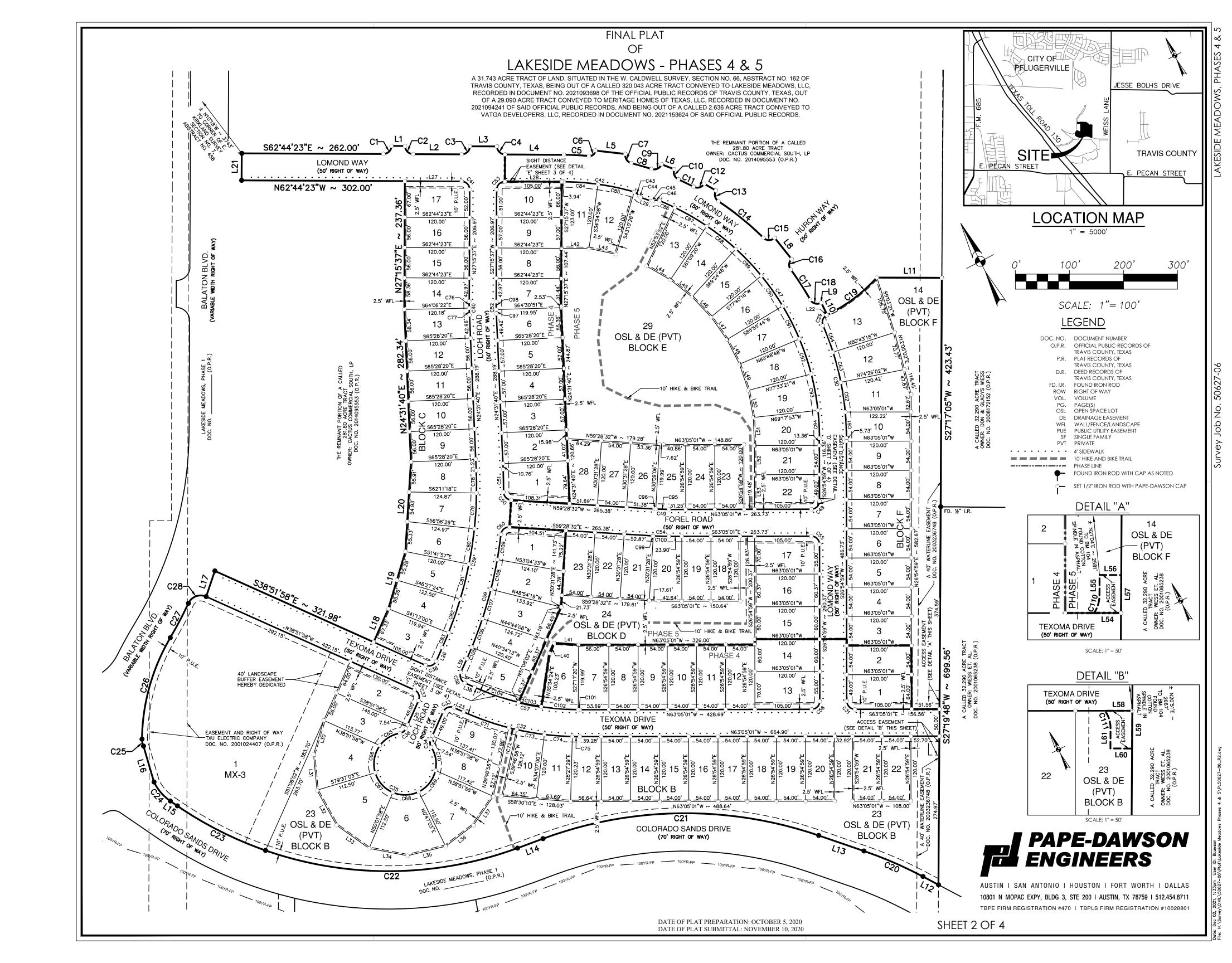


DATE OF PLAT SUBMITTAL: NOVEMBER 10, 2020



FINAL PLAT OF

LAKESIDE MEADOWS - PHASES 4 & 5

A 31.743 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 320.043 ACRE TRACT CONVEYED TO LAKESIDE MEADOWS, LLC, RECORDED IN DOCUMENT NO. 2021093698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF A 29.090 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2021094241 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING OUT OF A CALLED 2.636 ACRE TRACT CONVEYED TO VATGA DEVELOPERS, LLC, RECORDED IN DOCUMENT NO. 2021153624 OF SAID OFFICIAL PUBLIC RECORDS.

