

FINAL PLAT OF

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND NO. 2023 IS COUNTY, TEXAS.

LINE TABLE									
LINE #	BEARING	LENGTH .							
L1 L2	S76°31'22"E	98.86' 79.20'							
L3	S84°25'33"E N00°37'58"E	79.20 25.00'							
	N11°41'54"W	50.24							
L5	N48°00'11"W	53.47'							
L6	N62°44'23"W	50.00'							
L7	N27°17'01"E	85.02'							
L8	N35°15'19"E	99.59'							
L9	N46°48'57"E	31.50'							
L10	N60°39'56"E	108.91							
L11	N70°45'09"E	55.49'							
L12	N53°57'26"E	14.39'							
L13	S14°55'10"E N21°45'41"E	105.00' 76.50'							
L15	S21°45'42"W	47.74'							
L16	S62*44'23"E	85.00'							
L17	N27°15'37"E	276.41'							
L18	S62*44'23"E	25.00'							
L19	S27*15'37"W	276.41'							
L20	S62*44'23"E	24.61							
L21	N62*44'23"W	24.57'							
L22	N27°15'37"E	6.15'							
L23	N62°44'23"W	29.10'							
L24	N59*11'49"W	29.23'							
L25	S41*59'49"W	95.30'							
L26 L27	N41°59'49"E N62°44'23"W	95.15' 145.94'							
L27	S27°15'37"W	95.00'							
L29	N27°15'37"E	107.94'							
L30	N14*55'10"W	25.35'							
L31	N14*55'10"W	85.06'							
L32	S27*15'37"W	133.43'							
L33	N27°15'37"E	133.43'							
L34	N14°55'10"W	115.28'							
L35	S27*15'37"W	85.00'							
L36 L37	S75°04'50"W N14°55'10"W	79.12' 85.00'							
L38	N75°04'50"E	79.12							
L39	S27*15'37"W	85.00'							
L40	N62*44'23"W	287.42'							
L41	S75°04'50"W	13.48'							
L42	N14°55'10"W	25.81'							
L43	S62*44'23"E	287.42'							
L44	S27*15'37"W	85.00'							
L45	S27*15'37"W	70.00'							
L46	N62°44'23"W	140.00'							
L47 L48	S27°15'37"W S62°44'23"E	25.00' 150.00'							
L49	S27°15'37"W	90.88'							
L50	N62*44'23"W	142.67'							
L51	S62*44'23"E	85.00'							
L52	N62°44'23"W	85.00'							
L53	S62*44'23"E	85.00'							
L54	N62°44'23"W	39.10'							
L55	N59°11'49"W	29.12'							
L56	N75°04'50"E	25.00'							
L57	N75°04'50"E	25.00'							
L58 L59	N75°04'50"E N75°04'50"E	25.00' 25.00'							
L60	N75°04'50"E	25.00°							
L61	N75°04'50"E	4.66'							
L62	N70°45'09"E	5.36'							
L63	N70°45'09"E	25.07'							
L64	N70°45'09"E	25.06'							
L65	S77*20'46"E	25.00'							
L66	S77*20'46"E	25.00'							
L67	S77°20'46"E	25.00'							
L68	S77°20'46"E	25.00'							
L69	S46°47'22"E	26.00'							
L70	S46°47'22"E	26.00'							

l	LINE TABL	E	ı	INE TABL	E
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGT
L71	S46*47'22"E	26.00'	L141	S62°44'23"E	115.00
L72	S46*47'22"E	26.00'	L142	S62*44'23"E	115.00
L73	S46*47'22"E	22.26'	L143	S62*44'23"E	115.00
L74	S62*44'23"E	8.86'	L144	S62°44'23"E	115.00
L75	S62*44'23"E	25.00'	L145	S62°44'23"E	115.00
L76 L77	S62*44'23"E S62*44'23"E	25.00' 25.00'	L146 L147	S62°44'23"E S62°44'23"E	115.00°
L78	S62*44'23"E	25.00'	L148	S62°44'23"E	116.51
L79	S62*44'23"E	25.00'	L149	S62°44'23"E	118.92
L80	S62*44'23"E	25.00'	L150	S62*44'23"E	121.09
L81	S62*44'23"E	25.00'	L151	S62*44'23"E	105.48
L82	S62*44'23"E	25.00'	L152	S76*31'22"E	98.86'
L83	S62*44'23"E	25.00'	L153	S84°25'33"E	79.20'
L84	S62*44'23"E	25.00'	L154	N62*42'55"W	39.32'
L85	S62*44'23"E	25.00'	L155	N62*42'55"W	70.76
L86 L87	S62*44'23"E S62*44'23"E	25.00' 25.00'	L156 L157	S40°52'17"E S40°52'17"E	112.99' 114.17'
L88	S62*44'23"E	25.83'	L158	S40°52'17"E	114.96
L89	S62*44'23"E	6.15	L159	S40*52'17"E	115.40
L90	N75°04'50"E	14.86	L160	S40*52'17"E	115.51
L91	N75°04'50"E	25.00'	L161	S40°52'17"E	115.29
L92	N75°04'50"E	25.00'	L162	S40*52'17"E	114.55
L93	N75°04'50"E	25.00'	L163	N61°35'45"E	125.52
L94	N75*04'50"E	25.00'	L164	N61*35'45"E	125.14
L95	S14*55'10"E	120.00'	L165	N61°35'45"E	125.00
L96 L97	S14*55'10"E S14*55'10"E	120.00' 120.00'	L166 L167	N61*35'45"E N61*35'45"E	125.09 ²
L98	S14*55'10"E	120.00	L168	N61°35'45"E	125.41
L99	S14*55'10"E	120.00'	L169	N62*44'23"W	20.94
L100	S14*55'10"E	120.16'	L170	N62*44'23"W	25.00'
L101	S14°55'10"E	121.04'	L171	N62*44'23"W	25.00'
L102	S14*55'10"E	125.52	L172	N62*44'23"W	25.00'
L103	S14*55'10"E	132.03	L173	N62*44'23"W	25.00'
L104	S14*55'10"E	141.71	L174	N62*44'23"W	25.00'
L105	N12°39'14"E	177.43'	L175	N62*44'23"W	25.00'
L106 L107	N12*39'14"E N12*39'14"E	181.30' 187.19'	L176 L177	N62*44'23"W N62*44'23"W	25.00° 25.00°
L107	N27°15'37"E	179.45	L177	N62*44'23"W	20.94
L109	N27°15'37"E	172.30'	L179	S27*15'37"W	126.48
L110	N27*15'37"E	165.16	L180	S27*15'37"W	125.76
L111	N27*15'37"E	158.01'	L181	S27*15'37"W	125.28
L112	N27°15'37"E	150.89'	L182	S27*15'37"W	125.04
L113	N27°15'37"E	144.46	L183	S27°15'37"W	125.00
L114	N27°15'37"E	135.68'	L184	S27*15'37"W	125.00
L115	N27°15'37"E	131.80'	L185	S27*15'37"W	125.00
L116 L117	N27°15'37"E N27°15'37"E	128.82' 126.75'	L186 L187	S27°15'37"W	125.00' 125.00'
L118	N27*15'37"E	125.56	L188	S27'15'37"W	125.00
L119	N27*15'37"E	125.26	L189	N27*15'37"E	25.00'
L120	N27°15'37"E	111.74'	L190	N27°15'37"E	25.00'
L121	S21*45'42"W	22.48'	L191	N27*15'37"E	25.00'
L122	S21*45'42"W	25.12'	L192	N27°15'37"E	7.94'
L123	S21*45'42"W	0.14'	L193	S27*15'37"W	8.43'
L124	S27*15'37"W	3.72'	L194	S27*15'37"W	25.00'
L125	S27°15'37"W	25.00'	L195	S27*15'37"W	25.00'
L126 L127	S27°15'37"W S27°15'37"W	25.00' 25.00'	L196 L197	S27°15'37"W	25.00° 25.00°
L127	S271537 W	25.00	L197	S62°44'23"E	115.00
L129	S27'15'37"W	25.00'	L199	S62*44'23"E	115.00
L130	N27°15'37"E	25.00'	L200	S62*44'23"E	115.00
L131	N27°15'37"E	25.00'	L201	S62*44'23"E	115.00
L132	N27°15'37"E	25.00'	L202	S62°44'23"E	115.47
L133	N27°15'37"E	25.00'	L203	S62°44'23"E	117.47
L134	N27*15'37"E	25.00'	L204	N33*45'57"W	123.03
L135	N27*15'37"E	10.00'	L205	N33*45'57"W	121.74
L136	N27*15'37"E	25.00'	L206	N33°45'57"W	120.80
L137	N27°15'37"E	25.00' 25.00'	L207 L208	N33°45'57"W	120.20' 119.91'
L138	N27°15'37"E N27°15'37"E	25.00' 25.00'	L208	N33*45'57"W	119.91
1140	N27'15'37"E	16 41'	L 210	N27°15'37"F	25.00

