

**LOCATION MAP**

1" = 5000'

OWNER: BRIGHTLAND HOMES, LTD  
3815 S CAPITAL OF TEXAS HWY #275  
AUSTIN, TEXAS 78701

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

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
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SUBMITTAL DATE: SEPTEMBER 30, 2024

**LOT SUMMARY**

TOTAL ACREAGE:	27.407 ACRES
TOTAL NUMBER OF BLOCKS:	15
ACCESS LOTS:	1 (0.066 ACRES)
OSL & DE LOTS:	1 (0.127 ACRES)
OSL LOTS:	31 (5.246 ACRES)
RV-1:	198 (14.866 ACRES)

**NEW STREET ROW DEDICATION**

HURON LANE (50' ROW):	1131 LF	(1.423 ACRES)	(61,985.88 SQFT)
PINKSTON WAY (50' ROW):	1021 LF	(1.146 ACRES)	(49,919.76 SQFT)
TELLICO DRIVE (50' ROW):	1416 LF	(1.495 ACRES)	(65,122.20 SQFT)
SANABRIA DRIVE (35' ROW):	848 LF	(0.646 ACRES)	(28,139.76 SQFT)
ALLEY 1 (25' ROW):	627 LF	(0.350 ACRES)	(15,246.00 SQFT)
ALLEY 2 (25' ROW):	963 LF	(0.527 ACRES)	(22,956.12 SQFT)
ALLEY 3 (25' ROW):	705 LF	(0.385 ACRES)	(16,770.60 SQFT)
ALLEY 4 (25' ROW):	86 LF	(0.099 ACRES)	(4,312.44 SQFT)
ALLEY 5 (35'/25' ROW):	1277 LF	(0.816 ACRES)	(35,544.96 SQFT)
ALLEY 6 (25' ROW):	153 LF	(0.069 ACRES)	(3,005.64 SQFT)
ALLEY 7 (25' ROW):	153 LF	(0.070 ACRES)	(3,049.20 SQFT)
ALLEY 8 (25' ROW):	138 LF	(0.076 ACRES)	(3,310.56 SQFT)

BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 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, GEOID 03

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

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

**SHEET INDEX**

- SHEET 1: OVERALL LAYOUT
- SHEET 2: FINAL PLAT
- SHEET 3: TABLES
- SHEET 4: TABLES
- SHEET 5: TABLES AND DETAILS
- SHEET 6: PLAT NOTES AND SIGNATURE BLOCKS

TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)  
VOL. 2004003278 (O.P.R.)  
DOC. NO. 2004003278 (O.P.R.)  
VOL. 2004003877 (O.P.R.)  
DOC. NO. 2004003877 (O.P.R.)  
(STATE ROAD)

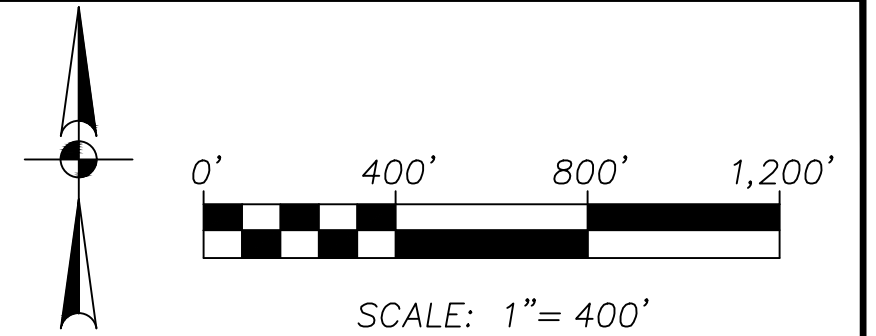
CALLED 97.5 ACRE TRACT  
OWNER: TIMMERMAN FARMS, LTD.  
DOC. NO. 2004240371 (O.P.R.)

**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
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- OSL OPEN SPACE LOT
- DE DRAINAGE EASEMENT
- WFL WALL/FENCE/LANDSCAPE
- PUE PUBLIC UTILITY EASEMENT
- SF SINGLE FAMILY
- PVT PRIVATE
- 4' SIDEWALK
- 6' HIKE AND BIKE TRAIL
- PHASE LINE
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

**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.

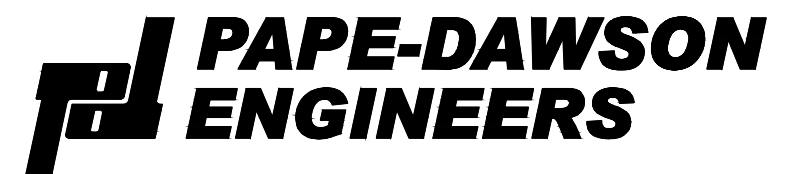


LAKESIDE MEADOWS, PHASE 1  
DOC. NO. 202300053 (O.P.R.)

A CALLED 130.938 ACRE TRACT  
OWNER: NP LAKESIDE 130, LLC  
DOC. NO. 2022035662 (O.P.R.)

A CALLED 32.280 ACRE TRACT  
OWNER: WESS ET. AL.  
DOC. NO. 2001085238 (O.P.R.)

THE REMNANT PORTION OF A CALLED 95.2 ACRE TRACT VOL. 871, PG. 488 (O.P.R.)



