

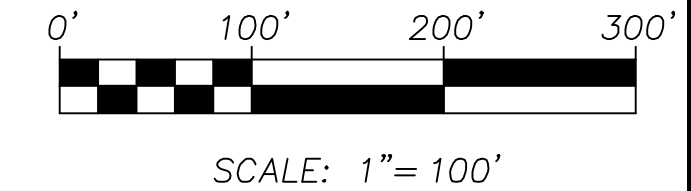
LOCATION MAP
1" = 5000'

FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 2

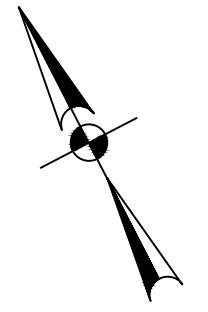
A 57.926 ACRE TRACT OF LAND, SITUATED IN THE JOHN LIESSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1) AND A CALLED 0.224 ACRE TRACT (TRACT 2) CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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)
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PUB PK PUBLIC PARKLAND
- MBU NEIGHBORHOOD MAILBOX UNIT
- EASEMENT
- 4' SIDEWALK (UNLESS NOTED OTHERWISE)
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP



- PUBLIC ALLEYS**
- ① ALLEY 1
 - ② ALLEY 2



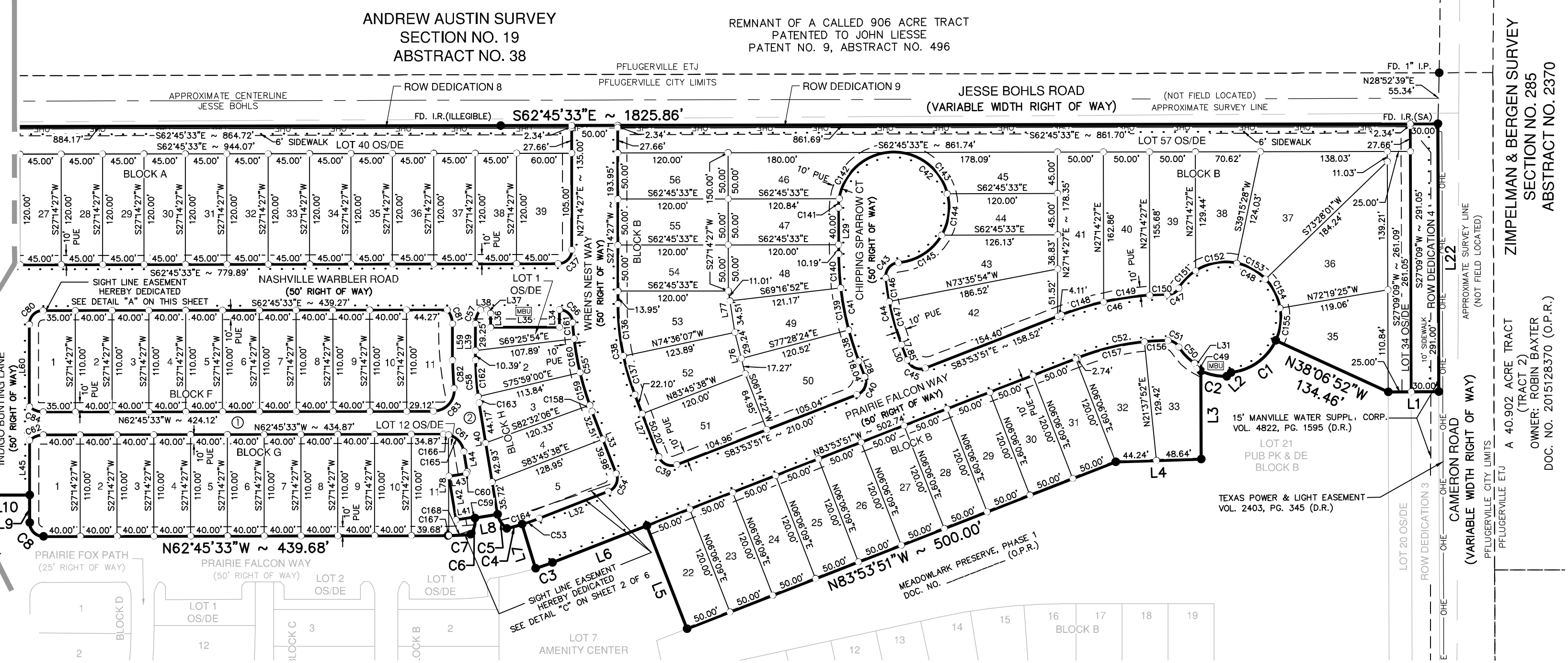
OWNER: MEADOWLARK PRESERVE, LLC
13620 FM 620 BLDG. B, STE 150
AUSTIN, TEXAS 78717

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.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SUBMITTAL DATE: APRIL 24, 2023

MATCHLINE - SEE SHEET 2 OF 6



LOT SUMMARY

TOTAL ACREAGE:	57.926 ACRES
RIGHT-OF-WAY TOTAL:	12.643 ACRES
ALLEY/LOCAL/COLLECTOR:	11.107 ACRES
RIGHT-OF-WAY DEDICATION:	1.536 ACRES
TOTAL NUMBER OF BLOCKS:	14
OS/DE LOTS:	15 (5,634 ACRES)
PUBLIC PARKLAND:	5 (2,401 ACRES)
PUBLIC PARKLAND/DE:	1 (2,763 ACRES)
SINGLE FAMILY LOTS:	247 (34,485 ACRES)