LINE TABLE

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90*00'00"	N72*15'37"E	21.21'	23.56'
C2	15.00'	90°00'00"	S17*44'23"E	21.21	23.56'
C3	15.00'	90°00'00"	N72"15'37"E	21.21	23.56'
C4	15.00'	90°00'00"	S17°44'23"E	21.21'	23.56'
C5	525.00'	5*03'35"	S60°12'36"E	46.35'	46.36'
C6	11.07'	90°00'00"	N77°19'12"E	15.65'	17.38'
C7	15.00'	85°45'06"	S6°06'11"E	20.41	22.45'
C8	525.00'	4*13'58"	S46*51'46"E	38.78'	38.78'
C9	15.00'	87*04'51"	S88 * 17 ' 13 " E	20.67'	22.80'
C10	15.00'	87*04'50"	S4°37'56"W	20.67	22.80'
C11	525.00'	3°22'57"	S37*13'01"E	30.99'	30.99'
C12	15.00'	87*04'51"	S79°03'58"E	20.67'	22.80'
C13	15.00'	87*04'50"	S13*51'10"W	20.67'	22.80'
C14	525.00'	11*39'13"	S23*51'39"E	106.60'	106.78'
C15	15.00'	89*41'37"	S62*52'51"E	21.16'	23.48'
C16	15.00'	82*43'30"	S31°50'24"W	19.82'	21.66'
C17	525.00'	7*14'10"	S5*54'16"E	66.26'	66.30'
C18	15.00'	87*04'51"	S45°49'37"E	20.67'	22.80'
C19	312.50'	21"11'40"	N80°02'08"E	114.94'	115.60'
C20	760.00'	8°58'40"	N39°34'40"W	118.96'	119.09'
C21	760.00'	39"12'50"	N63°40'25"W	510.06'	520.15'
C22	690.00'	39 ° 29'46"	N63°31'58"W	466.28'	475.64
C23	690.00'	1512'44"	N36*10'43"W	182.66'	183.20'
C24	90.00'	29*46'28"	N13°41'07"W	46.25'	46.77
C25	28.50'	26°28'40" 29°47'42"	N14*26'27"E	13.05'	13.17'
	C26 378.50'		N42°34'38"E	194.62'	196.83'
C27	760.00'	5°27'09"	N54°44'54"E	72.30'	72.33'
C28	25.00'	89*06'43"	S83°25′20″E	35.08'	38.88'
C29 C30	15.00'	87*04'51"	S47°05′32″W	20.67'	22.80'
C30	525.00' 15.00'	23°21'52" 90°00'00"	S15*14'03"W S18*05'01"E	212.61'	214.09'
C32	525.00'	2413'03"	N50*58'30"W	21.21'	23.56' 221.90'
C33	15.00'	90°00'00"	N83°51'58"W	21.21'	23.56'
C34	15.00'	56°30'53"	S22*52'35"W	14.20'	14.80'
C35	57.50'	293°01'45"	N38°51'58"W	63.45'	294.07
C36	15.00'	56*30'53"	N79*23'28"E	14.20'	14.80'
C37	15.00'	90°00'00"	N6*08'02"E	21.21'	23.56'
C38	15.00'	90°00'00"	S83*51'58"E	21.21'	23.56'
C39	725.00'	26 ° 36'22"	N37*49'51"E	333.65	336.66'
C40	525.00'	2*43'57"	N25°53'38"E	25.04'	25.04'
C41	15.00'	90°00'00"	N17*44'23"W	21.21'	23.56'
C42	475.00'	15*54'49"	S54*46'58"E	131.51	131.93'
C43	20.00'	36°12'49"	S2310'39"E	12.43'	12.64
C44	5.00'	38*44'23"	S24*26'26"E	3.32'	3.38'
C45	5.00'	38*44'23"	S63*10'47"E	3.32'	3.38'
C46	20.00'	36 ° 58'29"	S64°03'44"E	12.68'	12.91'
C47	475.00'	67*44'01"	S6°57'02"E	529.40'	561.53'
C48	15.00'	90*00'00"	S71°54'59"W	21.21'	23.56'
C49	425.00'	3°36'29"	N61¶6'47"W	26.76'	26.76'
C50	15.00'	87*05'51"	N15*55'36"W	20.67'	22.80'
C51	775.00'	3°05'40"	N26°04'30"E	41.85'	41.86'
C52	475.00'	2*43'57"	N25°53'38"E	22.65'	22.65'
C53	15.00'	90°00'00"	N72°15'37"E	21.21'	23.56'
C54	475.00'	3°36'29"	S61°16'47"E	29.91	29.91'
C55	15.00'	90*00'00"	S18*05'01"E	21.21'	23.56'
C56	15.00'	90°00'00"	S71*54'59"W	21.21'	23.56'
C57	475.00'	24*13'03"	N50°58'30"W	199.28'	200.77'
C58	15.00'	90°00'00"	N6*08'02"E	21.21'	23.56'