L140 N27°15'37"E 16.41'

RE BI	AVIS COUNT CORDED IN I EING ALL OF RECORDED I	DOCUMEN A CALLED	IT NO. 2 3.709 <i>i</i>				
LINE TABLE							
LINE #	BEARING	LENGTH					
L211	N27°15'37"E	25.00'					
L212	N27°15'37"E	25.00'					
L213	N27*15'37"E	25.00'					
L214	N27°15'37"E	25.00'					
L215	N27°15'37"E	8.43'					
L216	S27°15'37"W	8.43'					
L217	S27°15'37"W	25.00'					
L218	S27*15'37"W	25.00'					
L219	S27°15'37"W	25.00'					
L220 L221	S27°15'37"W S27°15'37"W	25.00' 25.00'					
L222	N62*44'23"W	115.00'					
L223	N62*44'23"W	115.00					
L224	N62*44'23"W	115.00'					
L225	N62*44'23"W	115.00'					
L226	N62*44'23"W	115.00'					
L227	N62*44'23"W	115.07'					
L228	S49°32'06"E	116.47					
L229	S49°32'06"E	115.65'					
L230	S49*32'06"E	115.16'					
L231	S49*32'06"E	115.00'					
L232	S49°32'06"E	115.16'					
L233	S49*32'06"E	115.65'					
L234	S49*32'06"E	116.47					
L235	N27*01'05"W	116.47'					
L236	N27*01'05"W	115.65'					
L237	N27°01'05"W N27°01'05"W	115.16' 115.00'					
L238	N27*01'05"W	115.00					
L240	N27*01'05"W	115.65'					
L241	N27°15'37"E	25.00'					
L242	N27*15'37"E	25.00'					
L243	N27*15'37"E	25.00'					
L244	N27°15'37"E	25.00'					
L245	N27°15'37"E	25.00'					
L246	N27°15'37"E	8.43'					
L247	N60*39'56"E	25.00'					
L248	N60*39'56"E	17.49'					
L249	N46*48'57"E	22.62'					
L250	N46*48'57"E	8.89'					
L251 L252	N35°15'19"E	16.39'					
L252	N35*15'19"E N35*15'19"E	27.68' 25.25'					
L254	N35"15'19"E	25.25					
L255	N35"15'19"E	5.03'					
L256	N27°17'01"E	20.02'					
L257	N27°17'01"E	25.00'					
L258	N27°17'01"E	25.00'					
L259	N27°17'01"E	15.00'					
L260	S62°44'23"E	129.99'					
L261	S62*44'23"E	129.98'					
L262	S62°44'23"E	129.97'					
L263	S62*44'23"E	129.27'					
L264	S62*44'23"E	125.75'					
L265	S62°44'23"E	122.49'					
L266	N52*00'38"W	120.92'					
L267 L268	N52*00'38"W N52*00'38"W	118.88' 117.28'					
L269	N52'00'38 W	117.28					
L270	N52°00'38"W	115.92					
L270	N40°47'11"W	113.65					
L271	N40*47'11'W	112.19					
L273	N40*47'11"W	111.66'					
L274	N40°47'11"W	111.69'					
L275	N40°47'11"W	111.89'					
L276	N40°47'11"W	112.25'					
L277	N40°47'11"W	112.77'					
L278	N29*20'04"W	111.95'					
1.070	NO010615 . 7						

L279 N29*20'04"W 111.85'

N29*20'04"W

N27*15'37"E 25.00'

L210

E TRAC	OF THE OFF T AND 3.107 84 OF THE O	ACRE TRA
	LINE TABL	E
INE #	BEARING	LENGTH
L281	N29*20'04"W	112.15'
.282	N29*20'04"W	114.41'
.283	N29*20'04"W	118.48'
284	N75*04'50"E	25.00'
.285	N75*04'50"E	25.00'
_286 	N75*04'50"E N75*04'50"E	25.00' 25.00'
_288	N75°04'50"E	14.86'
_289	S62°44'23"E	22.71
290	S62*44'23"E	34.27'
291	S62*44'23"E	25.00'
.292	S62*44'23"E	25.00'
293	S62°44'23"E	25.00'
294	S62*44'23"E	25.00'
295	S62°44'23"E	25.00'
296 297	S62°44'23"E	25.00'
297 298	S62°44'23"E	25.00' 25.00'
299	S62*44'23"E	25.00
300	S62*44'23"E	25.00'
.301	S62*44'23"E	25.00'
302	N62*44'23"W	25.00'
303	N62*44'23"W	25.00'
304	N62*44'23"W	25.00'
305	N62*44'23"W	25.00'
306	N62*44'23"W	25.00'
307 308	N62*44'23"W	25.00'
308 309	N62*44'23"W	25.00' 25.00'
310	N62*44'23"W	25.00'
.311	N62*44'23"W	25.00'
_312	N62*44'23"W	25.00'
_313	N62*44'23"W	21.24
314	S75°04'50"W	4.12'
315	S75°04'50"W	25.00'
.316	S75°04'50"W	25.00'
317 318	S14°55'10"E S14°55'10"E	115.00'
319	S14°55'10"E	115.00' 115.00'
520	S14*55'10"E	115.67
321	S14°55'10"E	118.26
522	S14°55'10"E	122.64
323	S15°49'11"W	130.43
24	S15*49'11"W	128.80'
325	S15*49'11"W	126.95'
326 327	S15°49'11"W	124.86'
327 328	S15°49'11"W S15°49'11"W	122.50' 119.81'
329	S15*49'11"W	117.67
330	N27°15'37"E	115.02'
331	N27*15'37"E	115.00'
332	N27*15'37"E	115.00'
333	N27*15'37"E	115.00'
334	N27*15'37"E	115.00'
335	N27*15'37"E	115.00'
36	N27*15'37"E	115.00'
37 38	S27°15'37"W	115.00' 115.00'
38 39	S27°15'37"W	115.00
40	S2715'37"W	115.00'
41	S271537 W	115.00'
42	S27*15'37"W	115.00'
43	N75*04'50"E	25.28'
544	N75*04'50"E	8.27'
345	S62*44'23"E	21.24'
346	S62*44'23"E	25.00'
347 348	S62°44'23"E	25.00'
48 49	S62°44'23"E S62°44'23"E	25.00' 25.00'
+9 50	S62'44'23'E	25.00

