

# REPLAT OF LOTS 1-3, BLOCK "P" AND LOTS 1-3, BLOCK "Q", HIGHLAND PARK PHASE D SECTION 1 CITY OF PFLUGERVILLE, TEXAS

**LEGAL DESCRIPTION:**

**REPLAT LOTS 1-3, BLOCK "P" AND LOTS 1-3, BLOCK "Q", HIGHLAND PARK PHASE D SECTION 1 - 2.51 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 approximately 150.65 acres in a General Warranty Deed granted to WDP, Ltd., a Texas limited partnership, dated June 20, 2002 and recorded as Document No. 2002120520 Official Public Records Travis County, Texas, and being a portion of that tract described as approximately 205.53 acres in a General Warranty Deed granted to WDP, Ltd. approximately 205.53 acres in a General Warranty Deed granted to WDP, Ltd. approximately 205.53 acres in a General Warranty Deed granted to WDP, Ltd. Document No. 2002120519, said official public records.

**BENCH MARK:**

Chiseled triangle at the top of curb on the North end of bridge over Gilleland Creek, East side of Weatherwilde Boulevard and approximately 100 feet South of center line of Cactus Blossum Drive

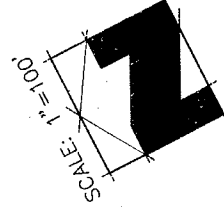
FEMA BENCHMARK RM 110-2  
 NORTHING: 10139788.481  
 EASTING: 3146460.831  
 ELEVATION: 730.58' (NAVD88)

**LAND USE:**

TOTAL ACREAGE: 2.51  
 TOTAL NO. BLOCKS: 2  
 TOTAL RESIDENTIAL (RS1) LOTS: 12  
 PUBLIC OPEN SPACE (NATURAL AREAS): 0  
 PUBLIC OPEN SPACE (GREENWAYS): 1 0.2 AC (8528 S.F.)

**LINEAR FOOTAGE OF ROADWAYS**

MAMMOTH CAVE BLVD. 249.9 L.F.  
 ALLEY #20 249.9 L.F.  
 ALLEY #18  
 TOTAL: 734.8 L.F.



Bearing Base:  
 Texas State Plane Coordinate System  
 (Central Zone)  
 NAD 83(93)

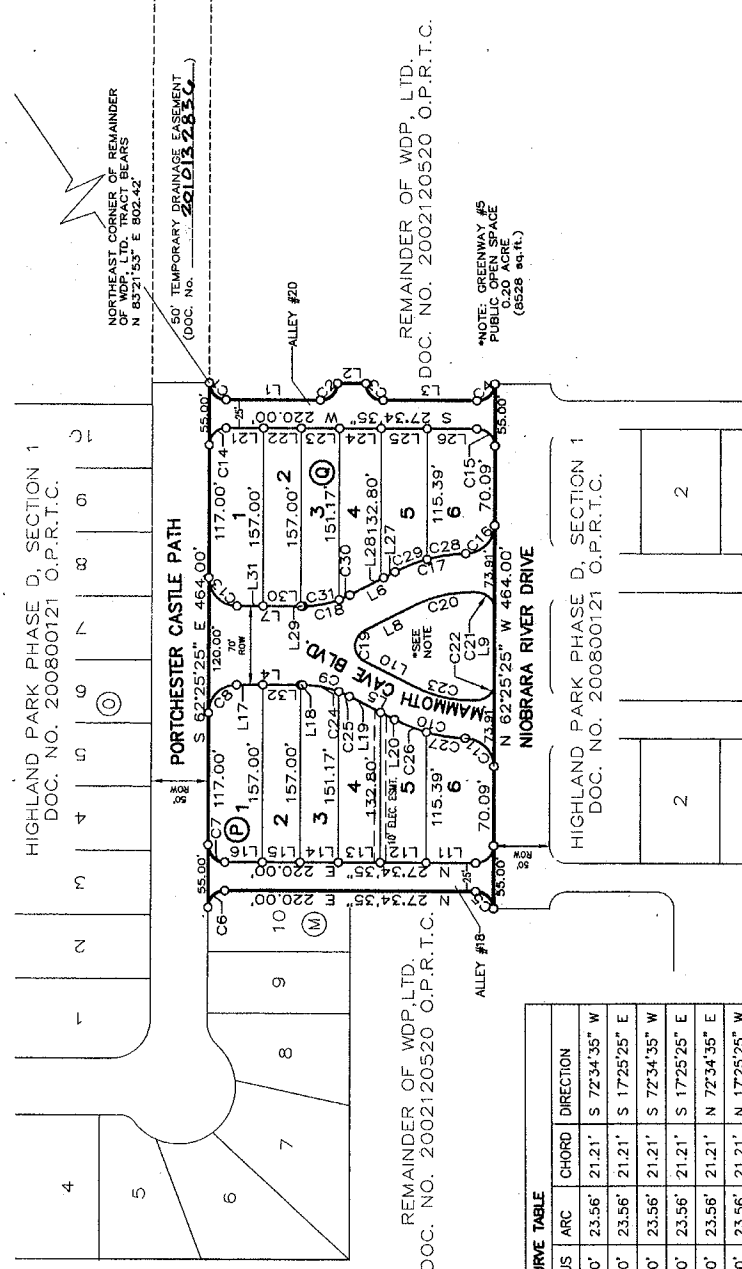
**SURVEYOR:**  
 CASTLEBERRY SURVEYING, LTD.  
 3613 WILLIAMS DRIVE, SUITE 903  
 GEORGETOWN, TEXAS 78628  
 (512) 930-1600

