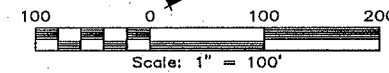


FINAL PLAT OF
**HIGHLAND PARK
 PHASE D, SECTION 3**
 CITY OF PFLUGERVILLE, TEXAS



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

LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
Ⓐ	BLOCK DESIGNATION
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE D, SECTION 3 - 12.54 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 18.18 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; and a portion of that tract described as 61.00 acres in a deed granted to Continental Homes of Texas, L.P. recorded in Document No. 2006208303 of said official public records.

BENCH MARK:

Chiseled triangle at the top of curb on the North end of bridge over Gileland Creek, East side of Heatherwilde 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'

TOTAL ACREAGE: 12.54
 TOTAL NO. BLOCKS: 4
 TOTAL RESIDENTIAL (RS1) LOTS: 70

LINEAR FOOTAGE OF ROADWAYS:

OBED RIVER DRIVE: 896.50 L.F.
 NOATAK TRAIL: 778.00 L.F.
 SALT RIVER BAY DRIVE: 422.50 L.F.
 TOTAL: 2097.00 L.F.

SURVEYOR:

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

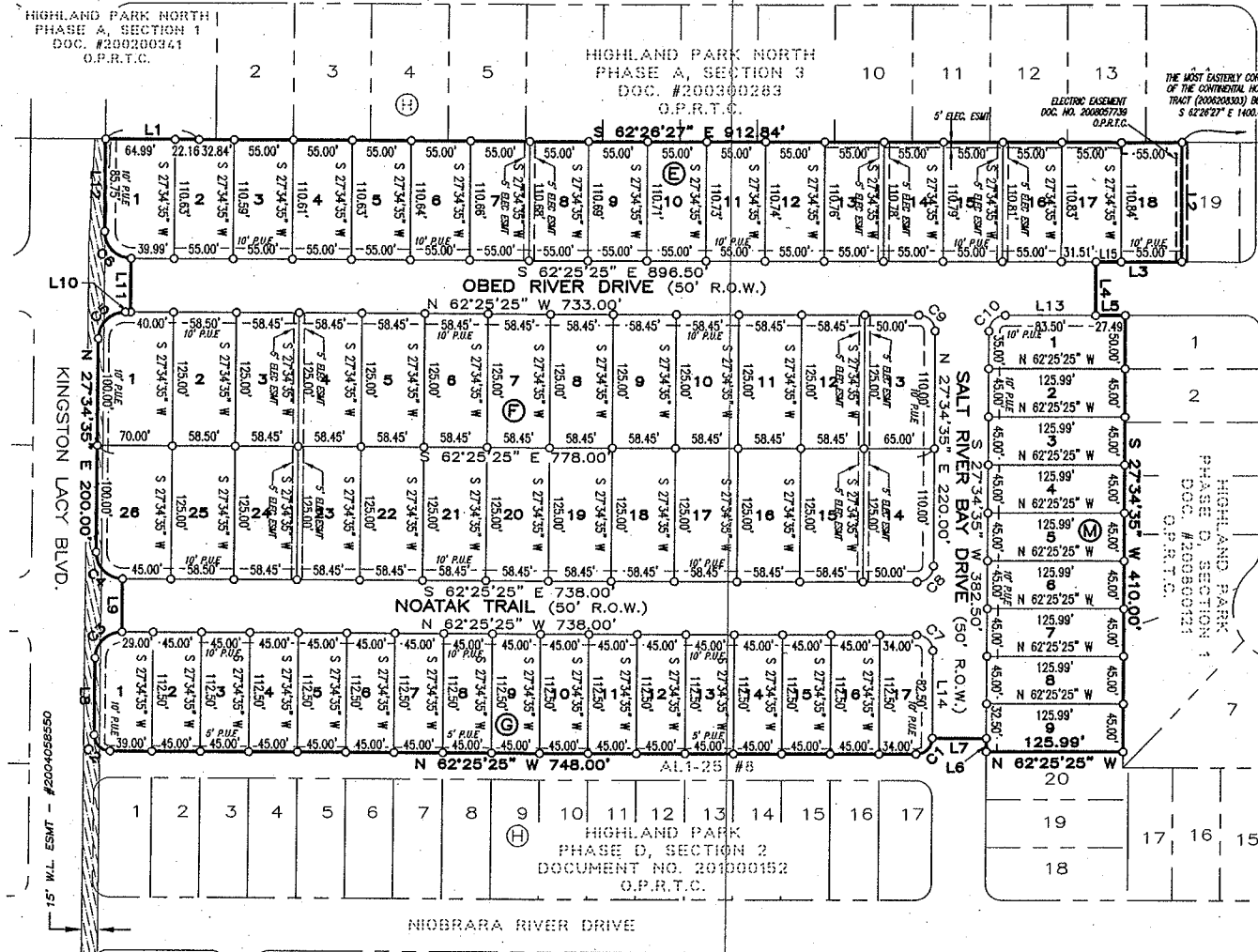
ENGINEER:

PAPE-DAWSON INC.
 7800 SHOAL CREEK BLVD.
 TBPE #470
 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
 12554 Riata Vista Circle
 Austin, Texas 78727



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 62°16'55" E	87.15'
L2	S 27°34'35" W	110.86'
L3	N 62°25'25" W	78.49'
L4	S 27°34'35" W	50.00'
L5	S 62°25'25" E	27.49'
L6	N 27°34'35" E	12.50'
L7	N 62°25'25" W	50.00'
L8	N 27°34'35" E	72.50'
L9	N 27°34'35" E	50.00'
L10	S 62°25'25" E	5.00'
L11	N 27°34'35" E	50.00'
L12	N 27°34'35" E	85.75'
L13	N 62°25'25" W	83.50'
L14	S 27°34'35" W	82.50'
L15	N 62°25'25" W	23.49'
L16	N 62°25'25" W	5.00'
L17	N 27°34'35" W	100.86'
L18	N 62°26'27" W	50.00'
L19	N 27°34'35" E	10.00'
L20	S 62°26'27" E	55.00'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W
C2	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C3	90°00'00"	25.00'	39.27'	35.36'	N 72°34'35" E
C4	90°00'00"	25.00'	39.27'	35.36'	N 17°25'25" W
C5	90°00'00"	25.00'	39.27'	35.36'	N 72°34'35" E
C6	90°00'00"	25.00'	39.27'	35.36'	N 17°25'25" W
C7	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C8	90°00'00"	15.00'	23.56'	21.21'	N 72°34'35" E
C9	90°00'00"	15.00'	23.56'	21.21'	N 17°25'25" W
C10	90°00'00"	15.00'	23.56'	21.21'	S 72°34'35" W

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
C-2A	1
D-1	95
D-2	55
D-3 (THIS PLAT)	70
TOTAL	614

LOT TABLE

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	E	0.16	7059
2	E	0.14	6083
3	E	0.14	6083
4	E	0.14	6084
5	E	0.14	6085
6	E	0.14	6086
7	E	0.14	6087
8	E	0.14	6088
9	E	0.14	6089
10	E	0.14	6089
11	E	0.14	6090
12	E	0.14	6091
13	E	0.14	6092
14	E	0.14	6093
15	E	0.14	6094
16	E	0.14	6095
17	E	0.14	6096
18	E	0.14	6097

LOT TABLE

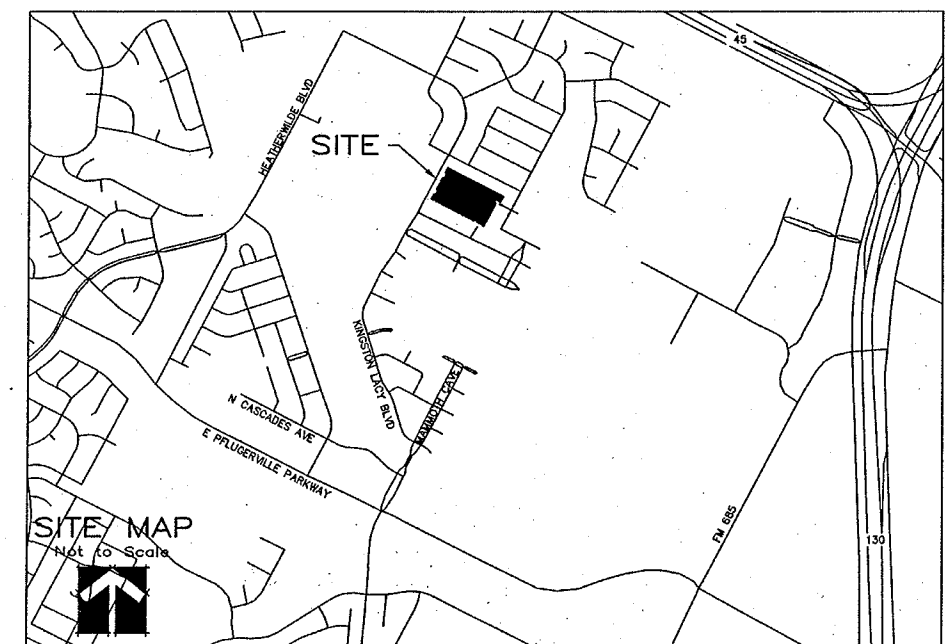
LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	F	0.20	8616
2	F	0.17	7313
3	F	0.17	7308
4	F	0.17	7308
5	F	0.17	7308
6	F	0.17	7308
7	F	0.17	7308
8	F	0.17	7308
9	F	0.17	7308
10	F	0.17	7308
11	F	0.17	7308
12	F	0.17	7308
13	F	0.19	8077
14	F	0.19	8077
15	F	0.17	7308
16	F	0.17	7308
17	F	0.17	7308
18	F	0.17	7308
19	F	0.17	7308
20	F	0.17	7308
21	F	0.17	7308
22	F	0.17	7308
23	F	0.17	7308
24	F	0.17	7308
25	F	0.17	7312
26	F	0.20	8616

