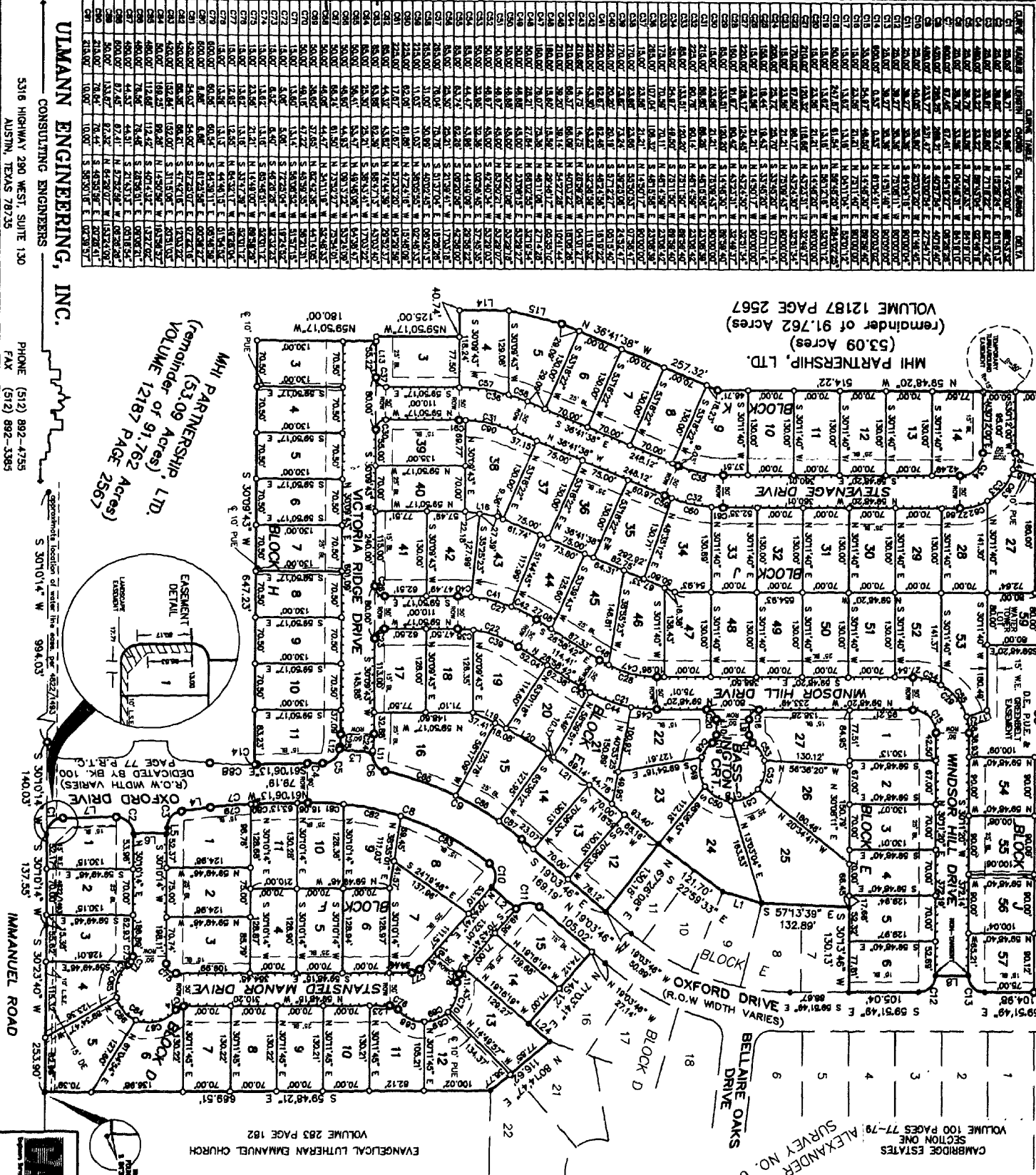


FINAL PLAT OF CAMBRIDGE ESTATES SECTION TWO

LINE	BEARING	DISTANCE	CH. BEARING	CH. DISTANCE
1	S 43°22' E	82.36	S 43°22' E	82.36
2	S 10°15' E	50.00	S 10°15' E	50.00
3	S 62°30' E	50.00	S 62°30' E	50.00
4	N 87°20' W	44.41	N 87°20' W	44.41
5	S 30°02' E	4.00	S 30°02' E	4.00
6	S 69°25' E	50.00	S 69°25' E	50.00
7	N 61°00' W	50.00	N 61°00' W	50.00
8	S 81°15' E	50.00	S 81°15' E	50.00
9	S 30°14' E	50.00	S 30°14' E	50.00
10	S 30°14' E	50.00	S 30°14' E	50.00
11	S 30°14' E	50.00	S 30°14' E	50.00
12	S 30°14' E	50.00	S 30°14' E	50.00
13	S 30°14' E	50.00	S 30°14' E	50.00
14	S 30°14' E	50.00	S 30°14' E	50.00
15	S 30°14' E	50.00	S 30°14' E	50.00
16	S 30°14' E	50.00	S 30°14' E	50.00
17	S 30°14' E	50.00	S 30°14' E	50.00
18	S 30°14' E	50.00	S 30°14' E	50.00
19	S 30°14' E	50.00	S 30°14' E	50.00
20	S 30°14' E	50.00	S 30°14' E	50.00
21	S 30°14' E	50.00	S 30°14' E	50.00
22	S 30°14' E	50.00	S 30°14' E	50.00
23	S 30°14' E	50.00	S 30°14' E	50.00
24	S 30°14' E	50.00	S 30°14' E	50.00
25	S 30°14' E	50.00	S 30°14' E	50.00
26	S 30°14' E	50.00	S 30°14' E	50.00
27	S 30°14' E	50.00	S 30°14' E	50.00
28	S 30°14' E	50.00	S 30°14' E	50.00
29	S 30°14' E	50.00	S 30°14' E	50.00
30	S 30°14' E	50.00	S 30°14' E	50.00
31	S 30°14' E	50.00	S 30°14' E	50.00
32	S 30°14' E	50.00	S 30°14' E	50.00
33	S 30°14' E	50.00	S 30°14' E	50.00
34	S 30°14' E	50.00	S 30°14' E	50.00
35	S 30°14' E	50.00	S 30°14' E	50.00
36	S 30°14' E	50.00	S 30°14' E	50.00
37	S 30°14' E	50.00	S 30°14' E	50.00
38	S 30°14' E	50.00	S 30°14' E	50.00
39	S 30°14' E	50.00	S 30°14' E	50.00
40	S 30°14' E	50.00	S 30°14' E	50.00
41	S 30°14' E	50.00	S 30°14' E	50.00
42	S 30°14' E	50.00	S 30°14' E	50.00
43	S 30°14' E	50.00	S 30°14' E	50.00
44	S 30°14' E	50.00	S 30°14' E	50.00
45	S 30°14' E	50.00	S 30°14' E	50.00
46	S 30°14' E	50.00	S 30°14' E	50.00
47	S 30°14' E	50.00	S 30°14' E	50.00
48	S 30°14' E	50.00	S 30°14' E	50.00