LINEAR FEET OF NEW STREET

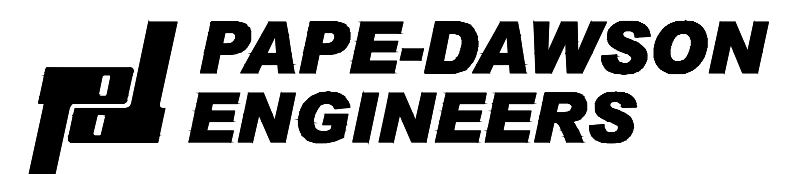
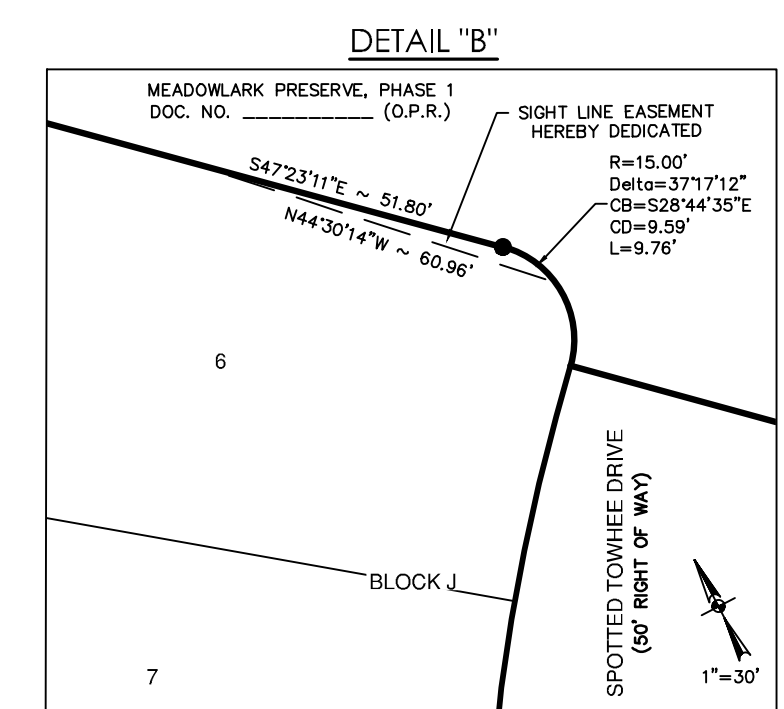
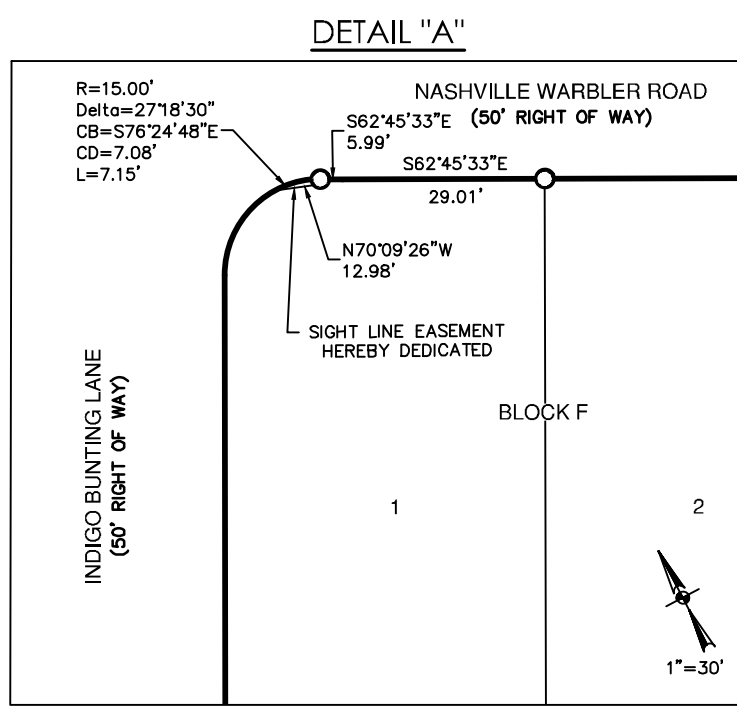
CANTERA RUN (50' ROW):	0.557AC	506 LF
CHIPPING SPARROW CT (50' ROW):	0.434AC	253 LF
DOWNEY DRIVE (60' ROW):	0.068AC	73 LF
HORNED LARK DRIVE (50' ROW):	0.219AC	214 LF
INDIGO BUNTING LANE (50' ROW):	0.232AC	225 LF
LARK SPARROW DRIVE (50' ROW):	0.249AC	240 LF
NASHVILLE WARBLER ROAD (50' ROW):	1.098AC	871 LF
ORCHARD ORIEL WAY (50' ROW):	2.046AC	1637 LF
PALOU AVENUE (50' ROW):	0.303AC	179 LF
PRAIRIE FALCON WAY (50' ROW):	1.118AC	803 LF
PRAIRIE LARK LANE (50' ROW):	1.053AC	843 LF
RED WINGED BLACKBIRD DRIVE (50' ROW):	0.530AC	400 LF
SPOTTED TOWHEE DRIVE (50' ROW):	0.485AC	454 LF
WREN'S NEST WAY (50' ROW):	0.451AC	416 LF
YELLOW WARBLER ROAD (50' ROW):	1.309AC	1069 LF
ALLEY 1 (25' ROW):	0.275AC	505 LF
ALLEY 2 (25' ROW):	0.153AC	251 LF
ALLEY 5 (25' ROW):	0.129AC	452 LF
ALLEY 6 (30' ROW):	0.154AC	184 LF
ALLEY 7 (30' ROW):	0.243AC	400 LF

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:
0.99991

BENCHMARK NO. 14
FOUND IRON ROD WITH CAP MARKED "PAPE-DAWSON"
GRID N: 10129905.29'
GRID E: 3176860.67'
ELEV: 616.82'