			CUF	RVE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C59		775.00	17°42'26"	N4216'49"E	238.56	239.51
C60		15.00'	87°05'52"	N76*58'32"E	20.67	22.80'
C61			5*16'30"	N2416'44"E	48.32'	48.33'
C62		525.00'	6°04'31"	N18*36'13"E	55.64'	55.67
C63		525.00'	617'16"	N12°25'20"E	57.59'	57.62'
C64		525.00'	5*43'35"	N6*24'54"E	52.45'	52.47'
C65		57.50'	44*27'48"	S85°25'00"W	43.51'	44.62'
C66		57.50'	52*48'10"	S36°47'02"W	51.14'	52.99'
C67		57.50'	50°20'59"	S14°47'33"E	48.92'	50.53
C68		57.50'	49"14'55"	S64*35'30"E	47.92	49.42'
C69		57.50'	51°42'06"	N64*56'00"E	50.14'	51.89'
C70		57.50	44°27'48"	N16'51'03"E	43.51'	44.62'
C71		525.00'	9*42'52"	S43*43'24"E	88.91	89.01
					15.00'	
C72		525.00'	1*38'14"	S49*23'57"E		15.00'
C73		525.00'	5*39'56"	S53*03'02"E	51.89'	51.91'
C74		525.00'	5*39'31"	S58*42'45"E	51.83'	51.85'
C75		525.00'	1*32'31"	S62*18'46"E	14.13'	14.13'
C76		525.00'	1°21'59"	S26*34'38"W	12.52'	12.52'
C77		525.00'	1*21'59"	S2512'39"W	12.52'	12.52'
C78		725.00'	3°17'02"	S26~10'11"W	41.55'	41.55'
C79		725.00'	5*14'49"	S30°26'06"W	66.37	66.39'
C80		725.00'	5*14'32"	S35*40'47"W	66.31'	66.33'
C81		725.00'	5*14'33"	S40*55'19"W	66.31'	66.34
C82		725.00'	5*14'24"	S46*09'48"W	66.28	66.31'
C83		725.00'	2*21'02"	S49*57'31"W	29.74'	29.74'
C84		475.00'	7*39'21"	S58*54'42"E	63.42'	63.47
C85		475.00'	8"15'28"	S50*57'18"E	68.40'	68.46
C86		475.00'	3*42'54"	S38*57'35"E	30.79	30.80'
C87		475.00'	815'28"	S32*58'24"E	68.40'	68.46'
C88		475.00'	815'28"	S24°42'56"E	68.40'	68.46
C89		475.00'	815'28"	S16*27'28"E	68.40'	68.46'
C90		475.00'	8"15'28"	S812'00"E	68.40'	68.46'
C91		475.00'	815'28"	S0°03'28"W	68.40'	68.46
C92		475.00'	8"15'28"	S818'55"W	68.40'	68.46
C93		475.00'	815'28"	S16°34'23"W	68.40'	68.46'
C94		475.00'	6"12'51"	S23°48'33"W	51.49'	51.52'
C95		425.00'	3'14'07"	N61°27'58"W	24.00'	24.00'
C96		425.00	0*22'22"	N59*39'43"W	2.77'	2.77'
C97						
C97		475.00'	0*57'29"	N25*00'25"E	7.94'	7.94'
		475.00'	1*46'28"	N26*22'23"E	14.71'	14.71'
C99		475.00'	0.08,10,"	S59*32'37"E	1.13'	1.13'
C100		475.00'	3*28'19"	S61°20'52"E	28.78'	28.78'
C101		475.00'	0°22'21"	N62°53'51"W	3.09'	3.09'
C102		475.00'	817'04"	N58*34'08"W	68.62'	68.68'
C103		475.00'	5*11'12"	N51°50'00"W	42.98'	43.00'
C104		475.00'	10°22'26"	N44°03'11"W	85.89'	86.00'
C105		775.00'	1*42'15"	N5016'54"E	23.05'	23.05
C106		775.00'	4*09'53"	N47°20'51"E	56.32'	56.33'
C107		775.00'	4°10'14"	N43*10'47"E	56.40'	56.41'
C108		775.00'	4°10'14"	N39*00'34"E	56.40'	56.41'
C109		775.00'	3*29'51"	N35°10'31"E	47.30'	47.31'
C110		28.00'	34°26'10"	N44*32'53"E	16.58'	16.83'
C111		28.00'	35*15'49"	N9°41'54"E	16.96'	17.23'
C112		475.00'	16 ° 06'56"	N46*55'26"W	133.16'	133.60'
C113		15.00'	59°37'53"	N9*03'02"W	14.92'	15.61'
C114		15.00'	39*34'43"	N46*42'20"E	10.16'	10.36'
		15.00'	39 ° 24'48"	S82°26'47"E	10.12'	10.32'