49	S 30°14' E	50.00	S 30°14' E	50.00
50	S 30°14' E	50.00	S 30°14' E	50.00
51	S 30°14' E	50.00	S 30°14' E	50.00
52	S 30°14' E	50.00	S 30°14' E	50.00
53	S 30°14' E	50.00	S 30°14' E	50.00
54	S 30°14' E	50.00	S 30°14' E	50.00
55	S 30°14' E	50.00	S 30°14' E	50.00
56	S 30°14' E	50.00	S 30°14' E	50.00
57	S 30°14' E	50.00	S 30°14' E	50.00
58	S 30°14' E	50.00	S 30°14' E	50.00
59	S 30°14' E	50.00	S 30°14' E	50.00
60	S 30°14' E	50.00	S 30°14' E	50.00
61	S 30°14' E	50.00	S 30°14' E	50.00
62	S 30°14' E	50.00	S 30°14' E	50.00
63	S 30°14' E	50.00	S 30°14' E	50.00
64	S 30°14' E	50.00	S 30°14' E	50.00
65	S 30°14' E	50.00	S 30°14' E	50.00
66	S 30°14' E	50.00	S 30°14' E	50.00
67	S 30°14' E	50.00	S 30°14' E	50.00
68	S 30°14' E	50.00	S 30°14' E	50.00
69	S 30°14' E	50.00	S 30°14' E	50.00
70	S 30°14' E	50.00	S 30°14' E	50.00
71	S 30°14' E	50.00	S 30°14' E	50.00
72	S 30°14' E	50.00	S 30°14' E	50.00
73	S 30°14' E	50.00	S 30°14' E	50.00
74	S 30°14' E	50.00	S 30°14' E	50.00
75	S 30°14' E	50.00	S 30°14' E	50.00
76	S 30°14' E	50.00	S 30°14' E	50.00
77	S 30°14' E	50.00	S 30°14' E	50.00
78	S 30°14' E	50.00	S 30°14' E	50.00
79	S 30°14' E	50.00	S 30°14' E	50.00
80	S 30°14' E	50.00	S 30°14' E	50.00
81	S 30°14' E	50.00	S 30°14' E	50.00
82	S 30°14' E	50.00	S 30°14' E	50.00
83	S 30°14' E	50.00	S 30°14' E	50.00
84	S 30°14' E	50.00	S 30°14' E	50.00
85	S 30°14' E	50.00	S 30°14' E	50.00
86	S 30°14' E	50.00	S 30°14' E	50.00
87	S 30°14' E	50.00	S 30°14' E	50.00
88	S 30°14' E	50.00	S 30°14' E	50.00
89	S 30°14' E	50.00	S 30°14' E	50.00
90	S 30°14' E	50.00	S 30°14' E	50.00
91	S 30°14' E	50.00	S 30°14' E	50.00
92	S 30°14' E	50.00	S 30°14' E	50.00
93	S 30°14' E	50.00	S 30°14' E	50.00
94	S 30°14' E	50.00	S 30°14' E	50.00
95	S 30°14' E	50.00	S 30°14' E	50.00
96	S 30°14' E	50.00	S 30°14' E	50.00
97	S 30°14' E	50.00	S 30°14' E	50.00
98	S 30°14' E	50.00	S 30°14' E	50.00
99	S 30°14' E	50.00	S 30°14' E	50.00
100	S 30°14' E	50.00	S 30°14' E	50.00