	LINE TABL	E
LINE #	BEARING	LENGTH
L421 L422	S62*44'23"E	25.00'
L422	S62*44'23"E S62*44'23"E	25.00' 25.00'
L424	S62*44'23"E	25.00'
L425	S62*44'23"E	25.00'
L426	S62*44'23"E	25.00'
L427	S62*44'23"E	25.00'
L428	S62*44'23"E	25.00'
L429	S62*44'23"E	25.00'
L430	N62°44'23"W	15.00'
L431 L432	N62*44'23"W	25.00' 25.00'
L433	N62'44'23"W	25.00
L434	N62*44'23"W	25.00'
L435	N62°44'23"W	25.00'
L436	N62*44'23"W	13.94
L437	N62°44'23"W	25.00'
L438	N62*44'23"W	25.00'
L439	N62*44'23"W	25.00'
L440	N27*15'37"E	163.24
L441	N27*15'37"E	170.54
L442 L443	N27°15'37"E N27°15'37"E	158.80' 149.51'
L444	N2715'37"E	142.56
L445	N27°15'37"E	138.48
L446	N27°15'37"E	137.34
L447	N27°15'37"E	140.43
L448	N27°15'37"E	144.51'
L449	N27°15'37"E	149.56
L450	N27°15'37"E	155.61
L451 L452	N27*15'37"E N27*15'37"E	162.68' 170.81'
L452	S27°15'37"W	110.00'
L454	S27'15'37"W	110.00'
L455	S27°15'37"W	110.00'
L456	S2715'37"W	110.00'
L457	S27*15'37"W	110.00'
L458	N27°15'37"E	25.00'
L459	N27°15'37"E	25.00'
L460 L461	N27*15'37"E S27*15'37"W	25.00' 25.00'
L462	S27'15'37"W	25.00
L463	S27'15'37"W	25.00'
L464	S62*44'23"E	115.00'
L465	S62*44'23"E	115.00'
L466	S62*44'23"E	115.00'
L467	S62*44'23"E	115.00'
L468	N27*15'37"E	25.00'
L469	N27*15'37"E	25.00'
L470 L471	N27*15'37"E N27*15'37"E	25.00' 25.00'
L471	N271537E N2715'37"E	25.00
L473	N27*15'37"E	25.00'
L474	N27°15'37"E	25.00'
L475	N27°15'37"E	25.00'
L476	N27°15'37"E	25.00'
L477	N27°15'37"E	25.00'
L478	S27*15'37"W	25.00'
	S27"15'37"W	25.00'
L479		
L480	S27°15'37"W	25.00'
L480 L481	S27°15'37"W	25.00'
L480 L481 L482	S27"15'37"W S27"15'37"W	25.00' 25.00'
L480 L481	S27°15'37"W	25.00'

L485 S27°15'37"W 25.00'

L486 S27*15'37"W 25.00'

L487 S27"15'37"W 25.00'

L488 S62*44'23"E 115.00'

L489 S62*44'23"E 115.00'

L490 S62*44'23"E 115.00'

l	INE TABL	E
LINE #	BEARING	LENGT
L491	S62*44'23"E	115.00'
L492	S62*44'23"E	115.00
L493	S62*44'23"E	115.00
L494	S62*44'23"E	115.00
L495	S62*44'23"E	115.00'
L496	S62*44'23"E	115.00'
L497	S62*44'23"E	115.00'
L498	S62*44'23"E	115.00'
L499	S62*44'23"E	115.00
L500	S75°04'50"W	9.44'
L501	N14*55'10"W	25.81'
L502	S25*01'00"E	6.75
L503	N62°44'23"W	36.68



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

L350 S62°44'23"E 25.00'

L420 S62*44'23"E 25.00'

FINAL PLAT OF

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.709 ACRE TRACT AND 3.107 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2023105684 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE									
CLIDVE #	D 4 D 11 10			011000	LENGTH				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH				
C1	707.50'	017*22'34"	S55°39'06"E	213.74	214.56				
C2	50.00'	226*57'35"	S63°24'43"E	91.72'	198.06'				
C3	312.50'	021*11'40"	S80°02'08"W	114.94'	115.60'				
C4	15.06'	090*41'49"	N47°43'18"W	21.42'	23.83'				
C5	525.00'	007°14'10"	N05°54'16"W	66.26'	66.30'				
C6	15.00'	082*43'30"	N31°50'24"E	19.82'	21.66'				
C7	15.00'	089*41'37"	N62°52'51"W	21.16'	23.48'				
C8	525.00'	027*03'00"	N31°33'32"W	245.56'	247.86'				
C9	525.00'	011*49'03"	N56°49'52"W	108.09	108.28				
C10	15.00'	090*00'00"	N17°44'23"W	21.21'	23.56'				
C11	15.00'	090*00'00"	S72*15'37"W	21.21'	23.56'				
C12	25.00'	090*00'00"	N17*44'23"W	35.36'	39.27'				
C13	705.00'	011*33'38"	N41°02'08"E	142.01'	142.25				
C14	655.00'	019*10'24"	N56°24'09"E	218.17'	219.19'				
C15	307.50'	016*47'42"	N62°21'17"E	89.82'	90.14'				
C16	15.00'	090*00'00"	S59*55'10"E	21.21'	23.56'				
C17	317.50'	042*10'47"	S83*49'46"E	228.49'	233.73'				
C18	15.00'	095*29'56"	N69°30'39"E	22.21'	25.00'				
C19	15.00'	052°01'10"	N04°14'54"W	13.16'	13.62				
C20	50.00'	284*02'24"	S68*14'17"E	61.54'	247.87				
C21	15.00'	052*01'12"	S47*46'19"W	13.16'	13.62'				
C22	325.00'	005*29'55"	S24°30'40"W	31.18'	31.19'				
C23	15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'				
C24	15.00'	090*00'00"	N72°15'37"E	21.21'	23.56'				
C25	15.00'	090'00'00"	S17*44'23"E	21.21	23.56'				
C26	15.00'	090*00'00"	S72°15'37"W	21.21	23.56				
C27	312.50'	063*22'21"	S58*56'47"W	328.29'	345.64				
C28	525.00'	003 22 21	N02*49'05"W	9.74'	9.75'				
C29	15.00'	085*39'40"	S46*10'50"E	20.40'	22.43'				
C30	277.50'	063'43'43"	N59*07'28"E	292.99	308.66'				
C30	15.00'	090°00'00"	N17°44'23"W	292.99	23.56				
	312.50°			19.32'	19.32'				
C32		003*32'34"	N60°58′06″W						
C33	15.00'	08517'58"	S78*09'12"W	20.33'	22.33'				
C34	325.00'	037*41'57"	S54*21'11"W	210.00'	213.84'				
C35	275.00'	021°21'11"	N61°35'45"E	101.89'	102.49'				
C36	15.00'	070*31'06"	N15°39'37"E	17.32'	18.46'				
C37	650.00'	026*22'25"	N32°47'08"W	296.57'	299.20'				
C38	15.00'	092*01'50"	S88*00'44"W	21.59'	24.09'				
C39	15.00'	087*36'43"	S01°48'33"E	20.77	22.94'				
C40	15.00'	086*32'58"	N85*16'18"E	20.56'	22.66'				
C41	525.00'	000*31'53"	N51*11'16"W	4.87'	4.87'				
C42	15.00'	092*56'01"	N04*28'12"W	21.75'	24.33'				
C43	650.00'	011*48'10"	N56°50'18"W	133.66'	133.90'				
C44	15.00'	090*00'00"	S72*15'37"W	21.21'	23.56'				
C45	15.00'	090*00'08"	S17°44'23"E	21.21'	23.56'				
C46	15.00'	090*00'00"	N72°15'37"E	21.21'	23.56'				
C47	312.50'	041°10'08"	N47°50'41"E	219.74	224.54'				
C48	15.00'	093*45'05"	N21°33'12"E	21.90'	24.54'				
C49	325.00'	010*24'11"	N20°07'15"W	58.93'	59.01'				
C50	15.00'	092*54'41"	N61°22'30"W	21.75	24.32'				
C51	370.00	044*54'32"	S49*42'53"W	282.64	290.01				
C52	420.00'	045*26'41"	N49°58'58"E	324.46'	333.13'				
C53	15.00'	087*37'28"	N28°53'34"E	20.77	22.94'				
C54	15.00'	091*59'14"	N60*54'46"W	21.58'	24.08'				
C55	535.00'	045°50'00"	S50°10'37"W	416.65	427.97'				
C56	15.00'	090'00'00"	S17*44'23"E	21.21'	23.56				
C57	15.00'	090°00'00"	N72°15'37"E	21.21	23.56'				
C58	560.00'	046*01'24"	N50*16'19"E	437.83'	449.83				
C59	15.00'	088*12'11"	N29*10'56"E	20.88	23.09'				
C60	15.00'	090°00'00"	N30°04'50"E	21.21'	23.56'				
C61	282.50'	042*10'47"	S83°49'46"E	203.30'	207.97				
C62	15.00'	090°00'00"	S17*44'23"E	203.30	23.56				
C62	15.00	090'00'00"	S72*15'37"W						
				21.21'	23.56'				
C64	325.00'	042*10'47"	N83°49'46"W	233.89'	239.26'				
C65	15.00'	090°00'00"	N59°55'10"W	21.21'	23.56'				
	15.00'	090°00'00"	N30°04'50"E	21.21'	23.56'				
C66	l a · ·		S83°49'46"E	197.91'	202.45				
C67	275.00'	042*10'47"							
C67 C68	15.00'	090'00'00"	S17*44'23"E	21.21'	23.56'				
C67									