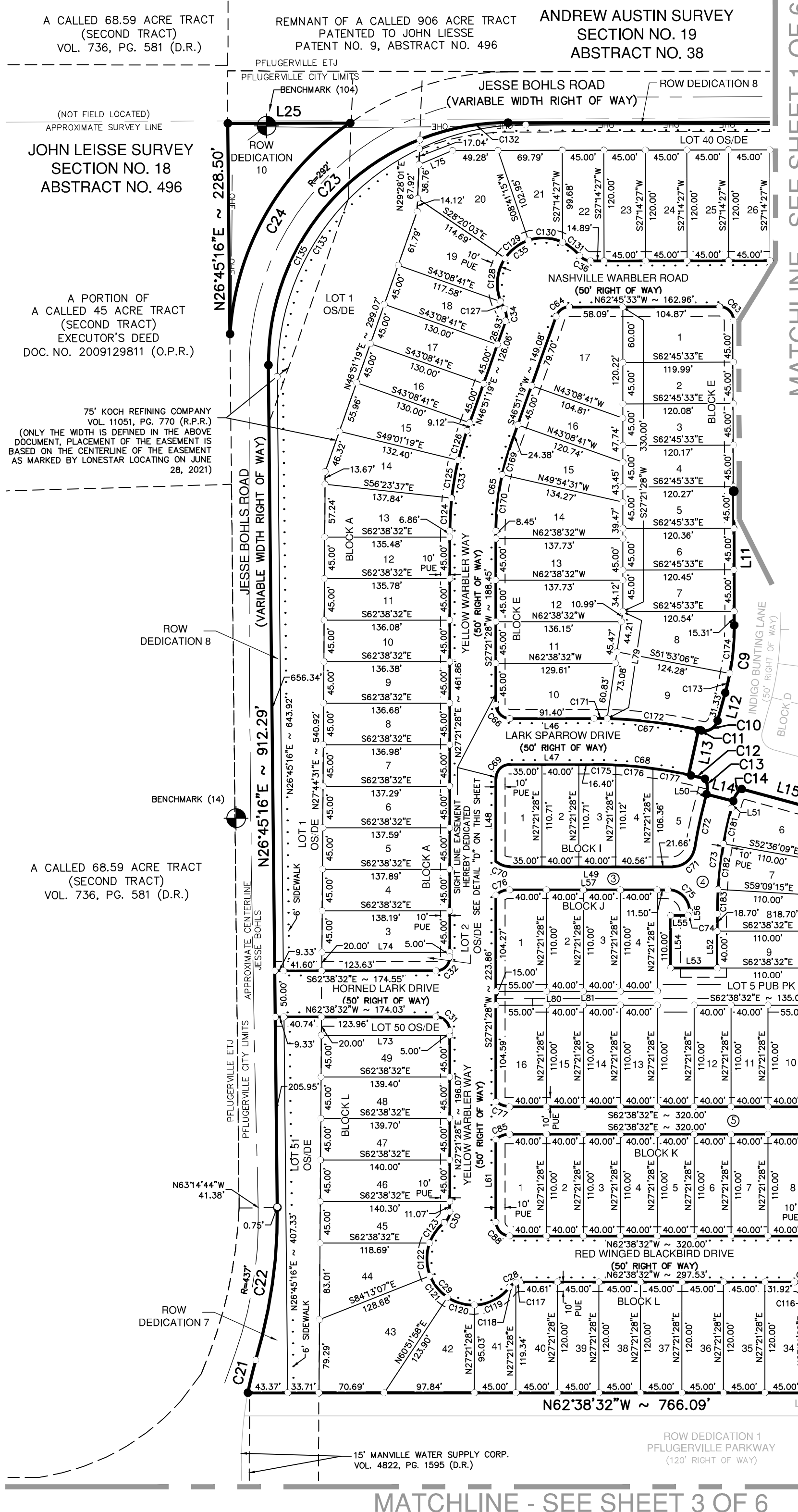
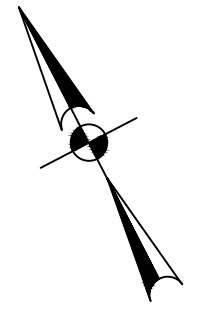
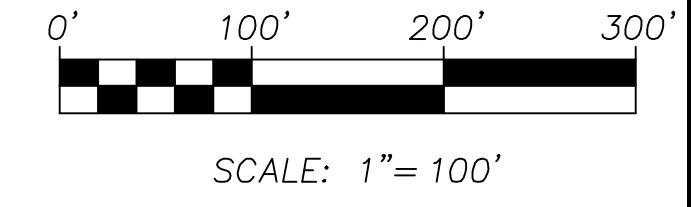
BENCHMARK NO. 104
FOUND COTTON SPINDLE ON UTILITY POLE
GRID N: 10130556.47'
GRID E: 3177234.76'
ELEV: 607.60'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