MHI PARTNERSHIP, LTD.
(53.09 Acres)
(remainder of 91.762 Acres)
VOLUME 12187 PAGE 2567

MHI PARTNERSHIP, LTD.
(53.09 Acres)
(remainder of 91.762 Acres)
VOLUME 12187 PAGE 2567



CUNNINGHAM-ALLEN, INC.
3103 BEE CREEK ROAD, SUITE 202, AUSTIN, TEXAS 78746
TELEPHONE: (512) 327-2846 FAX: (512) 327-2933
DRAWN BY DWG/JAM

LEGEND

- R.O.W. ROAD (UNLESS STATED)
- R.O.W. ROAD W/ PLASTIC OR CAR SET (UNLESS STATED)
- R.O.W. ROAD W/ ALUMINUM OR CAP SET (UNLESS STATED)
- SIDEWALK
- BRICKWAY EASEMENT
- DRAINAGE EASEMENT
- WATER LINE EASEMENT
- PUBLIC UTILITY EASEMENT

REMARKS: SQUARE CUT IN S.W. QUARTER OF F.M. 1855 BROKE OVER DALELAND CREEK, 4300 WEST OF F.M. 1855 @ 665' FIELD, BENCHMARK ELEVATION = 973.48'

GRAPHIC SCALE
1 inch = 100 ft.

LOCATION MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°22' E	82.36
L2	S 10°15' E	50.00
L3	S 62°30' E	50.00
L4	N 87°20' W	44.41
L5	S 30°02' E	4.00
L6	S 69°25' E	50.00
L7	N 61°00' W	50.00
L8	S 81°15' E	50.00
L9	S 30°14' E	50.00
L10	S 30°14' E	50.00
L11	S 30°14' E	50.00
L12	S 30°14' E	50.00
L13	S 30°14' E	50.00
L14	S 30°14' E	50.00
L15	S 30°14' E	50.00
L16	S 30°14' E	50.00
L17	S 30°14' E	50.00
L18	S 30°14' E	50.00
L19	S 30°14' E	50.00
L20	S 30°14' E	50.00
L21	S 30°14' E	50.00
L22	S 30°14' E	50.00
L23	S 30°14' E	50.00
L24	S 30°14' E	50.00
L25	S 30°14' E	50.00
L26	S 30°14' E	50.00
L27	S 30°14' E	50.00
L28	S 30°14' E	50.00
L29	S 30°14' E	50.00
L30	S 30°14' E	50.00
L31	S 30°14' E	50.00
L32	S 30°14' E	50.00
L33	S 30°14' E	50.00
L34	S 30°14' E	50.00
L35	S 30°14' E	50.00
L36	S 30°14' E	50.00
L37	S 30°14' E	50.00
L38	S 30°14' E	50.00
L39	S 30°14' E	50.00
L40	S 30°14' E	50.00
L41	S 30°14' E	50.00
L42	S 30°14' E	50.00
L43	S 30°14' E	50.00
L44	S 30°14' E	50.00
L45	S 30°14' E	50.00
L46	S 30°14' E	50.00
L47	S 30°14' E	50.00
L48	S 30°14' E	50.00
L49	S 30°14' E	50.00
L50	S 30°14' E	50.00
L51	S 30°14' E	50.00
L52	S 30°14' E	50.00
L53	S 30°14' E	50.00
L54	S 30°14' E	50.00
L55	S 30°14' E	50.00
L56	S 30°14' E	50.00
L57	S 30°14' E	50.00
L58	S 30°14' E	50.00

5316 HIGHWAY 280 WEST, SUITE 130
AUSTIN, TEXAS 78735

PHONE (512) 892-4755
FAX (512) 892-3365

IMMANUEL ROAD

DATE: 3/21
PROJECT NO: 920-0189
SHEET 1 OF 2

FINAL PLAT OF CAMBRIDGE ESTATES SECTION TWO

200100114

STATE OF TEXAS:
 COUNTY OF TRAVIS:
 ALL MEN BY THESE PRESENTS:

WHEREAS MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, BY MCGUYER HOMEBUILDERS, INC., ITS GENERAL PARTNER, BY MICHAEL K. LOVE, PRESIDENT, BEING THE OWNERS OF 28.787 ACRES OF LAND IN THE ALEXANDER WALTERS SURVEY NO. 87, ABSTRACT NO. 781 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO IT BY A DEED RECORDED IN VOLUME 1338B, PAGES 388-395, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT THE CITY OF PFLUGERVILLE TEXAS, ACTING HEREIN BY AND THROUGH ITS MAYOR, DOYLE BRIDGEFARMER, OWNER OF 0.147 ACRES OF LAND IN SAID ALEXANDER WALTERS SURVEY, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 4437, STATE OF TEXAS, COUNTY OF TRAVIS, TEXAS, DO HEREBY SUBDIVIDE 28.934 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

"CAMBRIDGE ESTATES, SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, EASEMENTS, DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP
 BY: MCGUYER HOMEBUILDERS, INC., ITS GENERAL PARTNER

Michael K. Love 1/19/01
 MICHAEL K. LOVE, PRESIDENT
 7105 WOODWAY, SUITE 104
 HOUSTON, TEXAS 77058
 OWNER AND SUBDIVIDER
 CITY OF PFLUGERVILLE, TEXAS

Doyle Bridgefarmer 1/13/01
 DOYLE BRIDGEFARMER, MAYOR
 P.O. BOX 589
 PFLUGERVILLE, TEXAS 78891

STATE OF TEXAS:
 COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL K. LOVE, PRESIDENT OF MCGUYER HOMEBUILDERS, INC., GENERAL PARTNER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF JANUARY, 2001 A.D.

Karen Thompson
 NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
 PRINTED NAME: KAREN D. THOMPSON
 MY COMMISSION EXPIRES 11-09-01

STATE OF TEXAS:
 COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DOYLE BRIDGEFARMER, MAYOR OF THE CITY OF PFLUGERVILLE TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF JANUARY, 2001 A.D.

Karen S. Thompson
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
 PRINTED NAME: KAREN S. THOMPSON
 MY COMMISSION EXPIRES 5-18-2003

THE STATE OF TEXAS:
 COUNTY OF TRAVIS:
 ALL MEN BY THESE PRESENTS:

THAT I, GREGORY SCHAUDT, 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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Gregory Schaudt 8/24/01
 GREGORY SCHAUDT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4437 STATE OF TEXAS
 DUNNINGHAM-ALLEN, INC.
 3103 BEE CAVES ROAD
 AUSTIN, TX 78746

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY 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. 488550080, DATED JUNE 18, 1993 FOR TRAVIS COUNTY, TEXAS.



Kenny Watkins 2/07/01
 KENNY WATKINS, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 64738 - STATE OF TEXAS
 5316 HWY 290 WEST, SUITE 130
 AUSTIN, TX 78735

NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
2. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL THE STREETS IN THE SUBDIVISION. SIDEWALK FRAMES FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.

5. A FOUR FOOT WIDE SIDEWALK ALONG THE RIGHT-OF-WAY OF STEVENAGE DRIVE ADJACENT TO LOT 58, BLOCK J, AND ALONG WINDSOR HILL DRIVE ADJACENT TO LOT 59, BLOCK J, HAS BEEN CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS.
7. THERE SHALL BE NO FENCES BUILT ALONG THE COMMON LINES OF LOTS 4 AND 5, BLOCK D.
8. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.

BEARING BASIS: THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO MHI PARTNERSHIPS, LTD., OF RECORD IN VOLUME 12187, PAGE 2587, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

APPROVED THIS 21st DAY OF MARCH, 2001, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

PLANNING AND ZONING COMMISSION
 CITY OF PFLUGERVILLE, TEXAS
Chadman Timothy J. Moltz
 CHADMAN TIMOTHY J. MOLTZ

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: *Claydon Rosenberg*
 CLAYDON ROSENBERG
 PLANNING DIRECTOR

ATTEST:

Karen Thompson
 KAREN THOMPSON
 CITY SECRETARY

APPROVED THIS 21st DAY OF MARCH, 2001, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: *Doyle Bridgefarmer*
 DOYLE BRIDGEFARMER
 ATTEST

Karen Thompson
 KAREN THOMPSON
 CITY SECRETARY



THE STATE OF TEXAS:
 COUNTY OF TRAVIS:
 KNOW ALL MEN BY THESE PRESENTS:

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 THE OFFICE OF THE CLERK OF TRAVIS COUNTY, TEXAS, ON THIS DAY OF MARCH, 2001, AT 5:50 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200100114.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY.
 DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: *Dana Debeauvoir*
 DEPUTY
 V. BEAUBOIRS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF PFLUGERVILLE ON THIS THE 21st DAY OF MARCH, 2001.

