'E'		
LOT #	AREA	SQ. FEET
15	0.3867 AC.	16843
16	0.0728 AC.	3171
17	0.1011 AC.	4405
18	0.0750 AC.	3269
19	0.0753 AC.	3280
20	0.0769 AC.	3351
21	0.1078 AC.	4697
22	0.1087 AC.	4733
23	0.0762 AC.	3319
24	0.0724 AC.	3152
25	0.0685 AC.	2984
26	0.0848 AC.	3694
27	0.0912 AC.	3973
28	0.059 AC.	2572
29	2.628 AC.	114,483

PAPE-DAWSON ENGINEERS

7800 SHAD CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.458.8857
TEXAS BOARD OF PROFESSIONAL



LOCATION MAP

NOT TO SCALE
MAPSCO MAP GRID: 437Q, R, U & V

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT CONTINENTAL HOMES OF TEXAS, LP (A TEXAS LIMITED PARTNERSHIP), ACTING HEREIN BY AND THROUGH RICHARD N. MAIER, VICE PRESIDENT, BEING THE OWNER OF 18.938 ACRES OF SITUATE IN THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 AND THE ALEXANDER WALTERS SURVEY No. 67, ABSTRACT No. 791 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 12579, PAGE 348, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 18.938 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS CARRINGTON COURT, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 4 DAY OF September, 2014 A.D.

Richard N. Maier
RICHARD N. MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, LP
(A TEXAS LIMITED PARTNERSHIP)

BY:

CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS GENERAL PARTNER
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

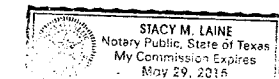
STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF September, 2014 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



Stacy M. Laine 9/4/14
NOTARY SIGNATURE AND DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, G.E. BUCHANAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON: DATE OF SURVEY: FEBRUARY 2, 2013.

G.E. Buchanan 09/03/2014
G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
STATE OF TEXAS



FINAL PLAT OF CARRINGTON COURT

A 18.938 ACRES, OR 824,953 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 49.815 ACRE TRACT OF LAND CONVEYED TO HEATHERWILDE GROUP, LTD. IN VOLUME 12579, PAGES 348-363 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATE IN THE JOHN VAN WINKLE SURVEY No. 14, ABSTRACT No. 786 AND THE T.J. CHAMBERS SURVEY, ABSTRACT No. 7, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL No. 48453C02601, AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

RODNEY BLACKBURN, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

EMILY BARRON, PLANNING DIRECTOR
ATTEST:

KAREN THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS OR FENCES SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE 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. WATER AND WASTEWATER IMPACT FEES SHALL BE PAID TO SWWC UTILITIES, INC. DBA WINDERMERE UTILITY COMPANY, IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPER EXTENSION AGREEMENT.
6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
7. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
8. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
9. 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 GUIDELINES.
10. A 10-FT P.U.E. SHALL BE DEDICATED ALONG ALL STREET FRONTAGE. A 5-FT P.U.E. SHALL BE DEDICATED ALONG ALL PRIVATE ALLEYS.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
12. A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF HOMELY DRIVE, RHETORIC WAY, EPIPHANY LANE, AND PARABLE COVE. A MINIMUM OF A 6-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ADAGE DRIVE.
13. WATER SERVICE SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY.
14. WASTEWATER SERVICE SHALL BE PROVIDED BY WINDERMERE UTILITY COMPANY.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO T.C.E.C. (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. NON-RESIDENTIAL LOTS NOT OTHERWISE DEDICATED TO THE PUBLIC ARE RESTRICTED TO NON-RESIDENTIAL LOT USES. LOTS 5, 6, 11 & 28, BLOCK A; LOTS 27 & 34, BLOCK B; LOTS 14 & 27, BLOCK C; LOTS 1, 14, 15, 25, 26 & 36, BLOCK D; LOTS 1, 14, 15, 16, 27 & 29, BLOCK E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND/OR ITS ASSIGNS.
17. LOT 28, BLOCK E WILL BE OWNED AND MAINTAINED BY SWWC UTILITIES, INC., D.B.A. WINDERMERE UTILITY COMPANY. THE LIFT STATION SHALL BE SUBJECT TO THE MECHANICAL SCREENING REQUIREMENTS OUTLINED IN SUBCHAPTER 11(K) OF THE UNIFIED DEVELOPMENT CODE (UDC).
18. THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION (HOA) IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOC. NO. 2014100222 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
19. THE DEVELOPMENT IS SUBJECT TO THE TERMS OF THE CARRINGTON COURT ALUR.
20. 4-FT WIDE SIDEWALKS SHALL BE PROVIDED WITHIN THE ACCESS EASEMENTS BETWEEN THE HOUSE STRUCTURES. NO FENCES WILL BE PERMITTED WITHIN THE PUB. LANDSCAPE AND ACCESS EASEMENTS BETWEEN THE HOUSE STRUCTURES.
21. MEDIANS AND PARKING SPACES LOCATED WITHIN AND ALONG PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND/OR ITS ASSIGNS. THE HOA HAS ENTERED INTO A LICENSE AGREEMENT FOR THE MAINTENANCE OF THESE AREAS. THE LICENSE AGREEMENT IS BETWEEN THE CITY AND CARRINGTON COURT RESIDENTIAL COMMUNITY, INC.
22. THE LANDSCAPE EASEMENTS IDENTIFIED ON LOTS 27-35, BLOCK D AND LOTS 17-26, BLOCK E SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 2014100222.
23. A PRIVATE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL END UNITS (LOTS 1, 4, 7, 10, 12, 14, 15, 17, 18, 22, 23 AND 27, BLOCK A; LOTS 1, 4, 5, 8, 9, 11, 12, 15, 16, 19, 20, 23, 24, 26, 28, 30, 31 AND 33, BLOCK B; LOTS 1, 5, 6, 9, 10, 13, 15, 18, 19, 22, 23 AND 26, BLOCK C; LOTS 2, 5, 6, 9, 10, 13, 16, 19, 20, 24, 27, 30, 31 AND 35, BLOCK D; LOTS 2, 4, 5, 8, 9, 13, 17, 21, 22 AND 26, BLOCK E) BETWEEN THE BUILDING AND THE DEDICATED P.U.E. IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 2014100222.

**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512-454-8711
SUITE 220 WEST | FAX: 512-454-8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102288-00