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

**OWNER/SUBDIVIDER:**

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

By: CHTEX of Texas, Inc.  
 (A Delaware Corporation)  
 Its General Partner Circle  
 12554 Riata Vista Circle  
 Austin, Texas 78727

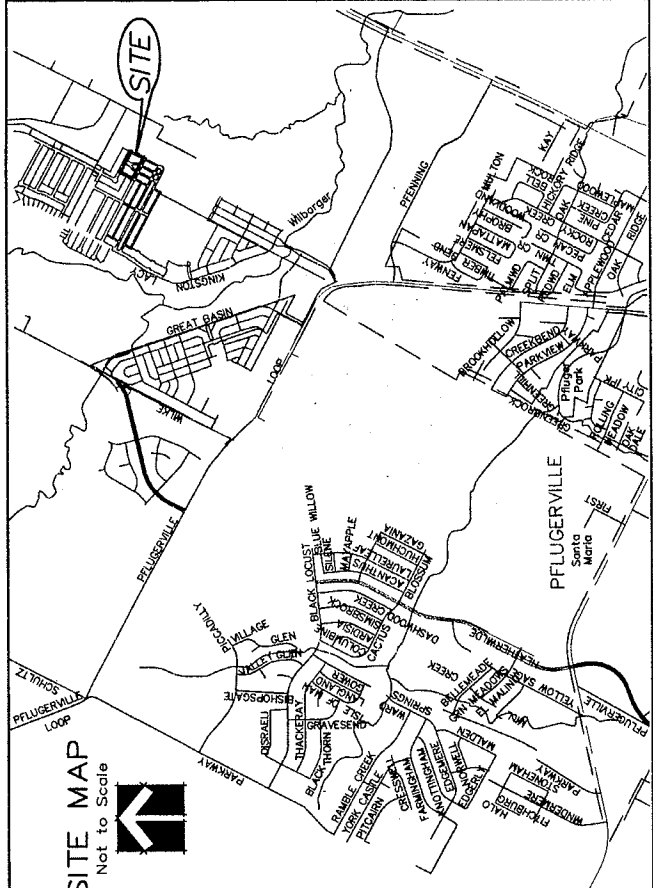


NUMBER	DIRECTION	DISTANCE
L1	S 27°34'35" W	82.50'
L2	S 27°34'35" W	25.00'
L3	S 27°34'35" W	82.50'
L4	S 27°34'35" W	57.82'
L5	S 55°03'03" W	44.67'
L6	N 00°06'07" E	44.67'
L7	N 27°34'35" E	57.82'
L8	N 00°06'07" W	47.94'
L9	S 62°25'25" E	66.00'
L10	N 55°03'03" E	47.94'
L11	N 27°34'35" E	43.82'
L12	N 27°34'35" E	40.18'
L13	N 27°34'35" E	36.60'
L14	N 27°34'35" E	33.40'
L15	N 27°34'35" E	33.00'
L16	N 27°34'35" E	33.00'
L17	S 27°34'35" W	23.00'
L18	S 27°34'35" W	1.82'
L19	S 55°03'03" W	30.83'
L20	S 55°03'03" W	13.84'
L21	S 27°34'35" W	33.00'
L22	S 27°34'35" W	33.00'
L23	S 27°34'35" W	33.40'
L24	S 27°34'35" W	36.60'
L25	S 27°34'35" W	40.18'
L26	S 27°34'35" W	43.82'
L27	N 00°06'07" E	13.84'
L28	N 00°06'07" E	30.83'
L29	N 27°34'35" E	1.82'
L30	N 27°34'35" E	33.00'
L31	N 27°34'35" E	23.00'
L32	S 27°34'35" W	33.00'

NUMBER	DELTA	RADIUS	ARC	DIRECTION	CHORD
C1	90°00'00"	15.00'	23.56'	21.21' S 72°34'35" W	21.21'
C2	90°00'00"	15.00'	23.56'	21.21' S 17°25'25" E	21.21'
C3	90°00'00"	15.00'	23.56'	21.21' S 72°34'35" W	21.21'
C4	90°00'00"	15.00'	23.56'	21.21' S 17°25'25" E	21.21'
C5	90°00'00"	15.00'	23.56'	21.21' N 72°34'35" E	21.21'
C6	90°00'00"	15.00'	23.56'	21.21' N 17°25'25" W	21.21'
C7	90°00'00"	15.00'	23.56'	21.21' S 72°34'35" W	21.21'