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TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

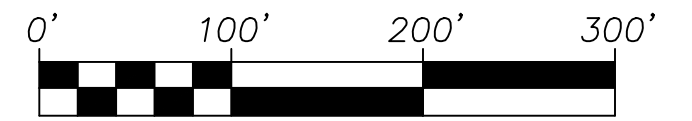
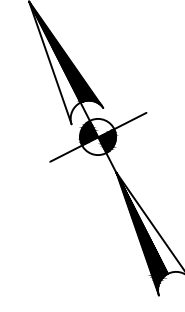
DATE OF PLAT PREPARATION: SEPTEMBER 25, 2024  
DATE OF PLAT SUBMITTAL: SEPTEMBER 30, 2024

SHEET 1 OF 6

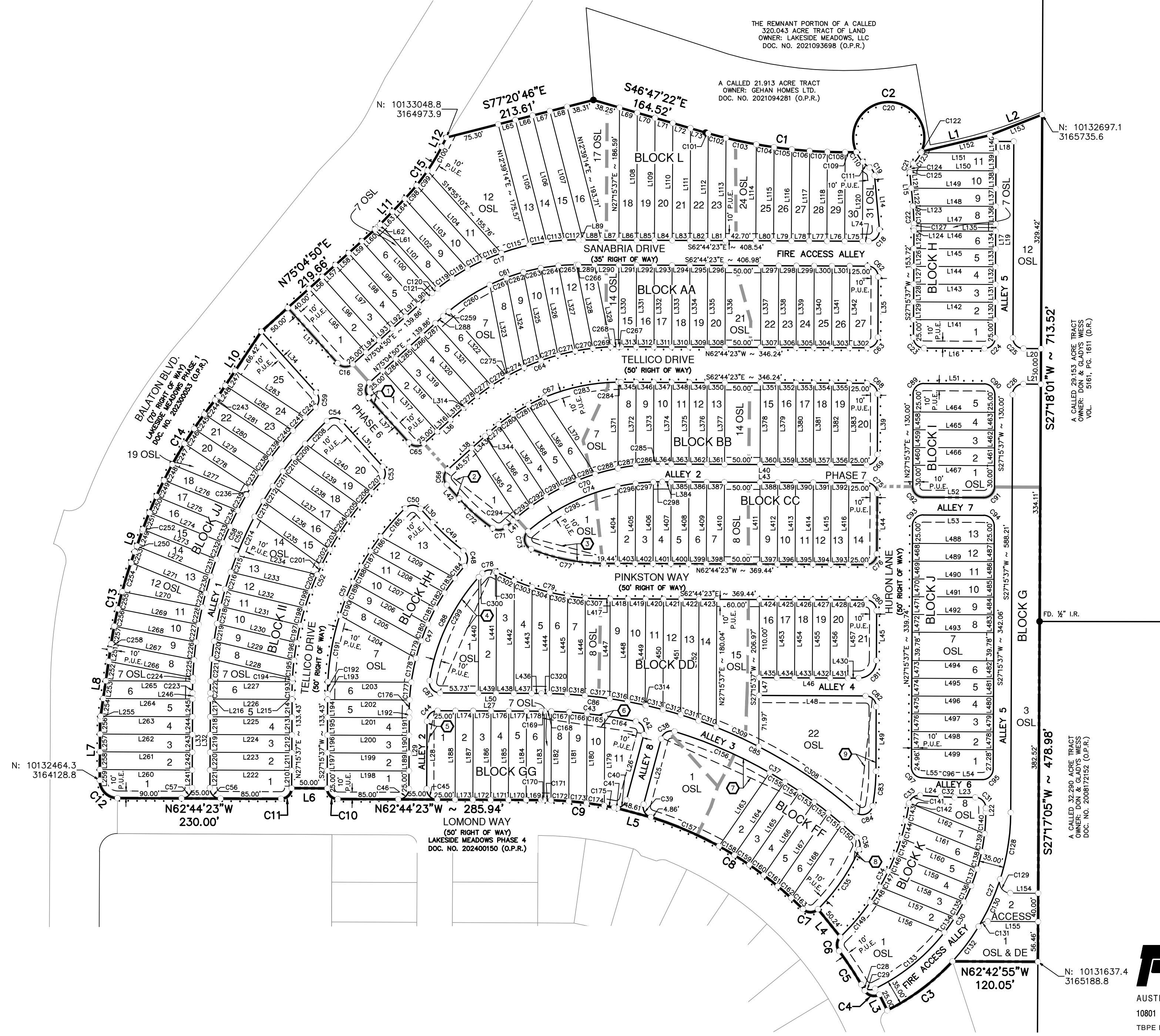
LAKESIDE MEADOWS - PHASES 6 & 7 Survey Job No. 50627-07 Date: Nov 13, 2024, 2:53pm User: TD\_Dibonjancz File: H:\Survey\Civil\50627-07\Plat\Lakeside Meadows Phase 6&7\_Phas6&7.dwg

# 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.



SCALE: 1" = 100'