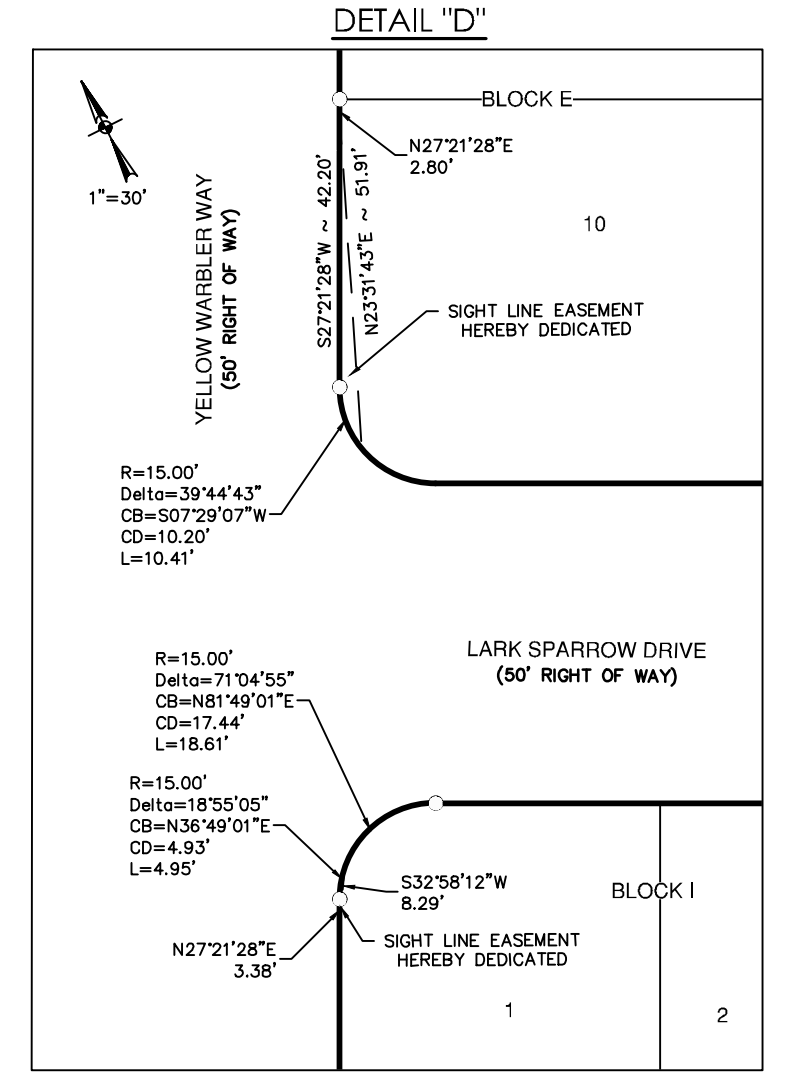
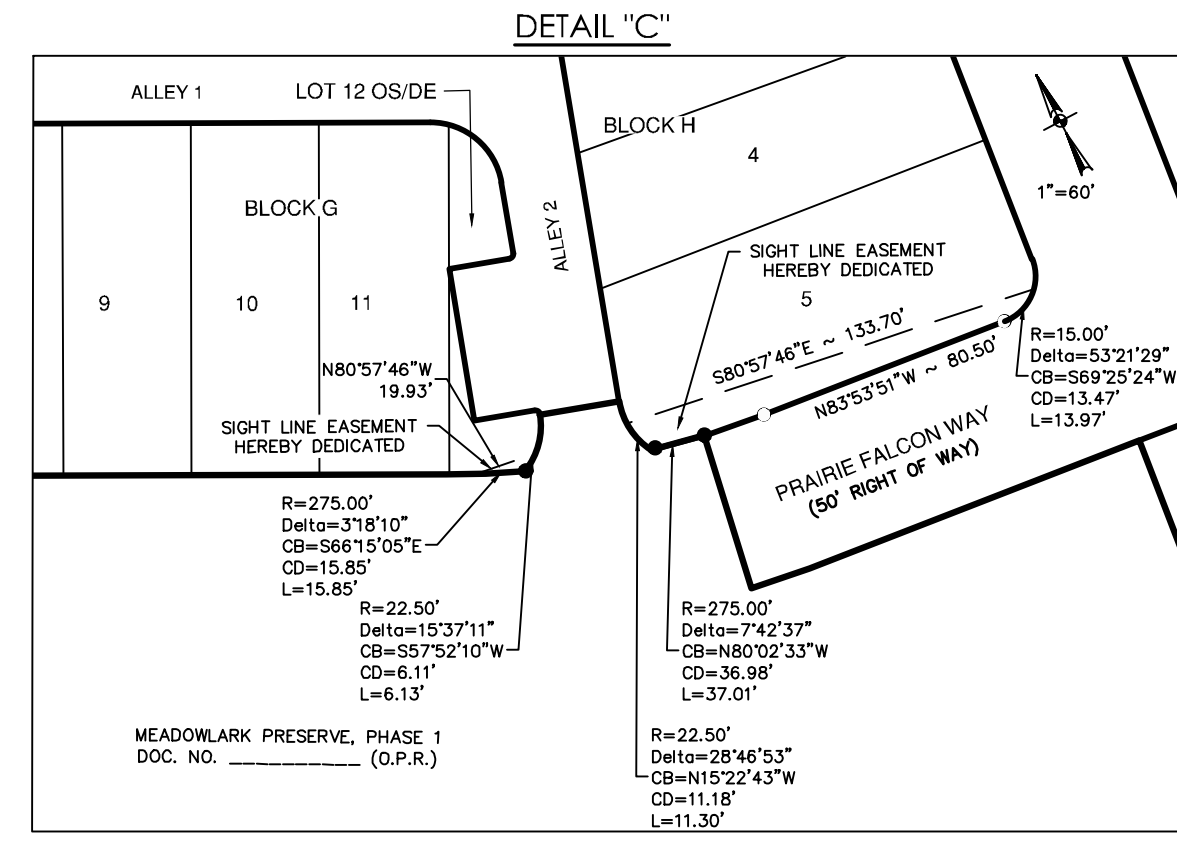
FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 2

A 57.926 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1) AND A CALLED 0.224 ACRE TRACT (TRACT 2) CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



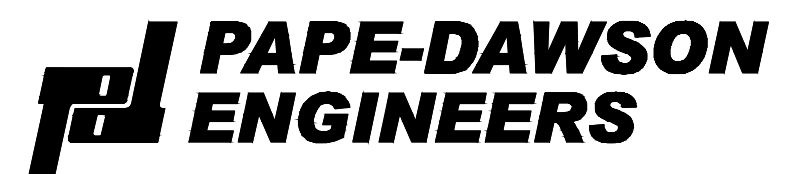
MATCHLINE - SEE SHEET 1 OF 6

MATCHLINE - SEE SHEET 3 OF 6



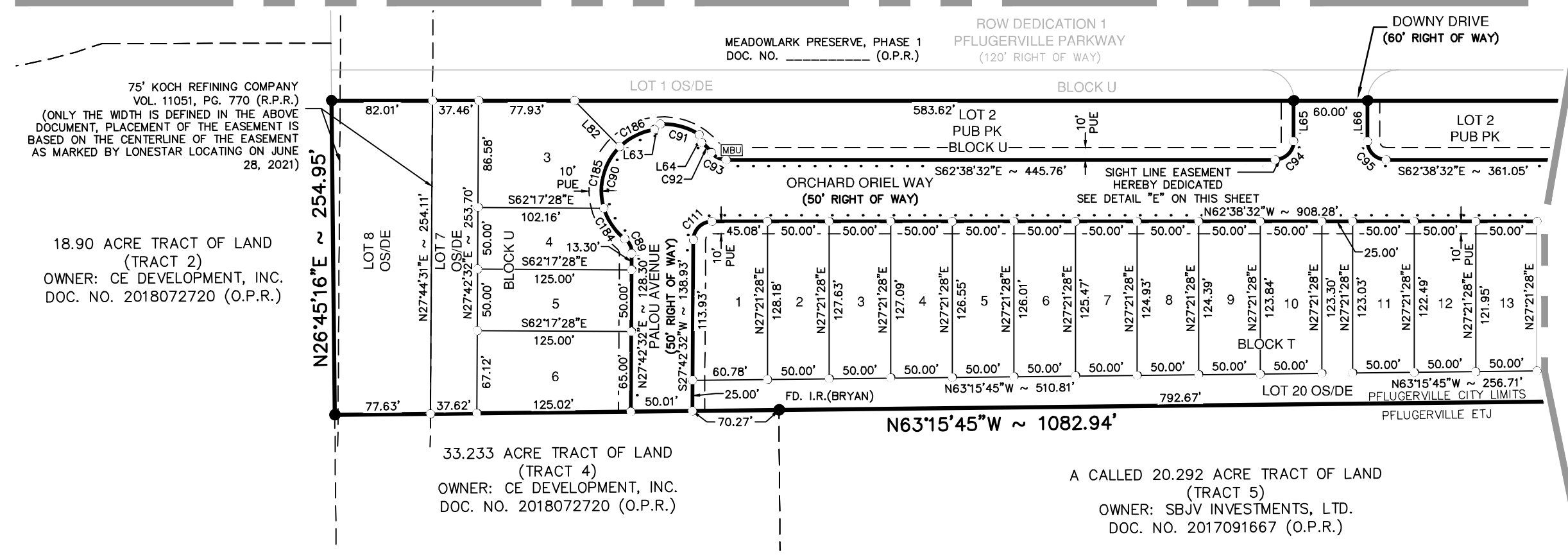
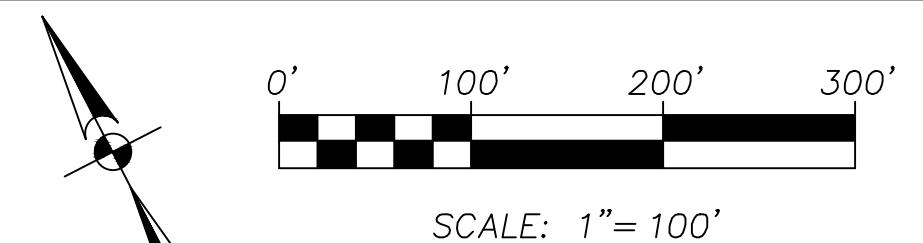
LEGEND