LINE #	BEARING	LENGTH
L1	S62*44'23"E	25.00'
L2	S62*44'23"E	90.00'
L3	S62*44'23"E	50.00'
L4	S62*44'23"E	108.94
L5	S56*31'54"E	55.68'
L6	S41*49'37"E	25.00'
L7	S32*36'23"E	25.00'
L8	S11°41'54"E	50.24'
L9	S89°22'02"E	1.03'
L10	S0°37'58"W	25.00'
L11	S62*42'55"E	120.05
L12	N35°05'20"W	32.64'
L13	N44°04'00"W	88.45'
L14	N83°16'51"W	50.18
L15	N28°33'24"W	15.81'
L16	N10°43'19"E	69.54'
L17	N45°36'38"E	50.23'
L18	N50°45'00"E	67.33'
L19	N43°30'44"E	110.54
L20	N30°32'12"E	166.18
L21	N27°15'37"E	50.00'
L22	N89*22'02"W	1.03'
L23	N38*51'58"W	19.47'
L24	S51*08'02"W	56.54'
L25	N51°08'02"E	56.54
L26	N51°08'02"E	27.51
L27	N62°44'23"W	105.00'
L28	S62°44'23"E	_
L29		108.94
	S43*48'37"E	20.00'
L30	S43*37'47"W	66.02'
L31	S21*35′41″W	66.11
L32	S212'18"E	74.10'
L33	S27*22'47"E	74.10'
L34	S52*16'46"E	72.50'
L35	S76*54'13"E	72.50'
L36	N79°49'46"E	64.61'
L37	N61°33'31"E	64.88'
L38	N38*51'58"W	19.47'
L39	N51°08'02"E	27.51'
L40	N51°08'02"E	20.81'
L41	N58*43'25"W	45.70'
L42	N62*33'21"W	51.23'
L43	N50°57'18"W	51.12'
L44	N32*58'24"W	51.12'
L45	N24*42'56"W	51.12'
L46	N16°27'28"W	51.12'
L47	N812'00"W	51.12'
L48	N0°03'28"E	51.12'
L49	N818'55"E	51.12'
L50	N16°34'23"E	51.12'
L51	N24°36'35"E	51.83'
L52	N26*54'59"E	54.00'
L53	N26*54'59"E	64.00'
LJJ		
L53	N63°05'01"W	24.91'
L54		24.91' 19.35'
	N63°05'01"W N27°19'48"E S62°40'12"E	
L54 L55	N27*19'48"E	19.35' 20.00'
L54 L55 L56 L57	N27*19'48"E S62*40'12"E S27*19'48"W	19.35' 20.00' 35.00'
L54 L55 L56 L57 L58	N27*19'48"E S62*40'12"E S27*19'48"W S63*05'01"E	19.35' 20.00' 35.00' 25.14'
L54 L55 L56 L57 L58 L59	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W	19.35' 20.00' 35.00' 25.14' 35.00'
L54 L55 L56 L57 L58 L59	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W	19.35' 20.00' 35.00' 25.14' 35.00' 20.00'
L54 L55 L56 L57 L58 L59 L60 L61	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W N27'19'48"E	19.35' 20.00' 35.00' 25.14' 35.00' 20.00' 18.65'
L54 L55 L56 L57 L58 L59 L60 L61 L62	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W N27'19'48"E N38'51'58"W	19.35' 20.00' 35.00' 25.14' 35.00' 20.00' 18.65'
L54 L55 L56 L57 L58 L59 L60 L61 L62 L63	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W N27'19'48"E N38'51'58"W S29'16'11"W	19.35' 20.00' 35.00' 25.14' 35.00' 20.00' 18.65' 19.47' 83.75'
L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W N27'19'48"E N38'51'58"W S29'16'11"W	19.35' 20.00' 35.00' 25.14' 35.00' 20.00' 18.65' 19.47' 83.75' 74.12'
L54 L55 L56 L57 L58 L59 L60 L61 L62 L63	N27'19'48"E S62'40'12"E S27'19'48"W S63'05'01"E S27'19'48"W N62'40'12"W N27'19'48"E N38'51'58"W S29'16'11"W	19.35' 20.00' 35.00' 25.14' 35.00' 20.00' 18.65' 19.47' 83.75'