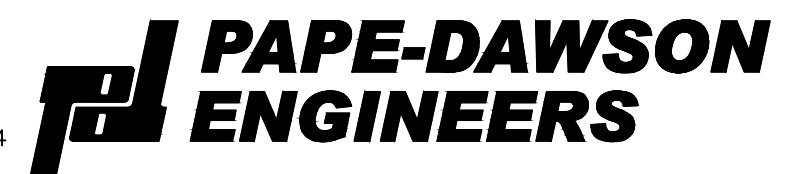


### LEGEND

- |          |   |
|----------|---|
| 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            |
| FD. I.R. | FOUND IRON ROD                                  |
| ROW      | RIGHT OF WAY                                    |
| VOL      | VOLUME  |
| PG.      | PAGE(S)   |
| OSL      | OPEN SPACE LOT                                  |
| DE       | DRAINAGE EASEMENT                               |
| WFL      | WALL/FENCE/LANDSCAPE                            |
| PUE      | PUBLIC UTILITY EASEMENT                         |
| SF       | SINGLE FAMILY                                   |
| PVT      | PRIVATE   |
| ---      | 6' SIDEWALK                                     |
| - - - -  | 10' HIKE AND BIKE TRAIL                         |
| ---      | PHASE LINE                                      |
| ⊙        | FOUND IRON ROD WITH CAP AS NOTED                |
| ⊙        | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP          |

### EASEMENTS

- |   |  |   |   |
|---|--|---|---|
| ① | SIGHT LINE EASEMENT LOTS 1, BLOCK AA SEE DETAIL "A" SHEET 5 OF 6     | ⑤ | SIGHT LINE EASEMENT LOTS 1, BLOCK GG SEE DETAIL "E" SHEET 5 OF 6    |
| ② | SIGHT LINE EASEMENT LOTS 1, BLOCK BB SEE DETAIL "B" SHEET 5 OF 6     | ⑥ | SIGHT LINE EASEMENT LOTS 4-11, BLOCK GG SEE DETAIL "F" SHEET 5 OF 6 |
| ③ | SIGHT LINE EASEMENT LOTS 1 & 2, BLOCK CC SEE DETAIL "C" SHEET 5 OF 6 | ⑦ | SIGHT LINE EASEMENT LOTS 1-6, BLOCK FF SEE DETAIL "G" SHEET 5 OF 6  |
| ④ | SIGHT LINE EASEMENT LOTS 1 & 2, BLOCK DD SEE DETAIL "D" SHEET 5 OF 6 | ⑧ | SIGHT LINE EASEMENT LOTS 7, BLOCK FF SEE DETAIL "H" SHEET 5 OF 6    |
|   |  | ⑨ | SIGHT LINE EASEMENT LOTS 22, BLOCK DD SEE DETAIL "T" SHEET 5 OF 6   |



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 25, 2024  
DATE OF PLAT SUBMITTAL: SEPTEMBER 30, 2024

SHEET 2 OF 6

LAKESIDE MEADOWS, PHASES 6 & 7  
Survey Job No. 50627-07

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S76°31'22"E	98.86'
L2	S84°25'33"E	79.20'
L3	N00°37'58"E	25.00'
L4	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	105.00'
L14	N21°45'41"E	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	N41°59'49"E	95.15'
L27	N62°44'23"W	145.94'
L28	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	S75°04'50"W	79.12'
L37	N14°55'10"W	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	S27°15'37"W	25.00'
L48	S62°44'23"E	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	N75°04'50"E	25.00'
L59	N75°04'50"E	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'