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C71	15.00'	076*50'28"	N66°29'55"W	18.64	20.12
C72	275.00'	013*09'32"	N21°29'55"W	63.02'	63.16'
C73	15.00'	116°03'08"	N17°03'17"E	25.45'	30.38'
C74	288.03'	040*53'14"	S83*12'11"E	201.21'	205.54
C75	15.00'	090'00'00"	S17*44'23"E	21.21'	23.56'
C76	15.00'	090°00'00"	S72"15'37"W	21.21'	23.56'
C77	275.00'	021*46'06"	N51°51'20"W	103.85	104.48'
C78	15.00'	075*07'28"	S72*17'10"E	18.29'	19.67
C79	325.00'	028'00'57"	S48*43'55"E	157.34	158.91'
C80	15.00'	090°00'00"	S17*44'23"E	21.21	23.56'
C81	25.00'	090°00'00"	S72°15'37"W	35.36'	39.27'
C82	15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'
C83	275.00'	010*14'59"	S32*23'07"W	49.13'	49.20'
C84	15.00'	120 ° 39'57"	N82*09'25"W	26.07	31.59'
C85	675.85	02817'21"	N35*59'13"W	330.32'	333.70'
C86	675.00'	012*35'24"	N56*26'41"W	148.02'	148.32
C87	15.00'	098*52'46"	N13°18'00"W	22.79'	25.89'
C88	287.50'	034°00'43"	N53°08'44"E	168.17'	170.67
C89	15.00'	090*00'00"	N72°15'37"E	21.21'	23.56'
C90	15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'
C91	15.00'	090'00'00"	S72°15'37"W	21.21'	23.56'
C92	15.00'	090*00'00"	N17*44'23"W	21.21'	23.56'
C93	15.00'	090°00'00"	N72*15'37"E	21.21'	23.56'
C94	15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'
C95	15.00'	090°00'00"	S72*15'37"W	21.21'	23.56'
C96	287.50'	003°32'34"	N60°58'06"W	17.77	17.78
C97	15.00'	086°27'26"	N15°58'06"W	20.55	22.63'
C98	307.50'	004*41'37"	N68°24'20"E	25.18'	25.19'
C99	307.50'	004*45'12"	N63°40'56"E	25.50'	25.51'
C100	307.50'	007*20'54"	N57*37'53"E	39.41'	39.44'
C101	707.50'	00018'09"	S47°06'54"E	3.73'	3.73'
C102	707.50'	002*05'26"	S48*18'41"E	25.81'	25.82'
C103	707.50'	003*31'51"	S51*07'20"E	43.59'	43.60'
C104	707.50'	002*02'56"	S53*54'43"E	25.30'	25.30'
C105	707.50'	002*02'20"	S55*57'21"E	25.18'	25.18'
C106	707.50'	002°01'54"	S57*59'29"E	25.09'	25.09'
C107	707.50'	002°01'37"	S60°01'14"E	25.03'	25.03'
C108	707.50'	002*01'29"	S62*02'47"E	25.00'	25.00'
C109	707.50'	001°16'51"	S63*41'58"E	15.82'	15.82'
C110	50.00'	019*04'00"	N06°25'31"W	16.56'	16.64
C111	50.00'	014*17'57"	N23*06'30"W	12.45'	12.48'
C112	317.50'	003*31'38"	S64*30'12"E	19.54	19.55'
C113	317.50'	004°33'59"	S68*33'00"E	25.30'	25.30'
C114	317.50'	004°31'30"	S73*05'45"E	25.07'	25.08'
C115	317.50'	00719'35"	S79*01'18"E	40.57	40.60'
C116	317.50'	004*47'51"	S85*05'01"E	26.58'	26.58'
C117	317.50'	004°40'35"	S89*49'13"E	25.91'	25.91'
C118	317.50'	004°35'13"	N85*32'53"E	25.41'	25.42'
C119	317.50'	004*32'12"	N80*59'10"E	25.13'	25.14'
C120	317.50'	001*48'24"	N77*48'52"E	10.01'	10.01
C121	317.50'	001*49'50"	N75*59'45"E	10.14	10.14
C122	50.00'	002*00'09"	S51*04'09"W	1.75'	1.75'
C123	50.00'	021*42'42"	S62*55'34"W	18.83'	18.95'
C124	15.00'	041°59'16"	S52*47'17"W	10.75'	10.99'
C125	15.00'	010°01'56"	\$26*46'40"W	2.62'	2.63'
C126	325.00'	004°23'26"	\$23*57'26"W	24.90'	24.91'
C127	325.00'	001*06'28"	\$26*42'23"W	6.28'	6.28'
C128	312.50'	017*29'05"	S36'00'09"W	94.99'	95.36'
C129	15.00'	107*27'37"	N08*59'07"W	24.19'	28.13' 73.39'
C130	312.50'	013*27'22"	S51*28'22"W	73.22'	
C131	15.00'	059*05'01"	S87*44'34"W	14.79'	15.47'
C132	312.50'	011"14'14"	S63*49'10"W	61.19'	61.29'
C133	277.50'	026*10'47"	N77*53'56"E	125.70'	126.80'
C134	277.50'	00518'00"	N62*09'33"E	25.66'	25.67'
C135	277.50'	005*12'41"	N56*54'12"E	25.23'	25.24'
C136	277.50'	005*10'08"	N51*42'47"E	25.03'	25.03'
C137	277.50'	00510'08"	N46*32'40"E	25.03'	25.03'
C138	277.50'	005"12"41"	N41°21'15"E	25.23'	25.24'
C139	277.50'	005*18'00"	N36°05'54"E	25.66'	25.67

C140 277.50' 006"11'17" N30"21'16"E 29.96' 29.97'

