

LOCATION MAP
1" = 5000'

OWNER: BRIGHTLAND HOMES, LTD
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001

OWNER: LAKESIDE MEADOWS, LLC
4201 MARATHON BLVD. # 203
AUSTIN, TEXAS 78756

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXP.
BLD. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXP.
BLD. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

ORIGINAL SUBMITTAL DATE: FEBRUARY 23, 2026

LOT SUMMARY

TOTAL ACREAGE: 2.146 ACRES

RIGHT OF WAY: 1 (2.146 ACRES)

LINEAR FEET OF NEW STREET

BLATION BLVD: 1,110 LF VARIABLE WIDTH ROW

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (DNA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99989

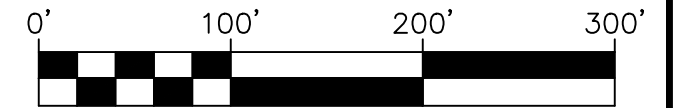
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEODE 03

BENCHMARK No. 103
FOUND COTTON SPINDLE IN ASPHALT
GRID N: 10133866.5'
GRID E: 3165247.5'
ELEVEN: 652.92'

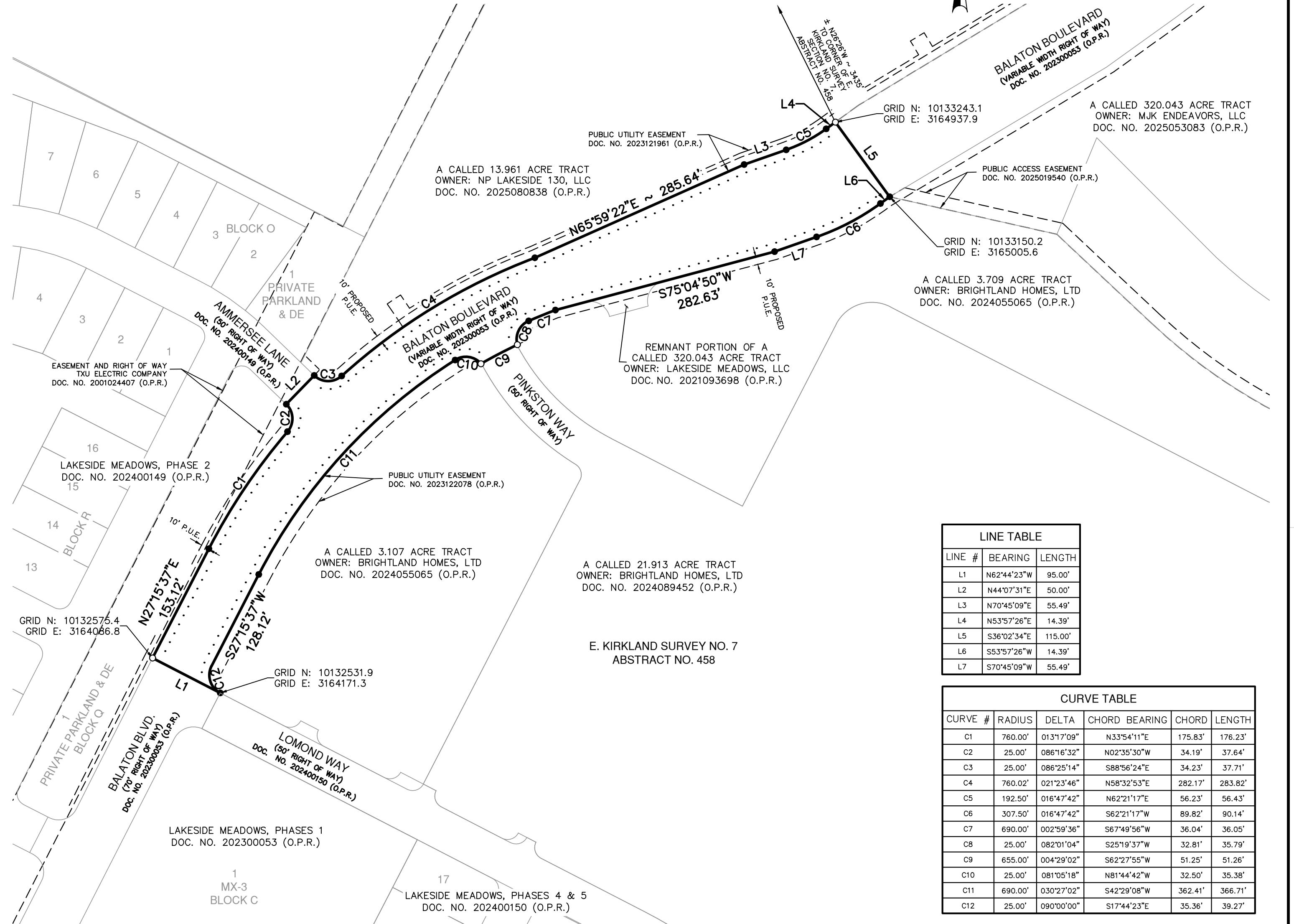
BENCHMARK No. 104
FOUND COTTON SPINDLE IN ASPHALT
GRID N: 10133477.7'
GRID E: 3165780.6'
ELEVEN: 646.34'