LAND USE SUMMARY	
TOTAL SUBDIVISION ACREAGE	28.934 ACRES
TOTAL ACRES	100
PERCENTAGE OF LOTS	100
NUMBER OF LOTS	1
NUMBER OF BLOCKS	1
LOT AVERAGE	28.934 ACRES
PERCENTAGE OF LOTS	100
NUMBER OF LOTS	1
TOTAL NUMBER OF LOTS	102

STREET SUMMARY			
STREET NAME	LENGTH, FT	ROW WIDTH	PAVEMENT WIDTH
STEVENAGE DRIVE	628.8	50	30
WINDSOR HILL DRIVE	1183.0	50	30
STRANDED LAVER DRIVE	634.0	50	30
BREWSTER COURT	1183.0	50	30

UIMANN ENGINEERING, INC.
 CONSULTING ENGINEERS

5316 HIGHWAY 290 WEST, SUITE 130
 AUSTIN, TEXAS 78735

PHONE (512) 892-4735
 FAX (512) 892-3395

DATE: 1/20	SHEET NO. 2 OF 2
PROJECT NO. 880-018	
DRAWN BY: DWG/JAN	

CUNNINGHAM-ALLEN, INC.

5105 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
 TELEPHONE: (512) 327-2948 FAX: (512) 327-2973



PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT OF CAMPBRIDGE ESTATES SECTION TWO

OWNER'S NAME: MC GUYER HOMEBUILDERS INC , MHI PARTNERSHIP LTD

RESUBDIVISION?(YES/NO) NO

ADDITIONAL RESTRICTIONS/COMMENTS:
N/A

RETURN:

CLYDE VON ROSENBERG
CITY OF PFLUGERVILLE
PLANNING DEPT
PO BOX 589
PFLUGERVILLE TX 78691

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

04-05-2001 01 50 PM 200100114
BENAVIDESV \$56 00
DANA DEBEAUVOIR , COUNTY CLERK
TRAVIS COUNTY, TEXAS

FINAL PLAT OF CAMBRIDGE ESTATES SECTION TWO

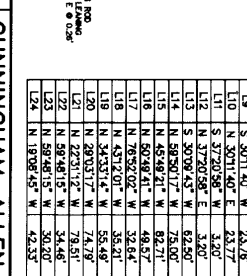
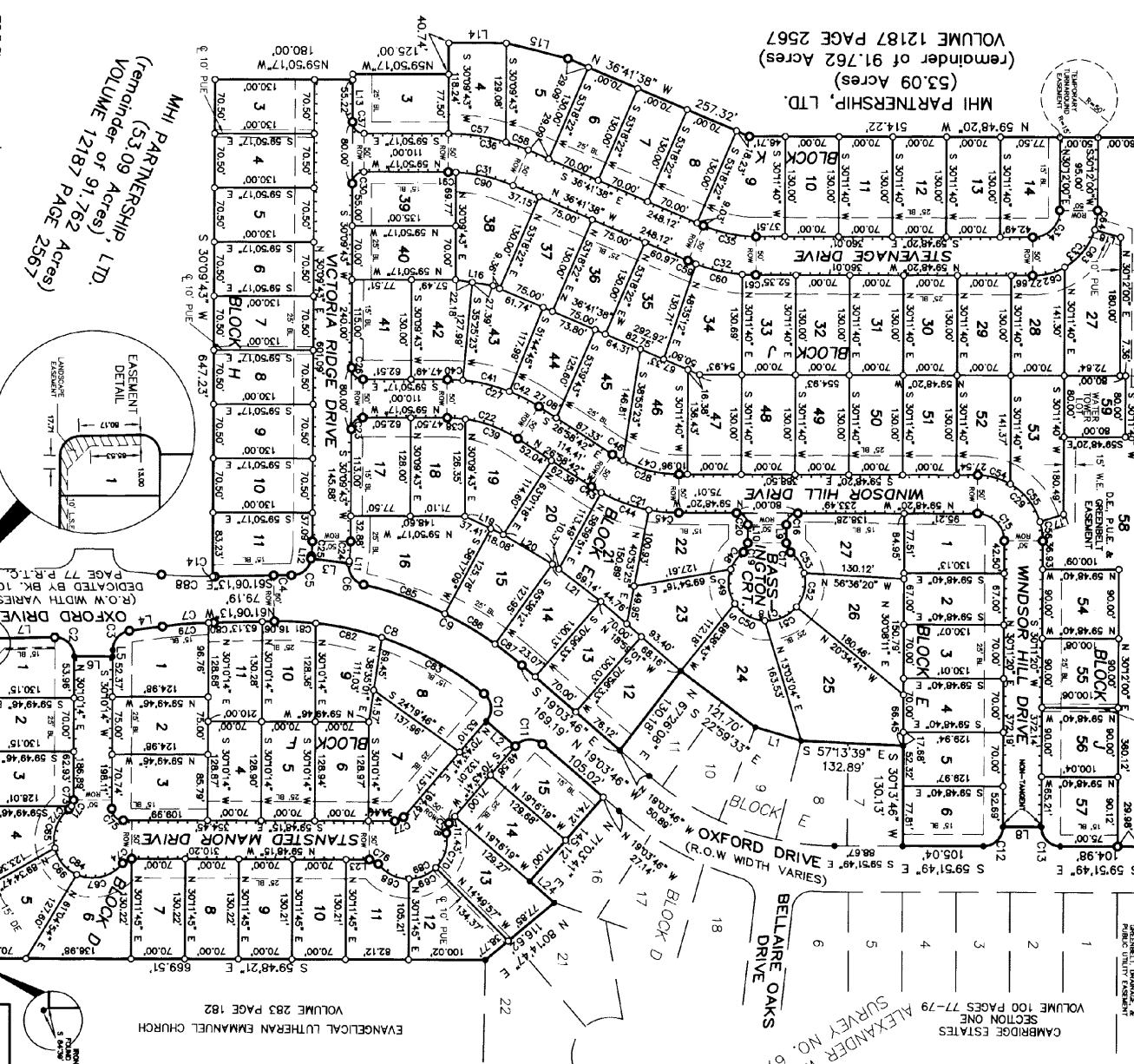
Otto Watrhren
(135 Acres)
VOLUME 2458 PAGE 312