	CURVE TABLE						CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGT		
C141	15.00'	077*23'37"	S82*06'22"W	18.76	20.26'	C211	535.00'	002*40'42"	S61°38'34"W	25.01'	25.01		
C142	15.00'	007*54'21"	S39*27'23"W	2.07'	2.07'	C212	535.00'	002*41'03"	S58*57'41"W	25.06	25.06		
C143	325.00'	004°07'58"	S37°34'12"W	23.44'	23.44'	C213	535.00'	002*41'46"	S56°16'17"W	25.17'	25.17'		
C144	325.00'	004*26'39"	S41°51'30"W	25.20'	25.21'	C214	535.00'	006*23'59"	S51°43'24"W	59.73	59.76		
C145	325.00'	004*24'50"	S46°17'14"W	25.03'	25.04'	C215	535.00'	002*41'46"	S47*10'32"W	25.17'	25.17		
C146 C147	325.00' 325.00'	004°24'36"	S50°41'58"W S55°07'15"W	25.01' 25.14'	25.02' 25.14'	C216 C217	535.00' 535.00'	002°41'03"	S44*29'07"W S41*48'15"W	25.06' 25.01'	25.06 25.01		
C147	325.00	004*28'58"	S59*34'43"W	25.42'	25.43'	C217	535.00	002 40 42"	S39°07'33"W	25.01	25.01		
C149	325.00'	011*22'58"	S67°30'41"W	64.46	64.57'	C219	535.00'	002*41'03"	S36°26'40"W	25.06	25.06		
C150	650.00'	002*27'02"	N20°49'27"W	27.80'	27.80'	C220	535.00'	002*41'46"	S33°45'15"W	25.17'	25.17		
C151	650.00'	002°12'47"	N23*09'21"W	25.11'	25.11'	C221	535.00'	003°22'17"	S30°43'14"W	31.47'	31.48		
C152	650.00'	002°12'25"	N25*21'58"W	25.04'	25.04'	C222	535.00'	001*46'29"	S28*08'51"W	16.57	16.57		
C153	650.00'	002*12'15"	N27*34'17"W	25.00'	25.00'	C223	560.00'	001°41′44″	N28*06'29"E	16.57'	16.57		
C154 C155	650.00' 650.00'	002°12'16"	N29*46'33"W N31*58'55"W	25.01' 25.05'	25.01' 25.05'	C224 C225	560.00' 560.00'	000°30'07"	N29°12'24"E N30°44'49"E	4.91' 25.20'	4.91 ²		
C156	650.00	012*53'11"	N39*31'45"W	145.88	146.19	C226	560.00	002'34'00"	N33*19'10"E	25.08	25.09		
C157	525.00'	010*52'47"	N39*38'39"W	99.54'	99.69'	C227	560.00'	002*33'35"	N35*52'58"E	25.02	25.02		
C158	525.00'	002*44'13"	N32*50'09"W	25.07'	25.08'	C228	560.00'	002*33'29"	N38°26'30"E	25.00'	25.00		
C159	525.00'	002°43'47"	N30°06'09"W	25.01'	25.01'	C229	560.00'	002*03'23"	N40*44'56"E	20.10'	20.10		
C160	525.00'	002*43'45"	N27*22'23"W	25.00'	25.01'	C230	560.00'	002*34'22"	N43*03'49"E	25.14'	25.15		
C161	525.00'	002*44'04"	N24*38'29"W	25.05'	25.06'	C231	560.00'	002*33'47"	N45*37'53"E	25.05'	25.05		
C162 C163	525.00' 525.00'	002°44'47"	N21*54'03"W N19*16'51"W	25.16' 22.85'	25.16' 22.85'	C232	560.00° 560.00°	002°33'30"	N48*11'32"E N50*45'04"E	25.00' 25.01'	25.01 25.01		
C164	650.00	003*55'39"	N52*54'02"W	44.55	44.56'	C234	560.00	002*33'53"	N53*18'46"E	25.06	25.07		
C165	650.00'	002*13'09"	N55*58'26"W	25.18'	25.18'	C235	560.00'	002*34'32"	N55*52'58"E	25.17	25.17		
C166	650.00'	002*12'39"	N58*11'20"W	25.08'	25.08'	C236	560.00'	001*11'01"	N57*45'45"E	11.57'	11.57		
C167	650.00'	002*12'20"	N60°23'50"W	25.02'	25.02'	C237	560.00'	002*33'31"	N59°38'01"E	25.00'	25.01		
C168	650.00'	000*52'54"	N61°56'27"W	10.00'	10.00'	C238	560.00'	002*33'32"	N62*11'32"E	25.01'	25.01		
C169 C170	650.00' 525.00'	000°21'29"	N62*33'38"W N62*31'05"W	4.06' 4.06'	4.06' 4.06'	C239 C240	560.00°	002°33′53″	N64°45'15"E N67°19'27"E	25.06' 25.17'	25.07 25.17		
C170	525.00	000 26 36	N62 31 03 W N61*45'02"W	10.00'	10.00'	C240	560.00	002 34 32	N69*54'27"E	25.17	25.17		
C172	525.00'	002*43'56"	N59*50'19"W	25.03'	25.03'	C242	560.00'	002*04'49"	N72°14'37"E	20.33'	20.33		
C173	525.00'	002*44'31"	N57*06'06"W	25.12'	25.12'	C243	655.00'	000*39'35"	N65*39'34"E	7.54'	7.54		
C174	525.00'	002*45'29"	N54*21'06"W	25.27'	25.27	C244	655.00'	002*11'28"	N64*14'03"E	25.05	25.05		
C175	525.00'	001°31'09"	N52*12'47"W	13.92'	13.92'	C245	655.00'	002'11'15"	N62*02'41"E	25.01	25.01		
C176	312.50'	003°07'47"	N28*49'30"E	17.07'	17.07'	C246 C247	655.00'	002°11′14″	N59*51'26"E	25.00'	25.00		
C177 C178	312.50' 312.50'	004°36'20"	N32*41'34"E N38*08'46"E	25.11' 34.35'	25.12' 34.37'	C247	655.00° 655.00°	002°58'29"	N57°16'34"E N54°41'25"E	34.00' 25.11'	34.01 25.12		
C179	312.50'	004°41'52"	N43°38'45"E	25.62'	25.62'	C249	655.00'	002'11'26"	N52°29'47"E	25.04	25.04		
C180	312.50'	004°37'45"	N48*18'33"E	25.24'	25.25'	C250	655.00'	002°11'15"	N50°18'27"E	25.00'	25.01		
C181	312.50'	004*35'33"	N52*55'12"E	25.04'	25.05'	C251	655.00'	002*11'15"	N48*07'12"E	25.00'	25.01		
C182	312.50'	004*35'10"	N57*30'34"E	25.01'	25.01'	C252	655.00'	0001238	N46*55'16"E	2.41'	2.41		
C183	312.50'	004*36'33"	N62*06'25"E	25.13'	25.14'	C253	705.00'	001°18'43"	N46*09'35"E	16.14'	16.14		
C184 C185	312.50' 370.00'	004°01'03"	N66°25'13"E S68°05'06"W	21.91' 52.71'	21.91' 52.75'	C254 C255	705.00' 705.00'	003°26'50"	N43°46'49"E N41°02'21"E	42.41' 25.04'	42.42 25.04		
C186	370.00	003*53'32"	S62*03'17"W	25.13'	25.13'	C256	705.00	002'01'56"	N39*00'20"E	25.00'	25.01		
C187	370.00'	003*52'27"	S58*10'17"W	25.01'	25.02'	C257	705.00'	002°01'56"	N36*58'24"E	25.00'	25.01		
C188	370.00'	003*52'27"	S54*17'50"W	25.01'	25.02'	C258	705.00	000°42'07"	N35*36'23"E	8.64'	8.64		
C189	370.00'	003*53'32"	S50°24'50"W	25.13'	25.13'	C259	282.50'	002*03'26"	N76*06'34"E	10.14'	10.14		
C190	370.00'	003*55'43"	S46*30'13"W	25.36'	25.37'	C260	282.50'	013*58'40"	N84*07'37"E	68.75'	68.92		
C191 C192	370.00' 370.00'	014°42'45"	S37°10'59"W S28°32'37"W	94.75' 16.57'	95.01' 16.57'	C261 C262	282.50' 282.50'	005°11'15" 005°06'35"	S86°17'25"E S81°08'30"E	25.57' 25.19'	25.58 25.19		
C192	420.00'	002 34 00	N28*23'27"E	16.57	16.57	C263	282.50	005'04'29"	S76*02'58"E	25.19	25.02		
C194	420.00'	000*39'26"	N29°50'59"E	4.82'	4.82'	C264	282.50	005'04'48"	S70°58'19"E	25.04	25.05		
C195	420.00'	003*26'58"	N31*54'11"E	25.28'	25.29'	C265	282.50'	005*07'33"	S65*52'08"E	25.27	25.27		
C196	420.00'	003*25'29"	N35°20'24"E	25.10'	25.10'	C266	282.50'	000*33'59"	S63*01'22"E	2.79'	2.79		
C197	420.00'	003*24'45"	N38°45'31"E	25.01'	25.01'	C267	325.00'	000*39'48"	N63°04'17"W	3.76'	3.76		
C198	420.00'	003*24'45"	N42°10'16"E	25.01'	25.01'	C268	325.00'	001*55'39"	N64*22'00"W	10.93'	10.93		
C199	420.00'	003*25'29"	N45*35'23"E N49*01'36"E	25.10'	25.10'	C269	325.00'	004*26'17"	N67*32'58"W N71*58'28"W	25.17' 25.02'	25.1		
C200 C201	420.00' 420.00'	003°26'58"	N49*01*36*E N51*43'24*E	25.28' 14.25'	25.29' 14.25'	C270 C271	325.00' 325.00'	004°24'42"	N /1°58°28″W N 76°23'10″W	25.02	25.0 25.0		
C202	420.00	003°26'58"	N54*25'12"E	25.28'	25.29'	C271	325.00	004 24 42	N80°48'40"W	25.02	25.0		
C203	420.00'	003*25'29"	N57*51'25"E	25.10'	25.10'	C273	325.00'	004*29'33"	N85*16'35"W	25.48'	25.4		
C204	420.00'	003*24'45"	N61°16'32"E	25.01'	25.01'	C274	325.00'	004*34'40"	N89*48'42"W	25.96'	25.9		
C205	420.00'	003°24'45"	N64°41'17"E	25.01'	25.01'	C275	325.00'	000°13'16"	S87*47'20"W	1.25'	1.25		
C206	420.00'	003*25'29"	N68°06'24"E	25.10'	25.10'	C276	325.00'	004*28'53"	S85*26'15"W	25.41'	25.4		
C207	420.00'	002*53'10"	N71°15'43"E	21.15'	21.16'	C277	325.00'	004*25'55"	S80*58'51"W	25.13'	25.14		
C208 C209	535.00' 535.00'	004°44'57"	S70°43'08"W S67°00'08"W	44.33' 25.06'	44.34' 25.06'	C278 C279	325.00' 275.00'	003°41'03"	S76*55'22"W N76*50'47"E	20.89' 16.95'	20.9 16.9		
C210	535.00	002*40'42"		25.00	25.00	C280	275.00	0053135	N81°13'12"E	25.02	25.03		