- | | | | |
|-----------|---|---|---------|
| DOC. NO. | DOCUMENT NUMBER | | |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS | | |
| P.R. | PLAT RECORDS OF TRAVIS COUNTY, TEXAS | ③ | ALLEY 5 |
| D.R. | DEED RECORDS OF TRAVIS COUNTY, TEXAS | ④ | ALLEY 6 |
| FD. I.R. | FOUND IRON ROD | ⑤ | ALLEY 7 |
| ROW | RIGHT OF WAY | | |
| VOL. | VOLUME | | |
| PG. | PAGE(S) | | |
| OS | OPEN SPACE | | |
| DE | DRAINAGE EASEMENT | | |
| PUE | PUBLIC UTILITY EASEMENT | | |
| PUB PK | PUBLIC PARKLAND | | |
| MBU | NEIGHBORHOOD MAILBOX UNIT EASEMENT | | |
| - - - - - | 4' SIDEWALK (UNLESS NOTED OTHERWISE) | | |
| ● | FOUND IRON ROD WITH CAP AS NOTED | | |
| ⊥ | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP | | |



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE - SEE SHEET 2 OF 6



MATCHLINE - SEE THIS SHEET

FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 2

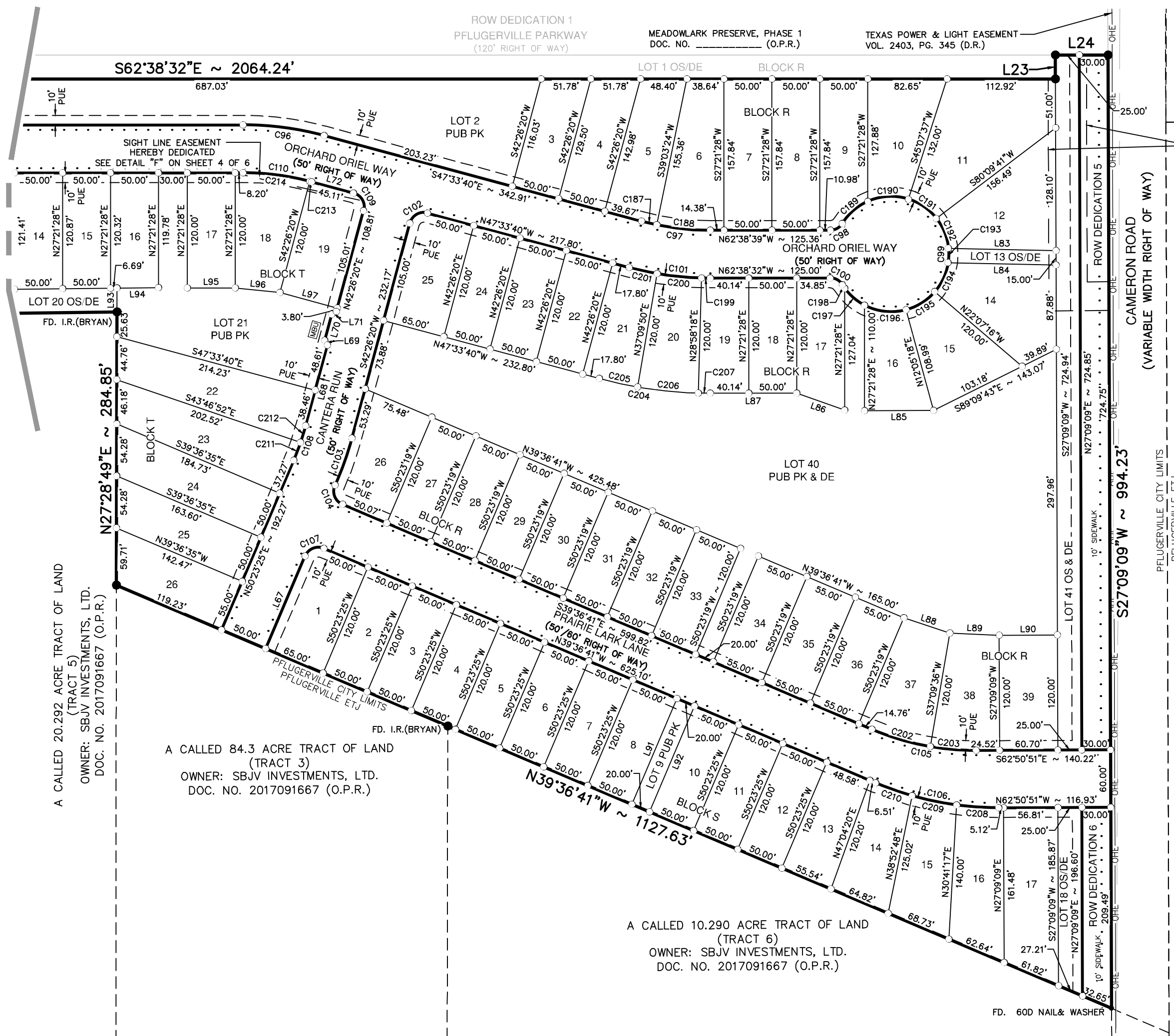
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LINE #	BEARING	LENGTH
L1	N62°50'51"W	55.00'
L2	S75°00'52"W	6.37'
L3	S27°14'27"W	95.59'
L4	N64°26'52"W	92.88'
L5	N06°06'09"E	120.00'
L6	N83°53'05"W	110.29'
L7	N10°13'07"E	50.00'
L8	N72°02'42"W	25.00'
L9	N27°14'27"E	30.00'
L10	N62°45'33"W	50.00'
L11	S27°14'27"W	145.31'
L12	S42°36'49"W	31.33'
L13	S39°49'39"W	50.00'
L14	S48°25'28"E	30.00'
L15	S47°23'11"E	89.59'
L16	S47°23'11"E	50.00'
L17	S47°23'11"E	14.18'
L18	S40°37'15"W	59.45'
L19	S27°21'17"W	67.60'
L20	S60°17'07"E	6.51'
L21	S55°48'53"W	6.55'
L22	S27°09'09"W	291.00'
L23	N27°09'09"E	25.00'
L24	S62°38'32"E	55.00'
L25	S62°45'33"E	132.76'
L26	S42°36'49"W	8.16'
L27	S06°14'22"W	72.30'
L28	N06°14'22"E	18.04'
L29	N27°14'27"E	50.19'
L30	S06°14'22"W	17.85'
L31	N08°05'19"E	6.37'
L32	S83°53'51"E	80.50'
L33	N06°14'22"E	72.49'
L34	S27°14'27"W	18.98'
L35	N62°45'33"W	74.85'
L36	N27°14'27"E	15.00'