Otto Watrhren
(135 Acres)
VOLUME 2458 PAGE 312

4/5/2001 \$156.00 200100114

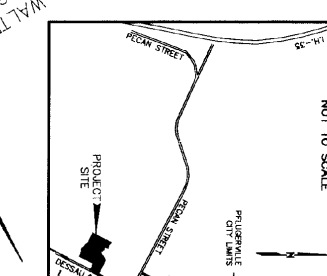
CHORD	LENGTH	CHORD BEARING	DELTA
C1	28.00	S 88.21° E	98.5332
C2	28.00	S 88.21° E	98.5332
C3	28.00	S 88.21° E	98.5332
C4	28.00	S 88.21° E	98.5332
C5	28.00	S 88.21° E	98.5332
C6	28.00	S 88.21° E	98.5332
C7	28.00	S 88.21° E	98.5332
C8	28.00	S 88.21° E	98.5332
C9	28.00	S 88.21° E	98.5332
C10	28.00	S 88.21° E	98.5332
C11	28.00	S 88.21° E	98.5332
C12	28.00	S 88.21° E	98.5332
C13	28.00	S 88.21° E	98.5332
C14	28.00	S 88.21° E	98.5332
C15	28.00	S 88.21° E	98.5332
C16	28.00	S 88.21° E	98.5332
C17	28.00	S 88.21° E	98.5332
C18	28.00	S 88.21° E	98.5332
C19	28.00	S 88.21° E	98.5332
C20	28.00	S 88.21° E	98.5332
C21	28.00	S 88.21° E	98.5332
C22	28.00	S 88.21° E	98.5332
C23	28.00	S 88.21° E	98.5332
C24	28.00	S 88.21° E	98.5332
C25	28.00	S 88.21° E	98.5332
C26	28.00	S 88.21° E	98.5332
C27	28.00	S 88.21° E	98.5332
C28	28.00	S 88.21° E	98.5332
C29	28.00	S 88.21° E	98.5332
C30	28.00	S 88.21° E	98.5332
C31	28.00	S 88.21° E	98.5332
C32	28.00	S 88.21° E	98.5332
C33	28.00	S 88.21° E	98.5332
C34	28.00	S 88.21° E	98.5332
C35	28.00	S 88.21° E	98.5332
C36	28.00	S 88.21° E	98.5332
C37	28.00	S 88.21° E	98.5332
C38	28.00	S 88.21° E	98.5332
C39	28.00	S 88.21° E	98.5332
C40	28.00	S 88.21° E	98.5332
C41	28.00	S 88.21° E	98.5332
C42	28.00	S 88.21° E	98.5332
C43	28.00	S 88.21° E	98.5332
C44	28.00	S 88.21° E	98.5332
C45	28.00	S 88.21° E	98.5332
C46	28.00	S 88.21° E	98.5332
C47	28.00	S 88.21° E	98.5332
C48	28.00	S 88.21° E	98.5332
C49	28.00	S 88.21° E	98.5332
C50	28.00	S 88.21° E	98.5332
C51	28.00	S 88.21° E	98.5332
C52	28.00	S 88.21° E	98.5332
C53	28.00	S 88.21° E	98.5332
C54	28.00	S 88.21° E	98.5332
C55	28.00	S 88.21° E	98.5332
C56	28.00	S 88.21° E	98.5332
C57	28.00	S 88.21° E	98.5332
C58	28.00	S 88.21° E	98.5332
C59	28.00	S 88.21° E	98.5332
C60	28.00	S 88.21° E	98.5332
C61	28.00	S 88.21° E	98.5332
C62	28.00	S 88.21° E	98.5332
C63	28.00	S 88.21° E	98.5332
C64	28.00	S 88.21° E	98.5332
C65	28.00	S 88.21° E	98.5332
C66	28.00	S 88.21° E	98.5332
C67	28.00	S 88.21° E	98.5332
C68	28.00	S 88.21° E	98.5332
C69	28.00	S 88.21° E	98.5332
C70	28.00	S 88.21° E	98.5332
C71	28.00	S 88.21° E	98.5332
C72	28.00	S 88.21° E	98.5332
C73	28.00	S 88.21° E	98.5332
C74	28.00	S 88.21° E	98.5332
C75	28.00	S 88.21° E	98.5332
C76	28.00	S 88.21° E	98.5332
C77	28.00	S 88.21° E	98.5332
C78	28.00	S 88.21° E	98.5332
C79	28.00	S 88.21° E	98.5332
C80	28.00	S 88.21° E	98.5332
C81	28.00	S 88.21° E	98.5332
C82	28.00	S 88.21° E	98.5332
C83	28.00	S 88.21° E	98.5332
C84	28.00	S 88.21° E	98.5332
C85	28.00	S 88.21° E	98.5332
C86	28.00	S 88.21° E	98.5332
C87	28.00	S 88.21° E	98.5332
C88	28.00	S 88.21° E	98.5332
C89	28.00	S 88.21° E	98.5332
C90	28.00	S 88.21° E	98.5332
C91	28.00	S 88.21° E	98.5332