**PARTIAL REPLAT
OF
LAKESIDE MEADOWS - PHASE 1**

A 2.146 ACRE TRACT OF LAND, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF LAKESIDE MEADOWS, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202300053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTENED HOMES, LTD., RECORDED IN DOCUMENT NO. 2024089452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N62°44'23"W	95.00'
L2	N44°07'31"E	50.00'
L3	N70°45'09"E	55.49'
L4	N53°57'26"E	14.39'
L5	S36°02'34"E	115.00'
L6	S53°57'26"W	14.39'
L7	S70°45'09"W	55.49'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	760.00'	013°17'09"	N33°54'11"E	175.83'	176.23'
C2	25.00'	086°16'32"	N02°35'30"W	34.19'	37.64'
C3	25.00'	086°25'14"	S88°56'24"E	34.23'	37.71'
C4	760.02'	021°23'46"	N58°32'53"E	282.17'	283.82'
C5	192.50'	016°47'42"	N62°21'17"E	56.23'	56.43'
C6	307.50'	016°47'42"	S62°21'17"W	89.82'	90.14'
C7	690.00'	002°59'36"	S67°49'56"W	36.04'	36.05'
C8	25.00'	082°01'04"	S25°19'37"W	32.81'	35.79'
C9	655.00'	004°29'02"	S62°27'55"W	51.25'	51.26'
C10	25.00'	081°05'18"	N81°44'42"W	32.50'	35.38'
C11	690.00'	030°27'02"	S42°29'08"W	362.41'	366.71'
C12	25.00'	090°00'00"	S17°44'23"E	35.36'	39.27'

LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FRD, I.R. FOUND IRON ROD
- DE DRAINAGE EASEMENT
- OSLO OPEN SPACE LOT
- VT PRIVATE
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- VTOL VOLUME
- PG. PAGE(S)
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPER-DAWSON CAP
- 10' SIDEWALK
- - - - - EASEMENT DEPICTED
- LOT BOUNDARY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STANDARD PLAT NOTES