LINE #	BEARING	LENGTH
L37	N17°45'33"W	5.66'
L38	N62°45'33"W	6.77'
L39	S27°14'27"W	39.64'
L40	S17°57'18"W	122.82'
L41	N72°02'42"W	19.00'
L42	N17°57'18"E	48.00'
L43	S72°02'42"E	19.00'
L44	N17°57'18"E	22.37'
L45	S27°14'27"W	59.27'
L46	S62°38'32"E	91.40'
L47	N62°38'32"W	91.40'
L48	S27°21'28"W	89.98'
L49	S62°38'32"E	177.22'
L50	N42°36'49"E	7.62'
L51	S42°36'49"W	8.16'
L52	S27°21'28"W	58.70'
L53	N62°38'32"W	50.50'
L54	N27°21'28"E	57.00'
L55	S62°38'32"E	19.00'
L56	N27°21'28"E	2.73'
L57	N62°38'32"W	171.50'
L58	N42°36'49"E	8.16'
L59	S27°14'27"W	39.64'
L60	N27°14'27"E	89.27'
L61	N27°21'28"E	89.59'
L62	S27°21'28"W	89.59'
L63	N74°44'26"E	6.56'
L64	S10°51'11"W	6.54'
L65	N27°21'28"E	32.96'
L66	S27°21'28"W	32.96'
L67	S50°23'25"W	105.00'
L68	N42°26'20"E	87.07'
L69	N02°33'40"W	5.66'
L70	N42°26'20"E	28.28'
L71	N87°26'20"E	5.66'
L72	N47°33'40"W	45.11'

LINE #	BEARING	LENGTH
L73	S62°38'32"E	139.09'
L74	S62°38'32"E	138.49'
L75	N85°19'53"W	39.50'
L76	N13°25'28"E	46.51'
L77	S18°15'25"W	45.52'
L78	S27°10'02"W	109.27'
L79	S35°37'30"W	117.29'
L80	N62°38'32"W	175.00'
L81	S62°38'32"E	175.00'
L82	N17°06'47"W	52.24'
L83	N61°23'33"W	112.50'
L84	N61°23'33"W	112.88'
L85	S62°50'51"E	72.09'
L86	N43°12'44"W	53.02'
L87	N62°38'32"W	90.14'
L88	N44°17'34"W	50.39'
L89	N60°13'25"W	51.51'
L90	N62°50'51"W	60.70'
L91	S50°23'25"W	120.00'
L92	S50°23'25"W	120.00'
L93	N27°21'28"E	25.00'
L94	N63°15'45"W	43.31'
L95	S62°38'32"E	50.00'
L96	N56°42'36"W	46.95'
L97	N47°33'40"W	62.00'
L98	S27°21'28"W	15.00'
L99	N27°21'28"E	15.00'
L100	S27°21'28"W	15.00'
L101	N27°21'28"E	15.00'
L102	S62°38'32"E	32.50'
L103	S63°07'38"E	22.50'
L104	S26°52'22"W	30.00'
L105	N63°07'38"W	62.65'
L106	S62°38'32"E	7.50'
L107	S27°09'09"W	724.94'

MATCHLINE - SEE THIS SHEET

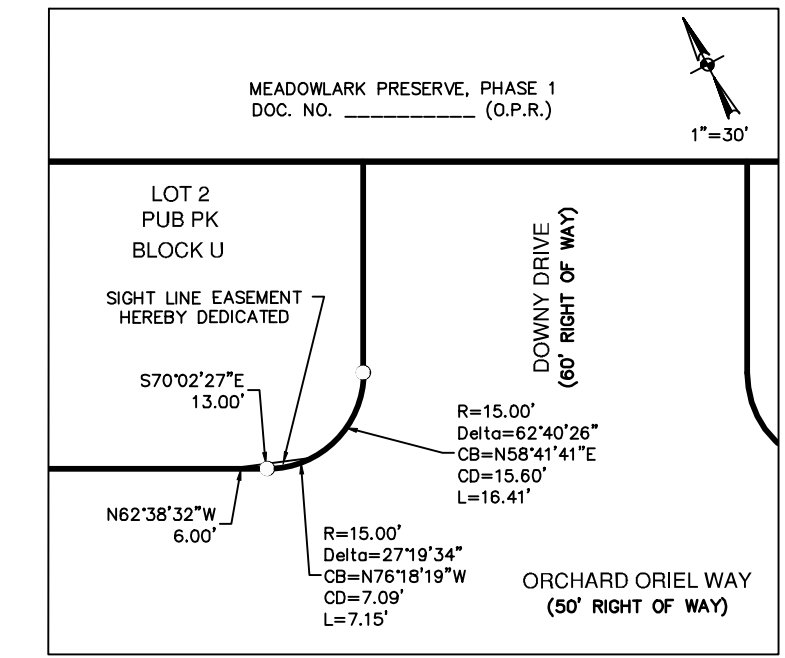


MATCHLINE - SEE THIS SHEET

LEGEND

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DETAIL "E"