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C281	275.00	005*12'59"	N86°26'09"E	25.03	25.04			
C282	275.00'	005*15'42"	S88*19'31"E	25.24'	25.25			
C283	275.00'	02210'15"	S74°36'32"E	105.75	106.41			
C284	275.00'	000*47'02"	S63°07'54"E	3.76'	3.76'			
C285	312.50'	00218'23"	N63*53'34"W	12.58'	12.58'			
C286	312.50'	004*35'59"	N67°20'45"W	25.08'	25.09'			
C287	312.50'	004*38'42"	N71*58'06"W	25.33'	25.33'			
C288	312.50'	006*02'51"	N77*18'53"W	32.97	32.98			
C289	312.50	004*43'03"	N82*41'50"W	25.72	25.73'			
C290	312.50'	004 43 03	N87*22'36"W	25.72	25.73			
C291	312.50'	004*35'53"	S88*00'14"W	25.07'	25.08'			
C292	312.50'	004*35'06"	S83*24'45"W	25.00'	25.01'			
C293	312.50'	004*36'05"	S78*49'09"W	25.09'	25.10'			
C294	312.50'	001*26'16"	S75*47'58"W	7.84'	7.84			
C295	288.03'	028*20'20"	S89*28'38"E	141.01'	142.46'			
C296	288.03'	005*03'07"	S72*46'54"E	25.39'	25.40'			
C297	288.03'	004*59'38"	S67*45'31"E	25.10'	25.10'			
C298	288.03'	002*30'09"	S64*00'38"E	12.58'	12.58'			
C299	287.50'	032*34'05"	N52 ° 25'25"E	161.23'	163.42'			
C300	287.50'	001*26'39"	N69 ° 25'46"E	7.25'	7.25'			
C301	325.00'	000*25'07"	S34*56'00"E	2.37'	2.37'			
C302	325.00'	004*52'15"	S37*34'41"E	27.62'	27.63'			
C303	325.00'	004*42'10"	S42*21'54"E	26.67	26.68			
C304	325.00'	004*34'49"	S47*00'23"E	25.97'	25.98'			
C305	325.00'	004*29'39"	S51*32'37"E	25.49'	25.49			
C306	325.00'	004*26'21"	S56*00'36"E	25.17'	25.18'			
C307	325.00'	004*30'37"	S60°29'05"E	25.58'	25.58'			
C308	675.85	013*55'58"	N28°48'31"W	163.94	164.35'			
C309	675.85	005*34'40"	N38*33'50"W	65.77	65.79			
C310	675.85	002*15'33"	N42*28'57"W	26.65	26.65			
C311	675.85	002°13'44"	N44°43'35"W	26.29'	26.29			
C312	675.85	002'12'10"	N46*56'32"W	25.98'	25.98'			
C313	675.85	002*05'17"	N49°05'15"W	24.63'	24.63'			
C314	675.00'	000*05'34"	N50°11'46"W	1.09'	1.09'			
C315	675.00	002*09'54"	N51*19'31"W	25.50'	25.51			
C316	675.00	002 09 34	N53*28'58"W	25.33	25.33			
C317	675.00°	002'59'30"	N56°03'13"W	35.24	35.24			
	675.00							
C318		002*07'40"	N58*36'48"W	25.06'	25.07'			
C319	675.00'	002*07'25"	N60°44'20"W	25.02'	25.02'			
C320	675.00'	000*56'21"	N62*16'13"W	11.06'	11.06'			
C321	15.00'	033*54'31"	N02°02'06"E	8.75'	8.88'			
C322	15.00'	074*05'48"	N22°07'44"E	18.07	19.40'			
C323	15.00'	076*50'28"	N66°29'55"W	18.64	20.12			
C324	275.00'	013*09'32"	N21°29'55"W	63.02'	63.16'			
C325	15.00'	094*29'29"	N06"16'27"E	22.03'	24.74			
C326	275.00'	021*46'06"	N51°51'20"W	103.85'	104.48'			
C327	15.00'	059*03'43"	S80*19'03"E	14.79'	15.46'			
C328	15.00'	094*24'55"	N11°04'05"W	22.01'	24.72			
C329	287.50'	034*00'43"	N53°08'44"E	168.17'	170.67			
C330	650.00'	011*48'10"	S56*50'18"E	133.66'	133.90'			
C331	15.00'	088*00'45"	S06*55'50"E	20.84'	23.04'			
C332	15.00'	086°10'19"	S89°03'31"E	20.49'	22.56'			
C333	650.00'	021*48'59"	S35°03'52"E	246.01'	247.50'			
C334	275.00'	003*34'22"	S52*42'21"W	17.14'	17.15'			
C335	650.00'	000°02'12"	S19°37'02"E	0.42'	0.42'			
C336	15.00'	070*31'06"	S15*39'37"W	17.32'	18.46'			
C337	15.00'	096°01'19"	S85°31'16"W	22.30'	25.14			
C338	15.00'	050*44'18"	S01*53'28"W	12.85	13.28'			
C339	275.00'	010*14'59"	S32*23'07"W	49.13'	49.20'			