	F	BLOCK	
LOT # AR	LOT USAGE	AREA (AC.)	LOT #
1 C	SF	0.175 AC.	1
2 0	SF	0.149 AC.	2
3 (SF	0.149 AC.	3
4 (SF	0.149 AC.	4
5 (SF	0.149 AC.	5
6 (SF	0.149 AC.	6
7 (SF	0.149 AC.	7
8 (SF	0.149 AC.	8
9 (SF	0.149 AC.	9
10 (SF	0.150 AC.	10
11 (SF	0.191 AC.	11
12 (SF	0.176 AC.	12
13 (SF	0.228 AC.	13
14 (OSL & DE	1.144 AC.	* 14
15 (
16 (С	BLOCK	
17 (<u> </u>		
18 (LOT USAGE	AREA (AC.)	LOT #
19 0	SF	0.191 AC.	3
			4
20 (SF	0.170 AC.	7
	SF SF	0.170 AC. 0.170 AC.	5
20 (
20 (SF	0.170 AC.	5
20 (C) 21 (C) 22 (C)	SF SF	0.170 AC. 0.171 AC.	5 6
20 (C) 21 (C) 22 (C) 23 (C)	SF SF SF	0.170 AC. 0.171 AC. 0.175 AC.	5 6 7
20 (C) 21 (C) 22 (C) 23 (C) 24 (C)	SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC.	5 6 7 8
20 (C) 21 (C) 22 (C) 23 (C) 24 (C) 25 (C)	SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC.	5 6 7 8 9
20 (C) 21 (C) 22 (C) 23 (C) 24 (C) 25 (C) 26 (C)	SF SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC. 0.154 AC.	5 6 7 8 9
20 C 21 C 22 C 23 C 24 C 25 C 26 C 27 C	SF SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC. 0.154 AC. 0.154 AC.	5 6 7 8 9 10
20 (C) 21 (C) 22 (C) 23 (C) 24 (C) 25 (C) 26 (C) 27 (C) 28 (C) (C) 28 (C)	SF SF SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC. 0.154 AC. 0.154 AC.	5 6 7 8 9 10 11
20 (C) 21 (C) 22 (C) 23 (C) 24 (C) 25 (C) 26 (C) 27 (C) 28 (C) (C) 28 (C)	SF SF SF SF SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC. 0.154 AC. 0.154 AC. 0.154 AC. 0.157 AC.	5 6 7 8 9 10 11 12
20 (C) 21 (C) 22 (C) 23 (C) 24 (C) 25 (C) 26 (C) 27 (C) 28 (C) (C) 28 (C)	SF SF SF SF SF SF SF SF SF	0.170 AC. 0.171 AC. 0.175 AC. 0.167 AC. 0.154 AC. 0.154 AC. 0.154 AC. 0.154 AC. 0.157 AC.	5 6 7 8 9 10 11 12 13