C8	90°00'00"	25.00'	39.27'	35.36' N 17°25'25" W	35.36'
C9	27°28'28"	88.50'	42.44'	42.03' N 41°18'49" E	42.44'
C10	25°39'25"	145.50'	65.15'	64.61' S 42°13'20" W	64.61'
C11	88°10'57"	25.00'	38.48'	34.79' N 73°29'06" E	34.79'
C12	90°00'00"	15.00'	23.56'	21.21' S 17°25'25" E	21.21'
C13	90°00'00"	25.00'	39.27'	35.36' S 72°34'35" W	35.36'
C14	90°00'00"	15.00'	23.56'	21.21' N 17°25'25" W	21.21'
C15	90°00'00"	15.00'	23.56'	21.21' N 72°34'35" E	21.21'
C16	88°10'57"	25.00'	38.48'	34.79' S 18°19'57" E	34.79'
C17	25°39'25"	145.50'	65.15'	64.61' N 12°55'49" E	64.61'
C18	27°28'28"	88.50'	42.44'	42.03' S 13°50'21" W	42.03'
C19	125°03'04"	15.00'	32.74'	26.62' N 62°25'25" W	26.62'
C20	27°28'28"	111.50'	53.47'	52.96' N 13°50'21" E	52.96'
C21	90°00'00"	15.00'	23.56'	21.21' N 72°34'35" E	21.21'
C22	90°00'00"	15.00'	23.56'	21.21' S 17°25'25" E	21.21'
C23	27°28'28"	111.50'	53.47'	52.96' S 41°18'49" W	52.96'
C24	20°54'24"	88.50'	32.29'	32.11' N 38°01'47" E	32.11'
C25	6°34'04"	88.50'	10.14'	10.14' N 51°45'01" E	10.14'
C26	11°50'03"	145.50'	30.05'	30.00' S 49°08'01" W	30.00'
C27	13°49'22"	145.50'	35.10'	35.02' S 36°18'19" W	35.02'
C28	13°49'22"	145.50'	35.10'	35.02' N 18°50'50" E	35.02'
C29	11°50'03"	145.50'	30.05'	30.05' N 06°01'08" E	30.05'
C30	6°34'04"	88.50'	10.14'	10.14' S 03°23'09" W	10.14'
C31	20°54'24"	88.50'	32.29'	32.11' S 17°07'23" W	32.11'

**LEGEND**

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET
W.W.E.	WASTEWATER LINE EASEMENT
W.E.	WATER LINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.	DEED RECORDS TRAVIS CO.
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.