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

C210 535.00' 002°40'42" S64°19'16"W 25.01' 25.01'

C280 275.00' 005"12"55" N81"13"12"E 25.02' 25.03'

FINAL PLAT

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.709 ACRE TRACT AND 3.107 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2023105684 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

	BLOCK AA	1		BLOCK CC	
OT #	AREA (SQ. FT.)	LAND USE	LOT #	AREA (SQ. FT.)	LAND USE
1	4,503	RV-1	1	9,770	OSL
2	2,875	RV-1	2	2,763	RV-1
3	2,875	RV-1	3	2,845	RV-1
4	2,880	RV-1	4	2,874	RV-1
5	2,920	RV-1	5	2,875	RV-1
6	3,009	RV-1	6	2,875	RV-1
7	4,337	OSL	7	2,875	RV-1
8	3,241	RV-1	8	5,750	OSL
9	3,197	RV-1	9	2,875	RV-1
10	3,148	RV-1	10	2,875	RV-1
11	3,093	RV-1	11	2,875	RV-1
12	3,030	RV-1	12	2,875	RV-1
13	2,965	RV-1	13	2,875	RV-1
14	2,604	OSL	14	4,503	RV-1
15	2,875	RV-1			
16	2,875	RV-1		BLOCK DE)
17	2,875	RV-1	LOT #		
18	2,875	RV-1	LOT #	AREA (SQ. FT.)	LAND USE
19	2,875	RV-1	1	7,388	OSL
20	2,875	RV-1	2	4,274	RV-1
21	5,750	OSL	3	4,111	RV-1
22	2,875	RV-1	4	3,849	RV-1
23	2,875	RV-1	5	3,646	RV-1

25 26 27

10

19

20

2,875

2,875

5,750

2,875

2,875

2,875

2,875

2,875

4,503

RV-1

RV-1

OSL

RV-1

RV-1

RV-1

RV-1

RV-1

RV-1

	2,875	RV-1		5	3,646	RV-1
	2,875	RV-1		6	3,507	RV-1
	2,875	RV-1		7	3,442	RV-1
	2,875	RV-1		8	4,847	OSL
	4,503	RV-1		9	3,560	RV-1
				10	3,674	RV-1
	BLOCKBB			11	3,812	RV-1
	DLOCKDD	'		12	3,976	RV-1
#	AREA (SQ. FT.)	LAND USE		13	4,166	RV-1
	5,639	RV-1		14	4,383	RV-1
	2,927	RV-1		15	11,575	OSL
	2,990	RV-1		16	2,750	RV-1
	3,068	RV-1		17	2,750	RV-1
	3,139	RV-1		18	2,750	RV-1
	3,205	RV-1		19	2,750	RV-1
	8,647	OSL		20	2,750	RV-1
	2,978	RV-1		21	4,218	RV-1
	2,902	RV-1		22	20,081	OSL
	2,876	RV-1	ľ			
	2.875	P\/_1				

LOT #	AREA (SQ. FT.)	LAND USE
1	17,450	OSL
2	3,133	RV-1
3	3,126	RV-1
4	3,126	RV-1
5	3,131	RV-1
6	3,142	RV-1
7	5,288	RV-1

BLOCK GG								
LOT #	AREA (SQ. FT.)	LAND USE						
1	4,903	RV-1						
2	3,125	RV-1						
3	3,125	RV-1						
4	3,125	RV-1						
5	3,125	RV-1						
6	3,125	RV-1						
7	1,250	OSL						
8	3,128	RV-1						
9	3,137	RV-1						
10	3,152	RV-1						
11	5,428	RV-1						

BLOCK G									
LOT #	AREA (SQ. FT.)	LAND USE							
1	5,528	OSL/DE							
2	2,886	ACCESS							
3	28,845	OSL							

10 11 12

20

2,884

2,876

2,876

2,884

5,390

5,078

2,875 2,875

4,503

BLOCK JJ

LOT # AREA (SQ. FT.) LAND USE 5,018

3,249

3,188

3,101

1,972

2,952

2,915

2,883

3,559

2,796

2,792

2,794

2,801

2,550

2,797

2,797

2,800

2,909

6,147

22

23

LOT # AREA (SQ. FT.)

BLOCK I

RV-1

RV-1

RV-1 RV-1

RV-1 RV-1

RV-1

RV-1

OSL

RV-1

RV-1

RV-1

RV-1

OSL

RV-1

RV-1

RV-1

RV-1

RV-1

RV-1

OSL

RV-1

RV-1

RV-1

RV-1

RV-1

RV-1

BLOCK HH								
LOT #	AREA (SQ. FT.)	LAND USE						
1	4,503	RV-1						
2	2,875	RV-1						
3	2,875	RV-1						
4	2,875	RV-1						
5	2,875	RV-1						
6	2,875	RV-1						
7	1,150	OSL						
8	2,891	RV-1						
9	2,943	RV-1						
10	3,003	RV-1						
11	2,846	RV-1						
12	14,672	RV-1						

BLOCK H		4
		5
AREA (SQ. FT.)	LAND USE	6
4,503	RV-1	7
2,875	RV-1	8
2,875	RV-1	9
2,875	RV-1	10
2,875	RV-1	11
2,875	RV-1	12
1,150	OSL	13
2,891	RV-1	14
2,943	RV-1	15
3,003	RV-1	16
2,846	RV-1	17
14,672	OSL	18
		19
		20

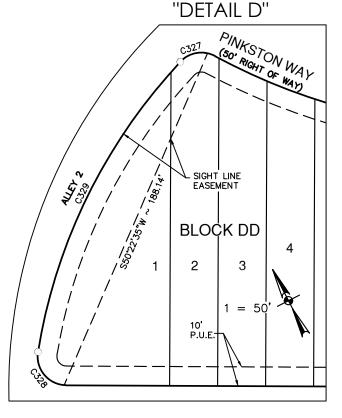
	BLOCK II			BLOCK J	
#	AREA (SQ. FT.)	LAND USE	LOT #	AREA (SQ. FT.)	LAND USE
	4,503	RV-1	1	4,688	RV-1
	2,875	RV-1	2	2,875	RV-1
	2,875	RV-1	3	2,875	RV-1
	2,875	RV-1	4	2,875	RV-1
	2,875	RV-1	5	2,875	RV-1
	2,875	RV-1	6	2,875	RV-1
	2,088	OSL	7	4, 575	OSL
	2,901	RV-1	8	2,875	RV-1
	2,884	RV-1	9	2,875	RV-1
	2,876	RV-1	10	2,875	RV-1
	2,876	RV-1	11	2,875	RV-1
	2,884	RV-1	12	2,875	RV-1
	2,901	RV-1	13	4,503	RV-1
	4,258	OSL			

11.4				
RV-1		LOT #	AREA (SQ. FT.)	LAND US
RV-1		1	10,479	OSL
RV-1		2	2,840	RV-1
RV-1		3	2,865	RV-1
		4	2,880	RV-1
		5	2,887	RV-1
LAND USE		6	2,886	RV-1
		7	2,876	RV-1
OSL		8	3,222	OSL
RV-1	· '		•	
D\/ 1	ı			