LOT TABLE

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	G	0.14	5693
2	G	0.12	5063
3	G	0.12	5063
4	G	0.12	5063
5	G	0.12	5063
6	G	0.12	5063
7	G	0.12	5063
8	G	0.12	5063
9	G	0.12	5063
10	G	0.12	5063
11	G	0.12	5063
12	G	0.12	5063
13	G	0.12	5063
14	G	0.12	5063
15	G	0.12	5063
16	G	0.12	5063
17	G	0.12	5416

LOT TABLE

LOT NO.	BLOCK	ACREAGE	SQ. FT.
1	M	0.14	6251
2	M	0.13	5670
3	M	0.13	5670
4	M	0.13	5670
5	M	0.13	5670
6	M	0.13	5670
7	M	0.13	5670
8	M	0.13	5670
9	M	0.13	5670



3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600 / (512) 930-9389 fax
 www.castleberryurveying.com

SHEET
 1 OF 2

DRAWING FILE: R:\Egpt_01\0584_HIGHLAND_PARK\PLATS\JAN 2012 - B4 & D3\PLAT_0584_FINAL_PLAT_D3_20120822.dwg Sep 04, 2012 - 8:48 am Admin

09-05-12P12:42 RCVD

FINAL PLAT OF
**HIGHLAND PARK
 PHASE D, SECTION 3**
 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 Richard N. Maier, Vice President, being the owner of that certain 12.54 acre 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 of land described as 18.18 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2007122920, Official Public Records of Travis County, Texas; and a portion of that tract described as 61.00 acres in a deed granted to Continental Homes of Texas, L.P., recorded in Document No. 2006208303 of said public records, does hereby subdivide said 12.54 acres of land in accordance with this plat and the plat of **HIGHLAND PARK PHASE D, SECTION 3**, and do hereby dedicate to the public the use of all streets, alleys, easements, and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

TO CERTIFY WHICH, WITNESS by my hand this 4 day of September, 2012.

Richard N. Maier

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

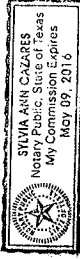
By: CHTEX of Texas, Inc.
 (A Delaware Corporation)
 its General Partner
 12554 Riata Vista Circle
 Austin, Texas 78727

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 4 day of September, 2012.

Stuvia Ann Cazares
 Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

I, Clyde C. Castleberry, Jr., do hereby certify that I prepared this plat from an actual and accurate ground survey of the land shown hereon, and that the corner monuments shown thereon were set by me and 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: Texas State Plane Coordinate System (Central Zone)



Clyde C. Castleberry, Jr.
 Clyde C. Castleberry, Jr., Registered Professional Land Surveyor No. 4835
 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. 48453C0280h, dated September 26, 2008, for Travis County, Texas.



James A. Huffcutt, Jr.
 James A. Huffcutt, 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:

- This Property is within Pflugerville City Limits
- 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.
- 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 ALLUR document. Lots 1-18, Block E and Lots 1-26, Block F shall follow the setback requirements for the Neighborhood House lot type. Lots 1-17, Block G and Lots 1-9, Block M shall follow the setback requirements for the Garden Home lot type.
- 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.
- Streetslights 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.
- The current impact fee rate for one Service unit with a 5/8 inch meter size for water is: \$2403.00 and wastewater is: \$214.00. Impact fees will be paid at building permit. Subject to provisions of North Travis County MUD No. 5.
- 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 line for street of site lighting shall be placed underground.
- All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installation in subdivisions shall be pad mounted or placed underground in a public utility easement rather than a right-of-way.
- 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.

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.

Thomas Anker, Chairman
 Planning & Zoning Commission

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

Trey Fletcher, Assistant City Manager

ATTEST:

Karen Thompson, City Secretary

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


 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600 / (512) 930-6388 fax
 www.castleberryurveying.com