ULMANN ENGINEERING, INC. CONSULTING ENGINEERS
 5316 HIGHWAY 290 WEST, SUITE 130 AUSTIN, TEXAS 78735
 PHONE (512) 892-4755 FAX (512) 892-3385



LINE	BEARING	DISTANCE
L1	S 43°22'15" E	62.26'
L2	S 18°18'37" E	60.00'
L3	S 52°58'56" E	50.00'
L4	N 67°32'40" W	43.41'
L5	S 80°00'00" E	67.00'
L6	S 80°00'00" E	67.00'
L7	N 61°08'31" W	80.07'
L8	S 59°51'49" E	50.00'
L9	S 30°11'40" E	24.78'
L10	N 30°11'40" W	3.00'
L11	S 37°20'58" E	3.00'
L12	S 30°09'43" W	62.26'
L13	N 42°58'21" W	62.26'
L14	N 42°58'21" W	62.26'
L15	N 50°48'41" W	48.87'
L16	N 76°52'02" W	32.84'
L17	N 76°52'02" W	32.84'
L18	N 43°12'01" W	55.49'
L19	N 43°12'01" W	55.49'
L20	N 28°03'17" W	74.78'
L21	N 22°01'12" W	79.31'
L22	N 22°01'12" W	79.31'
L23	N 28°48'15" W	34.36'
L24	N 18°58'45" W	42.32'

LEGEND
 * IRON ROD FOUND (UNLESS STATED)
 * IRON PIPE FOUND
 * IRON ROD W/ PLASTIC CAP SET (UNLESS STATED)
 * IRON ROD W/ ALUMINUM CAP SET (UNLESS STATED)
 * SIREN MARK
 * BUILDING LINE
 * DRAINAGE EASEMENT
 * WATER LINE EASEMENT
 * PUBLIC UTILITY EASEMENT
 * BENCHMARK: SQUARE CUT IN S.W. QUARTER OF F.M. 1825 BRIDGE OVER CLEVELAND CREEK, ±300' WEST OF F.M. 1825
 * 0855, F.E.M.A. BENCHMARK ELEVATION = 673.48



GRAPHIC SCALE
 1 INCH = 100 FT.
 LOCATION MAP NOT TO SCALE

FINAL PLAT OF CAMBRIDGE ESTATES SECTION TWO

200100114

STATE OF TEXAS:
COUNTY OF TRAVIS: ALL MEN BY THESE PRESENTS:

WHEREAS MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, BY MCGUYER HOMEBUILDERS, INC. ITS GENERAL PARTNER, BY MICHAEL K. LOVE, PRESIDENT, BEING THE OWNERS OF 28.787 ACRES OF LAND IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF CERTAIN TRACT OF LAND CONVEYED TO IT BY A DEED RECORDED IN VOLUME 13288, PAGES 298-305, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT THE CITY OF PFLUGERVILLE, TEXAS, ACTING HEREIN BY AND THROUGH ITS MAYOR, DOYLE BRIDGEFARMER, OWNER OF 0.147 ACRES OF LAND IN SAID ALEXANDER WALTERS SURVEY, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 200007232, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 28.934 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

CAMBRIDGE ESTATES, SECTION TWO
AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, EASEMENTS, DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP
BY: MCGUYER HOMEBUILDERS, INC., ITS GENERAL PARTNER

MICHAEL K. LOVE, PRESIDENT DATE 1/31/01
7678 WOODWAY, SUITE 104
HOUSTON, TX 77063
OWNER AND SUBDIVIDER
CITY OF PFLUGERVILLE, TEXAS

DOYLE BRIDGEFARMER, MAYOR DATE 1/31/01
P.O. BOX 989
PFLUGERVILLE, TEXAS 78691

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL K. LOVE, PRESIDENT OF MCGUYER HOMEBUILDERS, INC., GENERAL PARTNER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND INTENTION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 31 DAY OF January, 2001 A.D.