LINE TABLE		
LINE #	BEARING	LENGTH
L71	S46°47'22"E	26.00'
L72	S46°47'22"E	26.00'
L73	S46°47'22"E	22.26'
L74	S62°44'23"E	8.86'
L75	S62°44'23"E	25.00'
L76	S62°44'23"E	25.00'
L77	S62°44'23"E	25.00'
L78	S62°44'23"E	25.00'
L79	S62°44'23"E	25.00'
L80	S62°44'23"E	25.00'
L81	S62°44'23"E	25.00'
L82	S62°44'23"E	25.00'
L83	S62°44'23"E	25.00'
L84	S62°44'23"E	25.00'
L85	S62°44'23"E	25.00'
L86	S62°44'23"E	25.00'
L87	S62°44'23"E	25.00'
L88	S62°44'23"E	25.83'
L89	S62°44'23"E	6.15'
L90	N75°04'50"E	14.86'
L91	N75°04'50"E	25.00'
L92	N75°04'50"E	25.00'
L93	N75°04'50"E	25.00'
L94	N75°04'50"E	25.00'
L95	S14°55'10"E	120.00'
L96	S14°55'10"E	120.00'
L97	S14°55'10"E	120.00'
L98	S14°55'10"E	120.00'
L99	S14°55'10"E	120.00'
L100	S14°55'10"E	120.16'
L101	S14°55'10"E	120.04'
L102	S14°55'10"E	125.52'
L103	S14°55'10"E	132.03'
L104	S14°55'10"E	141.71'
L105	N12°39'14"E	177.43'
L106	N12°39'14"E	181.30'
L107	N12°39'14"E	187.19'
L108	N27°15'37"E	179.45'
L109	N27°15'37"E	172.30'
L110	N27°15'37"E	165.16'
L111	N27°15'37"E	158.01'
L112	N27°15'37"E	150.89'
L113	N27°15'37"E	144.46'
L114	N27°15'37"E	135.68'
L115	N27°15'37"E	131.80'
L116	N27°15'37"E	128.82'
L117	N27°15'37"E	126.75'
L118	N27°15'37"E	125.56'
L119	N27°15'37"E	125.26'
L120	N27°15'37"E	111.74'
L121	S21°45'42"W	22.48'
L122	S21°45'42"W	25.12'
L123	S21°45'42"W	0.14'
L124	S27°15'37"W	3.72'
L125	S27°15'37"W	25.00'
L126	S27°15'37"W	25.00'
L127	S27°15'37"W	25.00'
L128	S27°15'37"W	25.00'
L129	S27°15'37"W	25.00'
L130	N27°15'37"E	25.00'
L131	N27°15'37"E	25.00'
L132	N27°15'37"E	25.00'
L133	N27°15'37"E	25.00'
L134	N27°15'37"E	25.00'
L135	N27°15'37"E	10.00'
L136	N27°15'37"E	25.00'
L137	N27°15'37"E	25.00'
L138	N27°15'37"E	25.00'
L139	N27°15'37"E	25.00'
L140	N27°15'37"E	16.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L141	S62°44'23"E	115.00'
L142	S62°44'23"E	115.00'
L143	S62°44'23"E	115.00'
L144	S62°44'23"E	115.00'
L145	S62°44'23"E	115.00'
L146	S62°44'23"E	115.00'
L147	S62°44'23"E	115.06'
L148	S62°44'23"E	116.51'
L149	S62°44'23"E	118.92'
L150	S62°44'23"E	121.09'
L151	S62°44'23"E	105.48'
L152	S76°31'22"E	98.86'
L153	S84°25'33"E	79.20'
L154	N62°44'23"W	39.32'
L155	N62°44'23"W	70.76'
L156	S40°52'17"E	112.99'
L157	S40°52'17"E	114.17'
L158	S40°52'17"E	114.96'
L159	S40°52'17"E	115.40'
L160	S40°52'17"E	115.51'
L161	S40°52'17"E	115.29'
L162	S40°52'17"E	114.55'
L163	N61°35'45"E	125.52'
L164	N61°35'45"E	125.14'
L165	N61°35'45"E	125.00'
L166	N61°35'45"E	125.09'
L167	N61°35'45"E	125.41'
L168	N61°35'45"E	125.96'
L169	N62°44'23"W	20.94'
L170	N62°44'23"W	25.00'
L171	N62°44'23"W	25.00'
L172	N62°44'23"W	25.00'
L173	N62°44'23"W	25.00'
L174	N62°44'23"W	25.00'
L175	N62°44'23"W	25.00'
L176	N62°44'23"W	25.00'
L177	N62°44'23"W	25.00'
L178	N62°44'23"W	20.94'
L179	S27°15'37"W	126.48'
L180	S27°15'37"W	125.76'
L181	S27°15'37"W	125.28'
L182	S27°15'37"W	125.04'
L183	S27°15'37"W	125.00'
L184	S27°15'37"W	125.00'
L185	S27°15'37"W	125.00'
L186	S27°15'37"W	125.00'
L187	S27°15'37"W	125.00'
L188	S27°15'37"W	125.00'
L189	N27°17'01"E	25.00'
L190	N27°15'37"E	25.00'
L191	N27°15'37"E	25.00'
L192	N27°15'37"E	7.94'
L193	S27°15'37"W	8.43'
L194	S27°15'37"W	25.00'
L195	S27°15'37"W	25.00'
L196	S27°15'37"W	25.00'
L197	S27°15'37"W	25.00'
L198	S62°44'23"E	115.00'
L199	S62°44'23"E	115.00'
L200	S62°44'23"E	115.00'
L201	S62°44'23"E	115.00'
L202	S62°44'23"E	115.47'
L203	S62°44'23"E	117.47'
L204	N33°45'57"W	123.03'
L205	N33°45'57"W	121.74'
L206	N33°45'57"W	120.80'
L207	N33°45'57"W	120.20'
L208	N33°45'57"W	119.91'
L209	N33°45'57"W	119.94'
L210	N27°15'37"E	25.00'

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	S27°15'37"W	25.00'
L221	S27°15'37"W	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	115.16'
L238	N27°01'05"W	115.00'
L239	N27°01'05"W	115.16'
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	N35°15'19"E	16.39'
L252	N35°15'19"E	27.68'
L253	N35°15'19"E	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	N52°00'38"W	118.88'
L268	N52°00'38"W	117.28'
L269	N52°00'38"W	115.92'
L270	N52°00'38"W	114.79'
L271	N40°47'11"W	113.65'
L272	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'
L279	N29°20'04"W	111.85'
L280	N29°20'04"W	111.92'

LINE TABLE		
LINE #	BEARING	LENGTH
L281	N29°20'04"W	112.15'
L282	N29°20'04"W	114.41'
L283	N29°20'04"W	118.48'
L284	N75°04'50"E	25.00'
L285	N75°04'50"E	25.00'
L286	N75°04'50"E	25.00'
L287	N75°04'50"E	25.00'
L288	N75°04'50"E	14.86'
L289	S62°44'23"E	22.71'
L290	S62°44'23"E	34.27'
L291	S62°44'23"E	25.00'
L292	S62°44'23"E	25.00'
L293	S62°44'23"E	25.00'
L294	S62°44'23"E	25.00'
L295	S62°44'23"E	25.00'
L296	S62°44'23"E	25.00'
L297	S62°44'23"E	25.00'
L298	S62°44'23"E	25.00'
L299	S62°44'23"E	25.00'
L300	S62°44'23"E	25.00'
L301	S62°44'23"E	25.00'
L302	N62°44'23"W	25.00'
L303	N62°44'23"W	25.00'
L304	N62°44'23"W	25.00'
L305	N62°44'23"W	25.00'
L306	N62°44'23"W	25.00'
L307	N62°44'23"W	25.00'
L308	N62°44'23"W	25.00'
L309	N62°44'23"W	25.00'
L310	N62°44'23"W	25.00'
L311	N62°44'23"W	25.00'
L312	N62°44'23"W	25.00'
L313	N62°44'23"W	21.24'