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE, PHASE 2
Survey Job No. 51260-02

**FINAL PLAT
OF
MEADOWLARK PRESERVE, PHASE 2**

A 57.926 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1) AND A CALLED 0.224 ACRE TRACT (TRACT 2) CONVEYED TO MEADOWLARK PRESERVE, L.L.C. RECORDED IN DOCUMENT NO. 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK A		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	53,448	OS/DE
2	2,723	OS/DE
3	6,225	SINGLE FAMILY
4	6,212	SINGLE FAMILY
5	6,198	SINGLE FAMILY
6	6,185	SINGLE FAMILY
7	6,171	SINGLE FAMILY
8	6,157	SINGLE FAMILY
9	6,144	SINGLE FAMILY
10	6,130	SINGLE FAMILY
11	6,117	SINGLE FAMILY
12	6,103	SINGLE FAMILY
13	6,767	SINGLE FAMILY
14	6,890	SINGLE FAMILY
15	6,424	SINGLE FAMILY
16	5,850	SINGLE FAMILY
17	5,850	SINGLE FAMILY
18	5,771	SINGLE FAMILY
19	6,493	SINGLE FAMILY
20	8,714	SINGLE FAMILY
21	5,163	SINGLE FAMILY
22	5,119	SINGLE FAMILY
23	5,400	SINGLE FAMILY
24	5,400	SINGLE FAMILY
25	5,400	SINGLE FAMILY
26	5,400	SINGLE FAMILY
27	5,400	SINGLE FAMILY
28	5,400	SINGLE FAMILY
29	5,400	SINGLE FAMILY
30	5,400	SINGLE FAMILY
31	5,400	SINGLE FAMILY
32	5,400	SINGLE FAMILY
33	5,400	SINGLE FAMILY
34	5,400	SINGLE FAMILY
35	5,400	SINGLE FAMILY
36	5,400	SINGLE FAMILY
37	5,400	SINGLE FAMILY
38	5,400	SINGLE FAMILY
39	7,152	SINGLE FAMILY
40	26,405	OS/DE

BLOCK B		
LOT #	AREA (SQ. FT.)	LOT TYPE
22	6,000	SINGLE FAMILY
23	6,000	SINGLE FAMILY
24	6,000	SINGLE FAMILY
25	6,000	SINGLE FAMILY
26	6,000	SINGLE FAMILY
27	6,000	SINGLE FAMILY
28	6,000	SINGLE FAMILY
29	6,000	SINGLE FAMILY
30	6,000	SINGLE FAMILY
31	6,000	SINGLE FAMILY
32	7,576	SINGLE FAMILY
33	6,585	SINGLE FAMILY
34	6,527	OS/DE
35	8,713	SINGLE FAMILY
36	11,219	SINGLE FAMILY
37	12,322	SINGLE FAMILY
38	7,045	SINGLE FAMILY
39	7,403	SINGLE FAMILY
40	7,930	SINGLE FAMILY
41	8,494	SINGLE FAMILY
42	11,673	SINGLE FAMILY
43	8,770	SINGLE FAMILY
44	5,402	SINGLE FAMILY
45	6,077	SINGLE FAMILY
46	6,770	SINGLE FAMILY
47	6,003	SINGLE FAMILY
48	6,522	SINGLE FAMILY
49	6,654	SINGLE FAMILY
50	9,025	SINGLE FAMILY
51	7,763	SINGLE FAMILY
52	6,896	SINGLE FAMILY
53	7,135	SINGLE FAMILY
54	6,000	SINGLE FAMILY
55	6,000	SINGLE FAMILY
56	6,000	SINGLE FAMILY
57	23,835	OS/DE

BLOCK E		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	7,147	SINGLE FAMILY
2	5,402	SINGLE FAMILY
3	5,406	SINGLE FAMILY
4	5,410	SINGLE FAMILY
5	5,414	SINGLE FAMILY
6	5,418	SINGLE FAMILY
7	5,422	SINGLE FAMILY
8	6,875	SINGLE FAMILY
9	8,175	SINGLE FAMILY
10	7,468	SINGLE FAMILY
11	5,979	SINGLE FAMILY
12	6,189	SINGLE FAMILY
13	6,198	SINGLE FAMILY
14	7,438	SINGLE FAMILY
15	6,306	SINGLE FAMILY
16	5,075	SINGLE FAMILY
17	8,838	SINGLE FAMILY

BLOCK F		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	5,425	SINGLE FAMILY
2	4,400	SINGLE FAMILY
3	4,400	SINGLE FAMILY
4	4,400	SINGLE FAMILY
5	4,400	SINGLE FAMILY
6	4,400	SINGLE FAMILY
7	4,400	SINGLE FAMILY
8	4,400	SINGLE FAMILY
9	4,400	SINGLE FAMILY
10	4,400	SINGLE FAMILY
11	5,420	SINGLE FAMILY

BLOCK G		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	5,975	SINGLE FAMILY
2	4,400	SINGLE FAMILY
3	4,400	SINGLE FAMILY
4	4,400	SINGLE FAMILY
5	4,400	SINGLE FAMILY
6	4,400	SINGLE FAMILY
7	4,400	SINGLE FAMILY
8	4,400	SINGLE FAMILY
9	4,400	SINGLE FAMILY
10	4,400	SINGLE FAMILY
11	4,466	SINGLE FAMILY
12	1,344	OS/DE

BLOCK H		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	2,527	OS/DE
2	4,831	SINGLE FAMILY
3	5,112	SINGLE FAMILY
4	5,083	SINGLE FAMILY
5	7,279	SINGLE FAMILY

BLOCK I		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	5,460	SINGLE FAMILY
2	4,428	SINGLE FAMILY
3	4,424	SINGLE FAMILY
4	4,402	SINGLE FAMILY
5	5,068	SINGLE FAMILY

BLOCK R		
LOT #	AREA (SQ. FT.)	LOT TYPE
2	40,843	PUBLIC PARK
3	6,138	SINGLE FAMILY
4	6,812	SINGLE FAMILY
5	7,688	SINGLE FAMILY
6	8,570	SINGLE FAMILY
7	7,892	SINGLE FAMILY
8	7,892	SINGLE FAMILY
9	7,310	SINGLE FAMILY
10	7,794	SINGLE FAMILY
11	13,554	SINGLE FAMILY
12	9,682	SINGLE FAMILY
13	1,686	OS/DE
14	9,440	SINGLE FAMILY
15	7,476	SINGLE FAMILY
16	6,060	SINGLE FAMILY
17	6,393	SINGLE FAMILY
18	6,000	SINGLE FAMILY
19	6,118	SINGLE FAMILY
20	6,606	SINGLE FAMILY
21	6,390	SINGLE FAMILY