BLOCK F			BLOCK E				BLOCK B			
#	AREA (AC.)	LOT USAGE		LOT #	AREA (AC.)	LOT USAGE		LOT #	AREA (AC.)	LOT USAGE
	0.175 AC.	SF		1	0.202 AC.	SF	1	* 1	2.636 AC.	MX-3
	0.149 AC.	SF		2	0.157 AC.	SF	11	2	0.212 AC.	SF
	0.149 AC.	SF		3	0.157 AC.	SF		3	0.167 AC.	SF
	0.149 AC.	SF		4	0.157 AC.	SF		4	0.234 AC.	SF
	0.149 AC.	SF		5	0.157 AC.	SF		5	0.249 AC.	SF
	0.149 AC.	SF		6	0.155 AC.	SF	1 I	6	0.244 AC.	SF
	0.149 AC.	SF		7	0.154 AC.	SF		7	0.231 AC.	SF
	0.149 AC.	SF		8	0.154 AC.	SF		8	0.165 AC.	SF
	0.149 AC.	SF		9	0.157 AC.	SF		9	0.197 AC.	SF
	0.150 AC.	SF		10	0.181 AC.	SF		10	0.163 AC.	SF
	0.191 AC.	SF		11	0.166 AC.	SF		11	0.159 AC.	SF
	0.176 AC.	SF		12	0.165 AC.	SF		12	0.152 AC.	SF
	0.228 AC.	SF		13	0.165 AC.	SF	1	13	0.149 AC.	SF
	1.144 AC.	OSL & DE		14	0.165 AC.	SF		14	0.149 AC.	SF
				15	0.165 AC.	SF		15	0.149 AC.	SF
	BLOCK C			16	0.165 AC.	SF		16	0.149 AC.	SF
				17	0.165 AC.	SF		17	0.149 AC.	SF
#	AREA (AC.)	LOT USAGE		18	0.165 AC.	SF		18	0.149 AC.	SF
	0.191 AC.	SF		19	0.165 AC.	SF		19	0.149 AC.	SF
	0.170 AC.	SF		20	0.161 AC.	SF		20	0.149 AC.	SF
	0.170 AC.	SF		21	0.149 AC.	SF		21	0.149 AC.	SF
	0.171 AC.	SF		22	0.175 AC.	SF		22	0.149 AC.	SF
	0.175 AC.	SF		23	0.149 AC.	SF		* 23	2.120 AC.	OSL & DE
	0.167 AC.	SF		24	0.149 AC.	SF]			
	0.154 AC.	SF		25	0.143 AC.	SF				
	0.154 AC.	SF		26	0.148 AC.	SF				
	0.154 AC.	SF		27	0.149 AC.	SF				
	0.154 AC.	SF		28	0.160 AC.	SF			* DENOT	ES NON-SING
	0.157 AC.	SF		29	2.565 AC.	OSL & DE (PVT)				

	BLOCK D					
LOT #	AREA (AC.)	LOT USAGE				
1	0.189 AC.	SF				
2	0.180 AC.	SF				
3	0.181 AC.	SF				
4	0.170 AC.	SF				
5	0.179 AC.	SF				
6	0.165 AC.	SF				
7	0.155 AC.	SF				
8	0.149 AC.	SF				
9	0.149 AC.	SF				
10	0.149 AC.	SF				
11	0.149 AC.	SF				
12	0.149 AC.	SF				
13	0.192 AC.	SF				
14	0.165 AC.	SF				
15	0.165 AC.	SF				
16	0.166 AC.	SF				
17	0.192 AC.	SF				
18	0.149 AC.	SF				
19	0.149 AC.	SF				
20	0.156 AC.	SF				
21	0.149 AC.	SF				
22	0.149 AC.	SF				
23	0.149 AC.	SF				
* 24	0.854 AC.	OSL & DE (PVT)				