# 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					
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"W	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'	001°03'49"	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'
C31	15.00'	090°00'00"	N17°44'23"W	21.21'	23.56'
C32	312.50'	003°32'34"	N60°58'06"W	19.32'	19.32'
C33	15.00'	085°17'58"	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°15'56"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"W	203.30'	207.97'
C62	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C63	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'
C66	15.00'	090°00'00"	N30°04'50"E	21.21'	23.56'
C67	275.00'	042°10'47"	S83°49'46"W	197.91'	202.45'
C68	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C69	15.00'	090°00'00"	S72°15'37"W	21.21'	23.56'
C70	312.50'	042°10'47"	N83°49'46"W	224.89'	230.05'

CURVE 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'	028°17'21"	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°20'44"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'	040°41'37"	N68°20'20"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'	000°18'09"	S47°05'52"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'	007°19'35"	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°59'21"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"	S26°46'40"W	2.62'	2.63'
C126	325.00'	004°23'26"	S23°57'26"W	24.90'	24.91'
C127	325.00'	001°06'28"	S26°42'23"W	6.28'	6.28'
C128	312.50'	017°29'05"	S36°00'09"W	94.99'	95.36'
C129	15.00'	010°27'37"	N08°59'07"W	24.19'	28.13'
C130	312.50'	013°27'22"	S51°28'22"W	73.22'	73.39'
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'	005°18'00"	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'	005°10'08"	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 #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C141	15.00'	077°23'37"	S82°06'22"W	18.76'	20.26'
C142	15.00'	007°54'21"	S38°27'23"W	2.07'	2.07'
C143	325.00'	004°07'58"	S37°34'12"W	23.44'	23.44'
C144	325.00'	004°26'39"	S41°51'30"W	25.20'	25.21'
C145	325.00'	004°24'50"	S46°17'14"W	25.03'	25.04'
C146	325.00'	004°24'36"	S50°41'58"W	25.01'	25.02'
C147	325.00'	004°25'85"	S55°07'15"W	25.14'	25.14'
C148	325.00'	004°28'58"	S59°34'43"W	25.42'	25.43'
C149	325.00'	011°22'58"	S67°30'41"W	64.46'	64.57'
C150	650.00'	002°27'02"	N20°49'27"W	27.80'	27.80'
C151	650.00'	002°12'47"	N23°09'21"W	25.11'	25.11'
C152	650.00'	002°12'25"	N25°21'58"W	25.04'	25.04'
C153	650.00'	002°12'15"	N27°34'17"W	25.00'	25.00'
C154	650.00'	002°10'25"	N29°46'33"W	25.01'	25.01'
C155	650.00'	002°12'29"	N31°58'55"W	25.05'	25.05'
C156	650.00'	012°53'11"	N39°31'45"W	145.88'	146.19'
C157	525.00'	010°52'47"	N39°38'39"W	99.54'	99.69'
C158	525.00'	002°44'13"	N32°50'09"W	25.07'	25.07'
C159	525.00'	002°43'47"	N30°06'09"W	25.01'	25.01'
C160	525.00'	002°43'45"	N27°22'23"W	25.00'	25.01'
C161	525.00'	002°44'04"	N24°38'29"W	25.05'	25.06'
C162	525.00'	002°44'47"	N21°54'03"W	25.16'	25.16'
C163	525.00'	002°29'38"	N19°16'51"W	22.85'	22.85'
C164	650.00'	003°55'39"	N52°54'02"W	44.55'	44.56'
C165	650.00'				

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.

BLOCK AA		
LOT #	AREA (SQ. FT.)	LAND USE
1	4,503	RV-1
2	2,875	RV-1
3	2,875	RV-1
4	2,880	RV-1
5	2,920	RV-1
6	3,009	RV-1
7	4,337	OSL
8	3,241	RV-1
9	3,197	RV-1
10	3,148	RV-1
11	3,093	RV-1
12	3,030	RV-1
13	2,965	RV-1
14	2,604	OSL
15	2,875	RV-1
16	2,875	RV-1
17	2,875	RV-1
18	2,875	RV-1
19	2,875	RV-1
20	2,875	RV-1
21	5,750	OSL
22	2,875	RV-1
23	2,875	RV-1
24	2,875	RV-1
25	2,875	RV-1
26	2,875	RV-1
27	4,503	RV-1

BLOCK CC		
LOT #	AREA (SQ. FT.)	LAND USE
1	9,770	OSL
2	2,763	RV-1
3	2,845	RV-1
4	2,874	RV-1
5	2,875	RV-1
6	2,875	RV-1
7	2,875	RV-1
8	5,750	OSL
9	2,875	RV-1
10	2,875	RV-1
11	2,875	RV-1
12	2,875	RV-1
13	2,875	RV-1
14	4,503	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 II		
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	2,088	OSL
8	2,901	RV-1
9	2,884	RV-1
10	2,876	RV-1
11	2,876	RV-1
12	2,884	RV-1
13	2,901	RV-1
14	4,258	OSL
15	2,901	RV-1
16	2,884	RV-1
17	2,876	RV-1
18	2,876	RV-1
19	2,884	RV-1
20	5,390	RV-1

BLOCK J		
LOT #	AREA (SQ. FT.)	LAND USE
1	4,688	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	4,575	OSL
8	2,875	RV-1
9	2,875	RV-1
10	2,875	RV-1
11	2,875	RV-1
12	2,875	RV-1
13	4,503	RV-1