Judy D. Johnson
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
PRINTED NAME Judy D. Johnson
MY COMMISSION EXPIRES 11-05-01

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DOYLE BRIDGEFARMER, MAYOR OF THE CITY OF PFLUGERVILLE, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND INTENTION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 31 DAY OF April, 2001 A.D.

Karen S. Thompson
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PRINTED NAME Karen S. Thompson
MY COMMISSION EXPIRES 5-18-2003



THE STATE OF TEXAS:
COUNTY OF TRAVIS: ALL MEN BY THESE PRESENTS:

THAT I, GREGORY SCHMIDT, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE GROUND SHOWN HEREON AND THAT ALL OWNER MONUMENTS SHOWN HEREON WERE PROPERLY AND ACCURATELY PLACED IN ACCORDANCE WITH THE SUBDIVISION CODE OF TRAVIS COUNTY, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.



GREGORY SCHMIDT
REGISTERED PROFESSIONAL LAND SURVEYOR
DUNN HILL STATE OF TEXAS
3103 BEECHWAYS ROAD, INC.
AUSTIN, TX 78748

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY 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. 48453C0080, DATED JUNE 18, 1993 FOR TRAVIS COUNTY, TEXAS.



Kenny Watkins 2/01/01
KENNY WATKINS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 94738 STATE OF TEXAS
5318 HWY. 290 WEST, SUITE 130
AUSTIN, TX 78739

NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
2. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, OR HIS OR HER ASSIGNS.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL THE STREETS IN THE SUBDIVISION. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.

5. ~~BARBECUES SHALL BE ERECTED BY THE OWNER AT THE END OF EACH LOT FROM DRIVE PRIOR TO THE COMMENCEMENT OF THE SUBDIVISION IN THE CITY OF PFLUGERVILLE.~~
6. ~~A FOUR FOOT WIDE SIDEWALK ALONG THE RIGHT-OF-WAY OF STEVENAGE DRIVE ADJACENT TO LOT 58, BLOCK 9, AND ALONG WINSOR HILL DRIVE ADJACENT TO LOT 58, BLOCK 11, HEREIN HAS BEEN CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS.~~
7. THERE SHALL BE NO FENCES BUILT ALONG THE COMMON LINES OF LOTS 4 AND 5, BLOCK D.
8. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET FRONTAGE.

BEARING BASIS: THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO MHI PARTNERSHIP, LTD., OF RECORD IN VOLUME 12187, PAGE 2567, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

APPROVED THIS 5th DAY OF March, 2001, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

PLANNING AND ZONING COMMISSION
CITY OF PFLUGERVILLE, TEXAS
BY: [Signature]
CHAIRMAN W. MORTY J. KOLTZ

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATED INDICATED ABOVE.
BY: [Signature]
PLANNING DIRECTOR CLYDE JON ROSENBERG

ATTEST:
[Signature]
CITY SECRETARY KAREN THOMPSON

APPROVED THIS 21th DAY OF March, 2001, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature]
MAYOR DOYLE BRIDGEFARMER

ATTEST:
[Signature]
CITY SECRETARY KAREN THOMPSON



THE STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

1. 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 5th DAY OF March, 2001 IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200100114.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY.
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: [Signature]
DEPUTY
V. BEBERGERS

5 FILED FOR RECORD AT 1:50 O'CLOCK P.M., THIS THE 5th DAY OF March, 2001 A.D.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF PFLUGERVILLE ON THIS THE 21th DAY OF March, 2001.

LAND USE SUMMARY

TOTAL SUBDIVISION AVERAGE	28.934 ACRES
RESIDENTIAL LOTS	100
PARKLAND LOTS	1
WATER TOWER LOT	6
LOT ACREAGE	22,946 ACRES
ROW ACREAGE	4,003 ACRES
PARKLAND LOT ACREAGE	1,039 ACRES
TOTAL NUMBER OF LOTS	107

STREET SUMMARY

STREET NAME	LENGTH, FT	ROW WIDTH	PAYMENT WIDTH
VICTORIA BUDGE DRIVE	626.8	50	30
STEVENAGE DRIVE	115.0	50	30
WINSOR HILL DRIVE	115.0	50	30
STANLEY MANOR DRIVE	82.0	50	30
BASSINOTON COURT	115.0	50	30

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
5318 HIGHWAY 290 WEST, SUITE 130
AUSTIN, TEXAS 78739
PHONE (512) 892-4755
FAX (512) 892-3385

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
TELEPHONE: (512) 327-2946 FAX: (512) 327-2973
DRAWN BY DMC/JAM SHEET 2 OF 2

PHOTOGRAPHIC MYLAR