BLOCK K

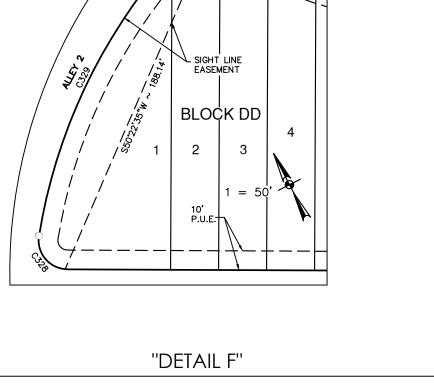
BLOCK L

_			
	LOT #	AREA (SQ. FT.)	LAND USE
	1	4,752	RV-1
	2	3,000	RV-1
	3	3,000	RV-1
	4	3,000	RV-1
	5	3,000	RV-1
	6	3,001	RV-1
	7	1,205	OSL
_	8	3,078	RV-1
	9	3,214	RV-1
	10	3,414	RV-1
	11	3,709	RV-1
	12	14,136	OSL
	13	4,408	RV-1
	14	4,480	RV-1
	15	4,602	RV-1
	16	4,761	RV-1
	17	9,605	OSL
	18	4,576	RV-1
	19	4,397	RV-1
	20	4,218	RV-1
	21	4,040	RV-1
	22	3,861	RV-1
	23	3,690	RV-1
	24	5,971	OSL
	25	3,342	RV-1
_	26	3,256	RV-1
	27	3,193	RV-1
_	28	3,152	RV-1
	29	3,133	RV-1
	30	3,065	RV-1
	31	2,071	OSL



S62°44'23"E ~ 67.90'

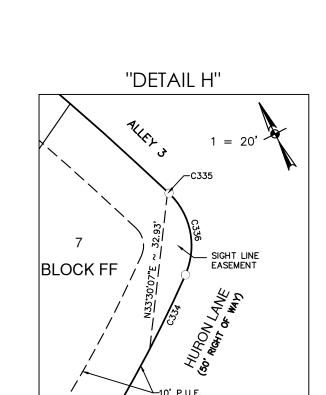
5



ALLEY 3

10

10' P.U.E.



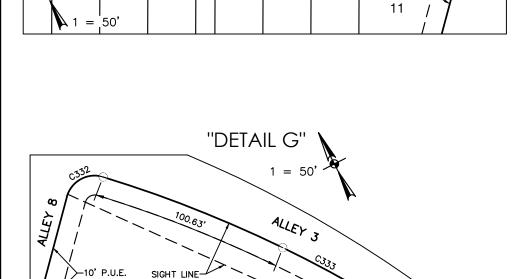
"DETAIL E"

R=15.00'
Delta=72'19'49"
CB=N63'25'32"E—
CD=17.70'
L=18.94'

ALLEY 3

R=15.00'
Delta=17*40'11"
CB=S71*34'28"E
CD=4.61'
L=4.63'

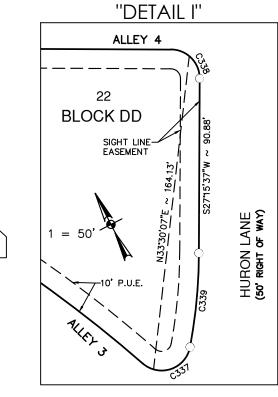
BLOCK GG

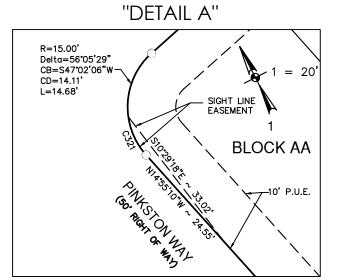


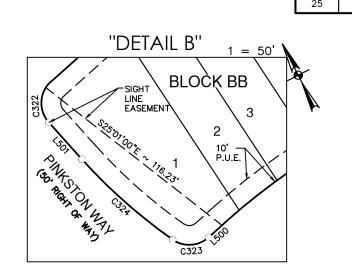
BLOCK FF

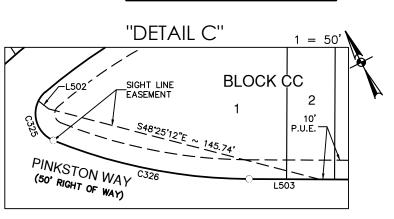
BLOCK GG

8











AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 5 OF 6

PAPE-DAWSON ENGINEERS

FINAL PLAT

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.709 ACRE TRACT AND 3.107 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2023105684 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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
- 3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET
- 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. THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- 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. 6-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF TELLICO DRIVE, PINKSTON WAY AND HURON LANE 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 CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24. PARKLAND FOR LAKESIDE MEADOWS PHASES 6 & 7 IS TO DEDICATED WITH LAKESIDE MEADOWS PHASE 1
- 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 PFUGERVILLE 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 17. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE NO. 1203-15-02-24 AND CITY RESOLUTION NO. 1224-09-08-25-8A.
- 18. THIS SUBDIVISION SHALL MITIGATE POST—DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- 19. PRIVATE OPEN SPACE AND DRAINAGE EASEMENT LOTS, INCLUDING 10' HIKE AND BIKE TRAILS CONTAINED WITHIN THEM, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND SHALL NOT CONTAIN RESIDENTIAL USES.
- 20. LAKESIDE MEADOWS PHASES 6 & 7 ARE TO COMPLY WITH ALL OF THE APPROVED LAKESIDE MEADOWS PUD AGREEMENT REQUIREMENTS FOR RV-1 ATTACHED HOMES USE. PUD DESIGN REQUIREMENTS FOR LOTS INCLUDE, BUT ARE NOT LIMITED TO, HOUSE DESIGN, HOUSE SETBACKS, DRIVEWAYS, LOT TREES AND LANDSCAPING, AND FENCING.
- 21. FOR INFORMATION RELATED TO THE HOMEOWNERS ASSOCIATION (HOA) AND ITS ESTABLISHMENT, REFERENCE DOC. NO. 2021150968.
- 22. WALL, FENCE, AND LANDSCAPING (WFL) EASEMENTS ARE INTENDED FOR LANDSCAPING FENCE, WHICH IS TO BE MAINTAINED BY THE HOA.
- 23. 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 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 24. ALLEYS ARE TO BE MAINTAINED BY THE HOA. A FORMAL MAINTENANCE AGREEMENT APPROVED BY CITY COUNCIL SHALL BE REQUIRED AT THE TIME OF CONSTRUCTION PLAN/SITE DEVELOPMENT PERMIT.

STATE C	\F T	EAVC.
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COUNTY	ΩF	TR A V/IC+
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KNOWN ALL MEN BY THESE PRESENTS

THAT, BRIGHTLAND HOMES LLC, BEING THE OWNER OF A CALLED 21.913 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021094281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS. DOES HEREBY SUBDIVIDE A PORTION OF SAID 21.913 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 6 & 7" 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	,	,	Α
					,		

NAME	
NAME	

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

VEN	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 ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 78759

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 ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 78759

CITY CERTIFICATION:

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

DV			

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

BY:	
	, PLANNING DIRECTOR
ATTEST:	

VIS EVANS,	CITY	SECRETARY	-

DYANA LIMON-MERCADO, CLERK OF THE TRAVIS COUNTY, TEXAS	, DO HEREBY CERTIFY THAT
HE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF	AUTHENTICATION, WAS FILED
OR RECORD IN MY OFFICE ON THE DAY OF	, 20 A.D. AT
O'CLOCKM 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.

TNESS	MY	HAND	AND	SEAL	OF	OFFICE	OF	THE	COUNTY	CLERK,	THE	 DAY	OF
			, 20)	_ A.	D.							

DYANA	LIMON-M	ERCADO,	COUNTY	CLERK
TRAVIS	COUNTY,	TEXAS		

BY:		
	DEPUTY	



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801