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

BLOCK DD		
LOT #	AREA (SQ. FT.)	LAND USE
1	7,388	OSL
2	4,274	RV-1
3	4,111	RV-1
4	3,849	RV-1
5	3,646	RV-1
6	3,507	RV-1
7	3,442	RV-1
8	4,847	OSL
9	3,560	RV-1
10	3,674	RV-1
11	3,812	RV-1
12	3,976	RV-1
13	4,166	RV-1
14	4,383	RV-1
15	11,575	OSL
16	2,750	RV-1
17	2,750	RV-1
18	2,750	RV-1
19	2,750	RV-1
20	2,750	RV-1
21	4,218	RV-1
22	20,081	OSL

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 I		
LOT #	AREA (SQ. FT.)	LAND USE
1	5,078	OSL
2	2,875	RV-1
3	2,875	RV-1
4	2,875	RV-1
5	4,503	RV-1

BLOCK K		
LOT #	AREA (SQ. FT.)	LAND USE
1	10,479	OSL
2	2,840	RV-1
3	2,865	RV-1
4	2,880	RV-1
5	2,887	RV-1
6	2,886	RV-1
7	2,876	RV-1
8	3,222	OSL

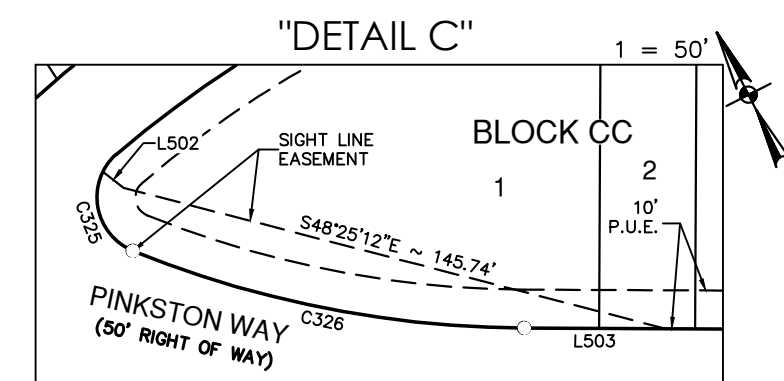
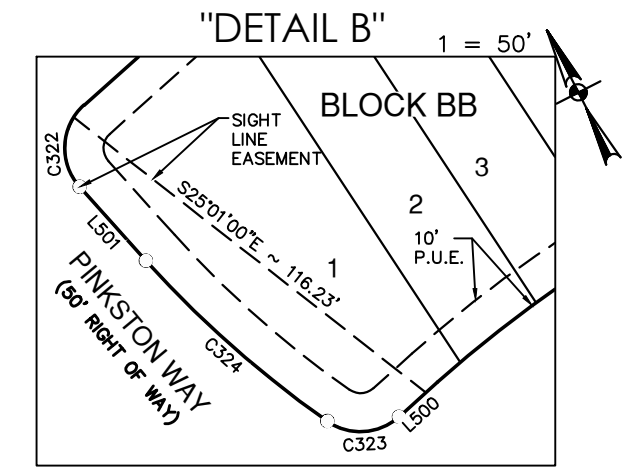
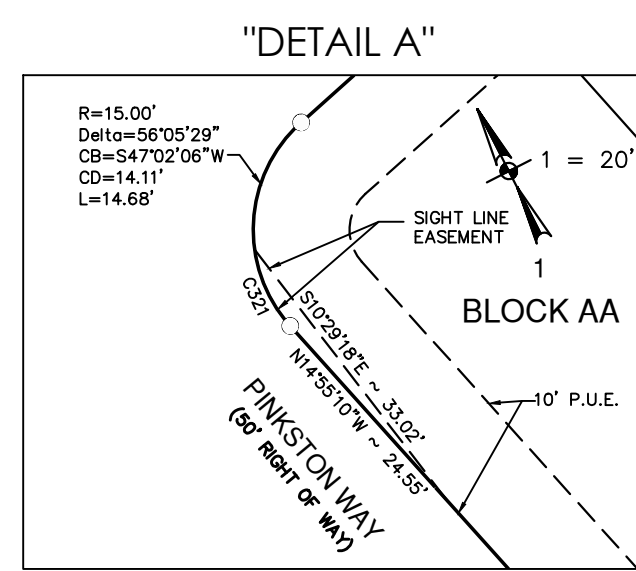
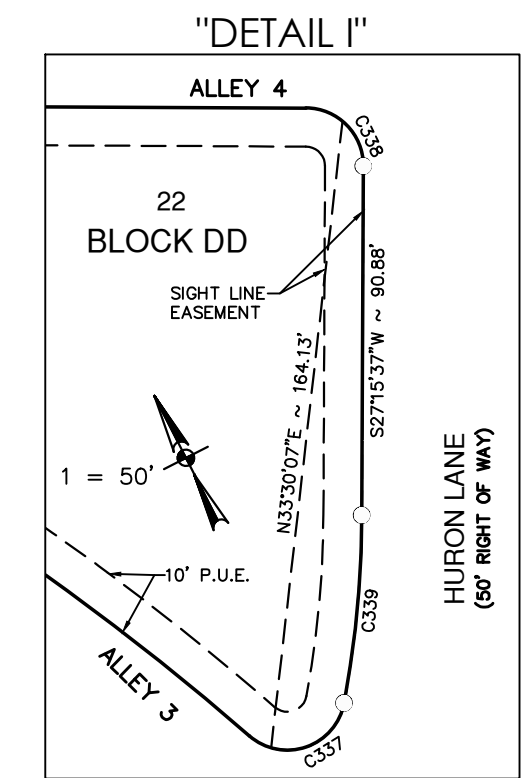
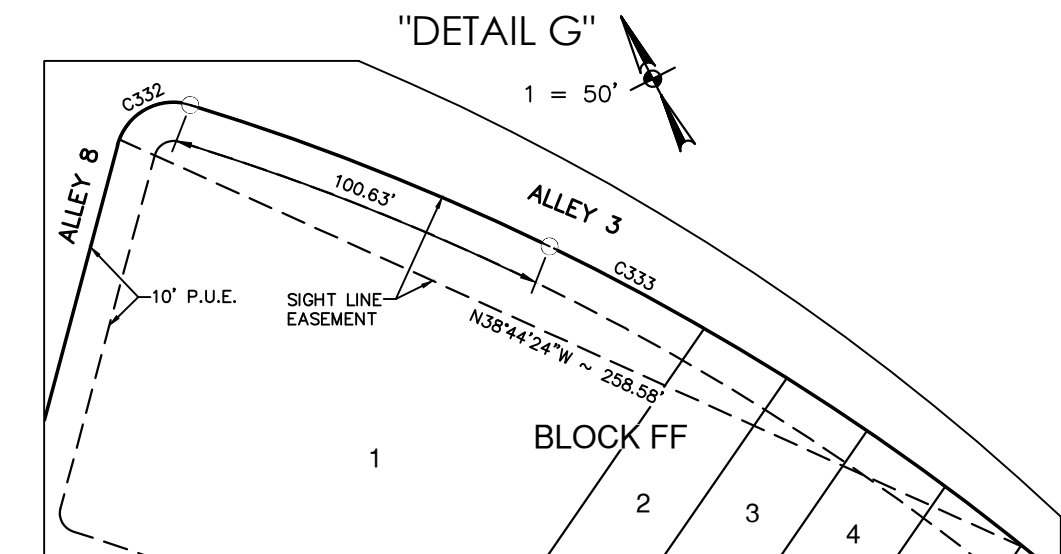
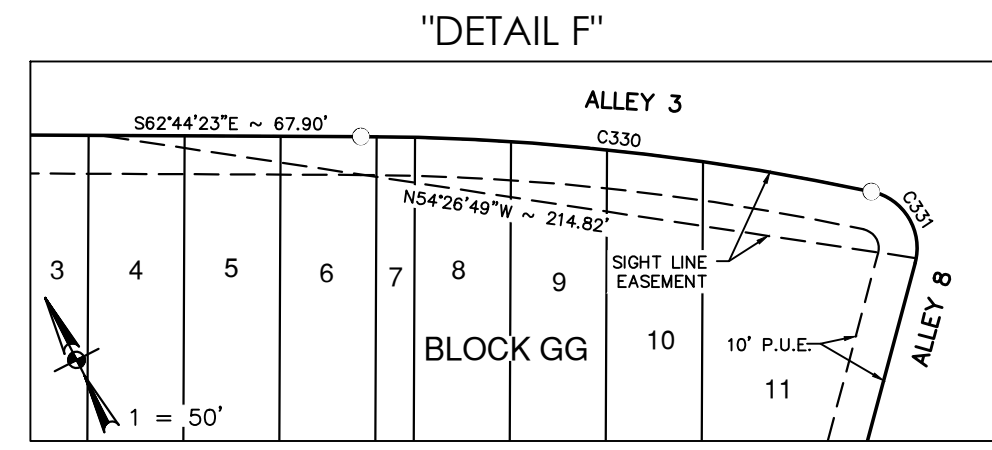
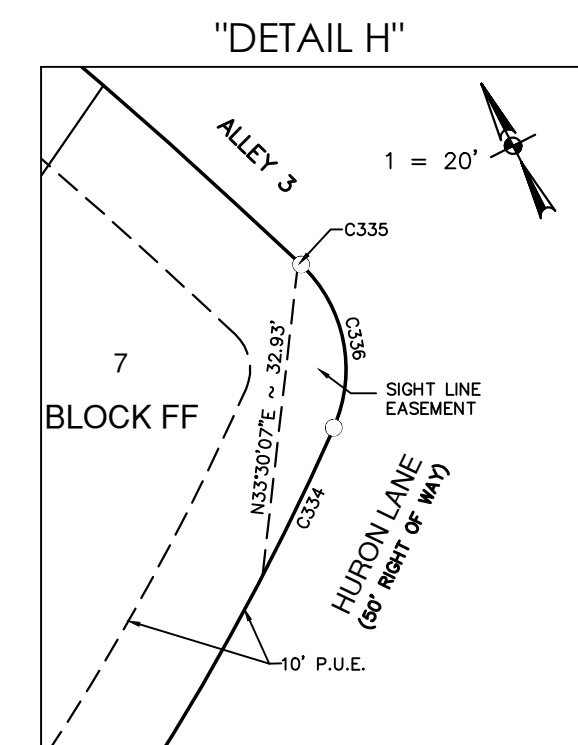
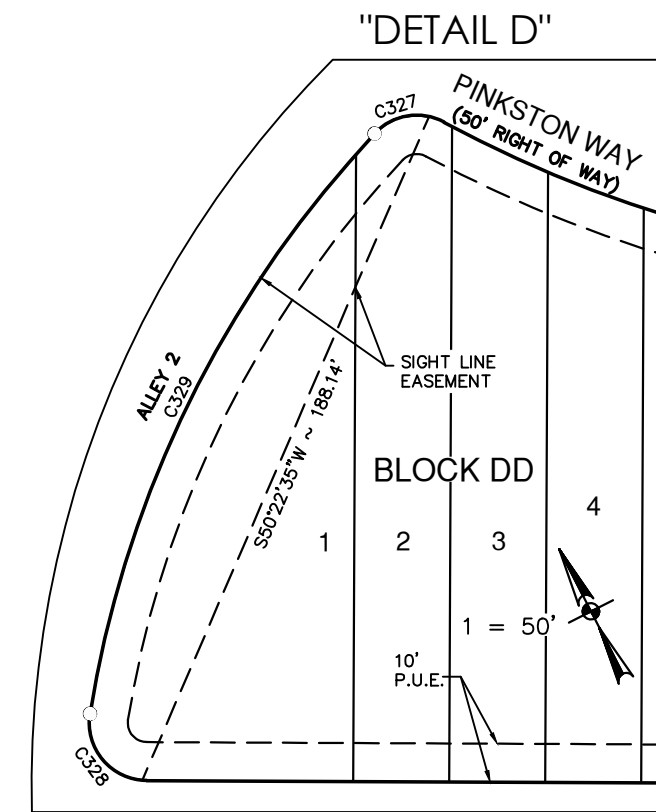
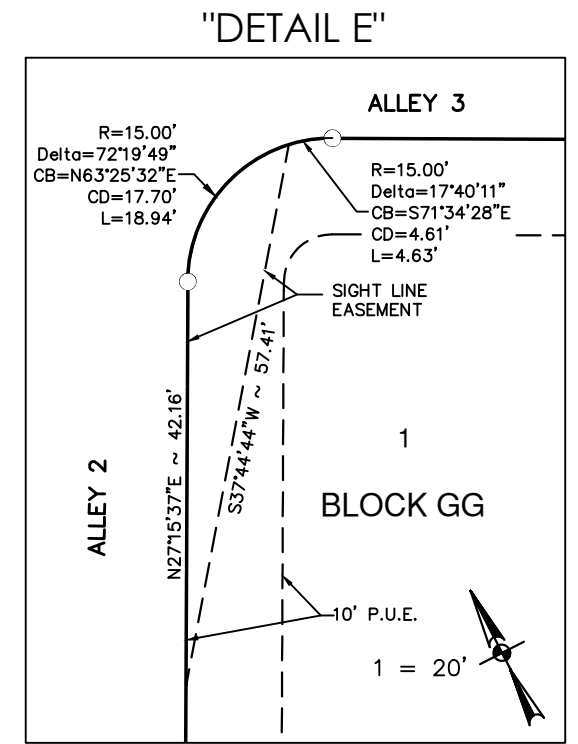
BLOCKBB		
LOT #	AREA (SQ. FT.)	LAND USE
1	5,639	RV-1
2	2,927	RV-1
3	2,990	RV-1
4	3,068	RV-1
5	3,139	RV-1
6	3,205	RV-1
7	8,647	OSL
8	2,978	RV-1
9	2,902	RV-1
10	2,876	RV-1
11	2,875	RV-1
12	2,875	RV-1
13	2,875	RV-1
14	5,750	OSL
15	2,875	RV-1
16	2,875	RV-1
17	2,875	RV-1
18	2,875	RV-1
19	2,875	RV-1
20	4,503	RV-1