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24.
5. NO IMPROVEMENTS INCLUDING BY NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. 10-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF BALATON BOULEVARD AND COLORADO SANDS DRIVE IN ACCORDANCE WITH THE LAKESIDE MEADOWS PUD.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CONSISTENT WITH THE LAKESIDE MEADOWS PUD ORDINANCE NO. 1427-20-01-28 AND ORDINANCE NO. 1203-15-02-24 AND ORDINANCE NO. 1539-22-02-22 (THE "PUD ORDINANCES").
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
13. 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.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. ALL ON AND OFF-SITE PUBLIC INFRASTRUCTURE NEEDED TO SERVE THIS DEVELOPMENT MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OR FISCAL POSTED IN THE AMOUNT OF 110% OF THE COST OF THOSE IMPROVEMENTS PRIOR TO PLAT RECORDATION. THIS SHALL INCLUDE THE EXTENSION OF COLORADO SANDS DRIVE TO THE INTERSECTION WITH WEISS LANE.
18. PRIVATE OPEN SPACE LOTS (BLOCK X, LOT 1; BLOCK W, LOT 1; & BLOCK Y, LOT 3) SHALL ALSO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION HAS BEEN ESTABLISHED UNDER DOC. NO. 2021150968. A 12.355 ACRE PORTION OF LOT 1 BLOCK Y TO BE DEDICATED AS PUBLIC PARKLAND. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ACROSS THE ENTIRETY OF LOT 3, BLOCK Y, SUBJECT TO DRAINAGE EASEMENT ESTABLISHED IN NOTE 19.
19. THE EXTENTS OF THE DRAINAGE EASEMENT ON THE FOLLOWING LOTS SHALL BE LIMITED TO THE EXTENTS OF THE 100-YR FLOODPLAIN AS SHOWN ON THE PLAT. BLOCK X, LOT 1; BLOCK Y, LOTS 1 & 3; BLOCK W, LOT 1.
20. HIKE AND BIKE TRAILS DEPICTED ON THIS FINAL PLAT SHALL BE CONSTRUCTED WITH THE LAKESIDE MEADOWS PHASE 1 IMPROVEMENTS. TRAIL LOCATIONS ARE APPROXIMATE AND SHALL BE APPROVED WITH THE CONSTRUCTION PLANS. A TRAIL CONNECTION SHALL BE PROVIDED TO EACH ADJACENT LAND USE (SINGLE FAMILY, MULTI-FAMILY, INDUSTRIAL, AND COMMERCIAL).
21. AT THE TIME OF PLAT RECORDATION, LAKESIDE MEADOWS, LLC (OR ITS SUCCESSORS OR ASSIGNS) SHALL POST A BOND IN THE AMOUNT OF \$2,000,000 SECURING THE FUTURE COMPLETION OF COLORADO SANDS DRIVE EAST FROM ITS CURRENT TERMINUS SHOWN HEREON TO CONNECT TO WEISS LANE (THE "EAST EXTENSION"). UNTIL THE COMPLETION OF THE EAST EXTENSION, THE DEVELOPMENT OF THE PORTIONS OF THE PROPERTY IN THIS PLAT SHALL BE LIMITED AS FOLLOWS: (i) NO MORE THAN THREE (3) BUILDINGS MAY BE CONSTRUCTED AND OCCUPIED ON LOT 2, BLOCK Y WITHIN THE CAMPUS INDUSTRIAL PORTION OF THE PROPERTY UNTIL SUCH TIME AS THE EAST EXTENSION IS COMPLETED; (ii) THE TOTAL SQUARE FOOTAGE CONSTRUCTED ON LOT 2, BLOCK Y MAY NOT EXCEED 800,000 TOTAL BUILDING SQUARE FOOTAGE UNTIL SUCH TIME THE EAST EXTENSION IS COMPLETED; AND (iii) LOT 2, BLOCK Y SHALL BE REQUIRED TO REDIRECT TRUCK TRAFFIC EASTWARD UPON COMPLETION OF THE EAST EXTENSION TO WEISS LANE; AND (iv) TRUCK TRAFFIC FROM LOT 2, BLOCK Y SHALL BE DIRECTED SOUTHWEST TO SH130 VIA BALATON AND SHALL NOT BE DIRECTED NORTH/NORTHEAST TO PFLUGERVILLE PARKWAY.
22. CONNECTION TO NORTH STATE HIGHWAY 130 FRONTAGE ROAD IS CONTROLLED BY TXDOT AND IS SUBJECT TO TXDOT APPROVAL.
23. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
24. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
25. MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) OF BUILDINGS WITHIN THIS PROPERTY MUST BE 2 FEET ABOVE THE HIGHEST BFE ADJACENT TO THIS PARCEL. SEE SHEET 6 FOR MFFE.
26. EVIDENCE OF TXU APPROVAL OF THE PROPOSED IMPROVEMENTS IS TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
27. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID TO ISSUANCE OF ANY BUILDING PERMIT ISSUED AFTER 12/31/21.
28. THE TRAFFIC IMPACT ANALYSIS UPDATE WILL BE COMPLETED PRIOR TO APPROVAL OF ANY CERTIFICATE OF OCCUPANCY.

PARTIAL REPLAT OF LAKESIDE MEADOWS - PHASE 1

A 2.146 ACRE TRACT OF LAND, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF LAKESIDE MEADOWS, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202300053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2024089452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, LAKESIDE MEADOWS, LLC, BEING THE OWNER OF LAKESIDE MEADOWS, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT CONVEYED IN DOCUMENT NUMBER 202300053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.115 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "PARTIAL REPLAT OF LAKESIDE MEADOWS, PHASE 1" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE ____ DAY OF _____, ____ AD

NAME TITLE

ACKNOWLEDGEMENT:

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, BRIGHTLAND HOMES, LTD, BEING THE OWNER OF A CALLED 21.913 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2024089452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.031 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "PARTIAL REPLAT OF LAKESIDE MEADOWS, PHASE 1" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE ____ DAY OF _____, ____ AD

NAME TITLE

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS SEAL

ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0290J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, DUSTIN GOSS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DUSTIN GOSS, P.E. 91805 ENGINEERING BY: PAPE-DAWSON CONSULTING ENGINEERS, LLC 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759 (512) 454-8711

SURVEYOR'S CERTIFICATION:

I, PARKER J GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

PARKER J GRAHAM REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556 SURVEYING BY: PAPE-DAWSON CONSULTING ENGINEERS, LLC 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759 (512) 454-8711 STATE OF TEXAS

CITY CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY _____

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

BY: _____, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST: TRISTA EVANS, CITY SECRETARY

I, DYANA LIMON-MERCADO, CLERK OF THE 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 AND DULY RECORD ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____M, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION PAPE-DAWSON 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800