NO.	DATE	DESCRIPTION

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

**REPLAT OF**  
**LOTS 1-3, BLOCK "P" AND LOTS 1-3, BLOCK "Q",**  
**HIGHLAND PARK PHASE D SECTION 1**  
 CITY OF PFLUGERVILLE, TEXAS

**OWNERS CERTIFICATION**  
 STATE OF TEXAS §  
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P., acting herein by and through Burwell B. McClendon III, Secretary, 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 portion of that tract described as approximately 150.68 acres in a General Warranty Deed promulgated by the State of Texas, Travis County, Texas, on August 10, 2013, and being a portion of that tract described as approximately 209.0000 acres in a General Warranty Deed promulgated by the State of Texas, Travis County, Texas, on August 10, 2013, and being a portion of that tract described as approximately 205.53 acres in a General Warranty Deed granted to WDP, Ltd., a Texas limited partnership, dated June 20, 2002 and recorded as Document No. 2002120519, said official public records, does hereby subdivide 2.51 acres of land in accordance with this plat to be known as **REPLAT LOTS 1-3, BLOCK "P" AND LOTS 1-3, BLOCK "Q", HIGHLAND PARK - PHASE D SECTION 1**, 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 10 day of September, 2010.

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

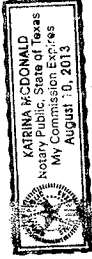
BY:  
 CITECH OF TEXAS, INC.  
 (A Delaware Corporation)  
 Its General Partner  
 12554 Riata Vista Circle  
 Austin, Texas 78727

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10<sup>th</sup> day of September, 2010.

*Notary Public*  
 Notary Public, State of Texas



**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

I, Clyde C. Castleberry Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were placed under my supervision in accordance with the Subdivision Regulations of Travis County, Texas.

*Clyde C. Castleberry Jr.*  
 Clyde C. Castleberry Jr.  
 Registered Professional Land Surveyor No. 48335  
 State of Texas



CASTLEBERRY SURVEYING, LTD.  
 3613 WILLIAMS DRIVE, SUITE 903  
 GEORGETOWN, TEXAS 78628  
 (512) 930-1600

**ENGINEER'S CERTIFICATION**

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. 48453C0280 H, dated September 26, 2008, for Travis County, Texas.

*James A. Huffcut, Jr.*  
 James A. Huffcut, Jr.  
 Registered Professional Engineer No. 55253  
 State of Texas

PAPE-DAWSON ENGINEERS  
 TBPE, Firm Registration # 470  
 7800 SHOAL CREEK BLVD.  
 SUITE 220 WEST  
 AUSTIN, TEXAS 78757  
 (512) 454-8711

**PLAT NOTES**

- No objects, including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
- Property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation and maintenance.
- All drainage easements on private property shall be maintained by the property owner, or his/her assigns.
- 5' Sidewalks shall be constructed along each side of all streets in this subdivision. Sidewalk ramps for handicap access shall be provided at all street intersections unless otherwise noted.
- The 25 and 100 year flood plain will be contained within the drainage easement and street right-of-way.
- Single Family setbacks shall be as stated in the Highland Park ALUR document.
- This Property is within Pflugerville City Limits.
- Water and waste water service will be provided by the City of Pflugerville.
- A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all street right-of-ways.
- A five (5) foot Public Utility Easement is hereby dedicated adjacent to all alley right-of-ways.
- All (new) telephone and cable television/utility lines and all electric utility lateral and service lines and wires shall be placed underground, except as otherwise herein provided.
- Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.
- All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations in subdivisions shall be pad mounted or placed underground in a public utility easement rather than a right-of-way.

Approved this the 10 day of September, 2010, by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City of Pflugerville.

Noji Norder, Chairperson  
 Planning and Zoning Commission

This plat reflects the approval granted by the Planning and Zoning Commission on the date indicated above.

Autumn Speer, Planning Director

ATTEST: Karen Thompson, City Secretary

STATE OF TEXAS §  
 COUNTY OF TRAVIS §  
 I, DANA DEBEAUVOIR, 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.  
 DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., OF SAID COUNTY AND STATE IN 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 DEBEAUVOIR, COUNTY CLERK,  
 TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
 DEPUTY

NO.	DATE	REVISIONS DESCRIPTION