BLOCK FF		
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 H		
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	OSL

BLOCK JJ		
LOT #	AREA (SQ. FT.)	LAND USE
1	5,018	RV-1
2	3,250	RV-1
3	3,249	RV-1
4	3,247	RV-1
5	3,188	RV-1
6	3,101	RV-1
7	1,972	OSL
8	2,996	RV-1
9	2,952	RV-1
10	2,915	RV-1
11	2,883	RV-1
12	3,559	OSL
13	2,822	RV-1
14	2,796	RV-1
15	2,792	RV-1
16	2,794	RV-1
17	2,801	RV-1
18	2,812	RV-1
19	2,550	OSL
20	2,797	RV-1
21	2,797	RV-1
22	2,800	RV-1
23	2,824	RV-1
24	2,909	RV-1
25	6,147	RV-1

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



**PAPE-DAWSON ENGINEERS**

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

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.

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. 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 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 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 OF TEXAS:  
COUNTY OF TRAVIS:

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 \_\_\_\_\_, 20\_\_\_\_ 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 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.

BY \_\_\_\_\_

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

BY: \_\_\_\_\_, PLANNING DIRECTOR

ATTEST:

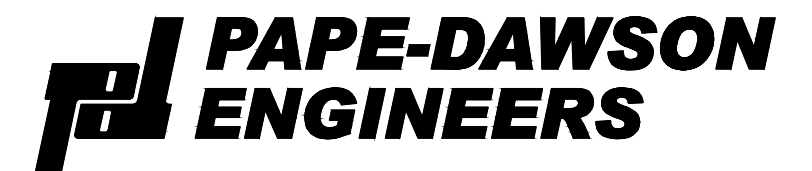
\_\_\_\_\_  
TRAVIS EVANS, CITY SECRETARY

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 RECORDED 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



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

DATE OF PLAT PREPARATION: SEPTEMBER 25, 2024  
DATE OF PLAT SUBMITTAL: SEPTEMBER 30, 2024

SHEET 6 OF 6