ES NON-SINGLE FAMILY RESIDENTIAL LOT

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

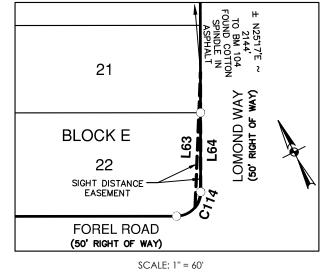
TRAVIS COUNTY, TEXAS FD. I.R. FOUND IRON ROD

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 • • • • • • • 4' SIDEWALK

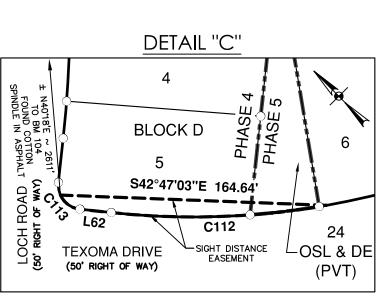
10' HIKE AND BIKE TRAIL PHASE LINE FOUND IRON ROD WITH CAP AS NOTED SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

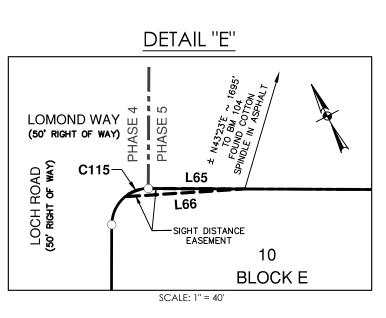
DETAIL "D"





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





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 UTILITIY FACILITIES, AND RELATED APPURTENANCES.
- 7. 4-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF LOMOND WAY, FOREL ROAD, TEXOMA DRIVE, AND LOCH ROAD 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 4 & 5 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. 1440-20-04-14. 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).
- 20. LAKESIDE MEADOWS PHASED 4 & 5 ARE TO COMPLY WITH ALL OF THE APPROVED LAKESIDE MEADOWS PUD AGREEMENT REQUIREMENTS FOR RV-2 DETACHED 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.
- 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.

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.

ATTEST:

KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, LAKESIDE MEADOWS, LLC, BEING THE OWNER OF A CALLED 320.043 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021093698 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 31.743 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 4 & 5" 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, VATGA DEVELOPERS, LLC, BEING THE OWNER OF A CALLED 2.636 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021153624 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 31.743 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 4 & 5" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE_____, 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 STATE OF TEXAS:

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT, MERITAGE HOMES OF TEXAS, LLC, BEING THE OWNER OF A CALLED 29.090 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021094241 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 31.743 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 4 & 5" 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

EAL

DATE OF PLAT PREPARATION: OCTOBER 5, 2020 DATE OF PLAT SUBMITTAL: NOVEMBER 10, 2020

SHEET 4 OF 4

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.

FINAL PLAT

OF

LAKESIDE MEADOWS - PHASES 4 & 5

A 31.743 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT

NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 320.043 ACRE TRACT CONVEYED TO

LAKESIDE MEADOWS, LLC, RECORDED IN DOCUMENT NO. 2021093698 OF THE OFFICIAL PUBLIC

RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF A 29.090 ACRE TRACT CONVEYED TO MERITAGE HOMES

OF TEXAS, LLC, RECORDED IN DOCUMENT NO. 2021094241 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING OUT OF A CALLED 2.636 ACRE TRACT CONVEYED TO VATGA DEVELOPERS, LLC, RECORDED IN

DOCUMENT NO. 2021153624 OF SAID OFFICIAL PUBLIC RECORDS.

I, JAMES A. HUFFCUT, JR., 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.

JAMES A. HUFFCUT, JR. P.E. 55253

ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 78759

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, 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.

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222

SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 78759

THAT THE
FILED FOR
T
,

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

TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

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