BLOCK J		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	6,023	SINGLE FAMILY
2	4,400	SINGLE FAMILY
3	4,400	SINGLE FAMILY
4	4,400	SINGLE FAMILY
5	15,751	PUBLIC PARK
6	6,279	SINGLE FAMILY
7	4,780	SINGLE FAMILY
8	4,602	SINGLE FAMILY
9	4,400	SINGLE FAMILY
10	6,024	SINGLE FAMILY
11	4,400	SINGLE FAMILY
12	4,400	SINGLE FAMILY
13	4,400	SINGLE FAMILY
14	4,400	SINGLE FAMILY
15	4,400	SINGLE FAMILY
16	6,024	SINGLE FAMILY

BLOCK K		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	5,976	SINGLE FAMILY
2	4,400	SINGLE FAMILY
3	4,400	SINGLE FAMILY
4	4,400	SINGLE FAMILY
5	4,400	SINGLE FAMILY
6	4,400	SINGLE FAMILY
7	4,400	SINGLE FAMILY
8	5,976	SINGLE FAMILY

BLOCK R		
LOT #	AREA (SQ. FT.)	LOT TYPE
22	6,000	SINGLE FAMILY
23	6,000	SINGLE FAMILY
24	6,000	SINGLE FAMILY
25	7,752	SINGLE FAMILY
26	8,158	SINGLE FAMILY
27	6,000	SINGLE FAMILY
28	6,000	SINGLE FAMILY
29	6,000	SINGLE FAMILY
30	6,000	SINGLE FAMILY
31	6,000	SINGLE FAMILY
32	6,000	SINGLE FAMILY
33	6,000	SINGLE FAMILY
34	6,600	SINGLE FAMILY
35	6,600	SINGLE FAMILY
36	6,600	SINGLE FAMILY
37	7,783	SINGLE FAMILY
38	7,489	SINGLE FAMILY
39	7,284	SINGLE FAMILY
40	120,341	PUBLIC PARK & DE
41	18,122	OS/DE

BLOCK L		
LOT #	AREA (SQ. FT.)	LOT TYPE
25	7,734	SINGLE FAMILY
26	5,792	SINGLE FAMILY
27	5,400	SINGLE FAMILY
28	5,400	SINGLE FAMILY
29	5,400	SINGLE FAMILY
30	5,400	SINGLE FAMILY
31	5,407	SINGLE FAMILY
32	7,341	SINGLE FAMILY
33	4,482	SINGLE FAMILY
34	5,371	SINGLE FAMILY
35	5,400	SINGLE FAMILY
36	5,400	SINGLE FAMILY
37	5,400	SINGLE FAMILY
38	5,400	SINGLE FAMILY
39	5,400	SINGLE FAMILY
40	5,399	SINGLE FAMILY
41	4,670	SINGLE FAMILY
42	6,404	SINGLE FAMILY
43	10,933	SINGLE FAMILY
44	6,993	SINGLE FAMILY
45	5,959	SINGLE FAMILY
46	6,307	SINGLE FAMILY
47	6,293	SINGLE FAMILY
48	6,280	SINGLE FAMILY
49	6,266	SINGLE FAMILY
50	2,732	OS/DE
51	15,162	OS/DE

BLOCK S		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	7,752	SINGLE FAMILY
2	6,000	SINGLE FAMILY
3	6,000	SINGLE FAMILY
4	6,000	SINGLE FAMILY
5	6,000	SINGLE FAMILY
6	6,000	SINGLE FAMILY
7	6,000	SINGLE FAMILY
8	6,000	SINGLE FAMILY
9	2,400	PUBLIC PARK
10	6,000	SINGLE FAMILY
11	6,000	SINGLE FAMILY
12	6,000	SINGLE FAMILY
13	6,247	SINGLE FAMILY
14	6,764	SINGLE FAMILY
15	7,466	SINGLE FAMILY
16	8,049	SINGLE FAMILY
17	9,866	SINGLE FAMILY
18	4,781	OS/DE

BLOCK U		
LOT #	AREA (SQ. FT.)	LOT TYPE
2	25,226	PUB PK
3	8,724	SINGLE FAMILY
4	5,826	SINGLE FAMILY
5	6,250	SINGLE FAMILY
6	8,257	SINGLE FAMILY
7	9,531	OS/DE
8	20,316	OS/DE

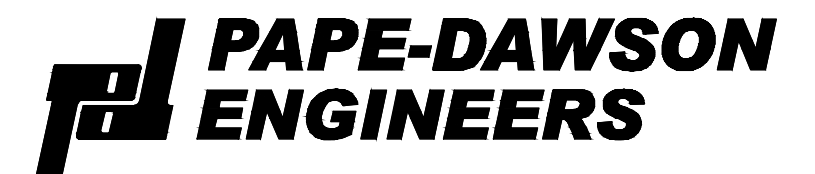
BLOCK T		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	7,712	SINGLE FAMILY
2	6,395	SINGLE FAMILY
3	6,368	SINGLE FAMILY
4	6,341	SINGLE FAMILY
5	6,314	SINGLE FAMILY
6	6,287	SINGLE FAMILY
7	6,260	SINGLE FAMILY
8	6,233	SINGLE FAMILY
9	6,206	SINGLE FAMILY
10	6,179	SINGLE FAMILY
11	6,138	SINGLE FAMILY
12	6,111	SINGLE FAMILY
13	6,084	SINGLE FAMILY
14	6,057	SINGLE FAMILY
15	6,030	SINGLE FAMILY
16	6,003	SINGLE FAMILY
17	6,000	SINGLE FAMILY
18	7,599	SINGLE FAMILY
19	7,392	SINGLE FAMILY
20	22,894	OS/DE
21	20,345	PUBLIC PARK
22	10,367	SINGLE FAMILY
23	9,735	SINGLE FAMILY
24	8,708	SINGLE FAMILY
25	7,652	SINGLE FAMILY
26	7,197	SINGLE FAMILY

ROW DEDICATION		
LOT #	AREA (SQ. FT.)	LOT TYPE
4	8,731	ROW
5	21,744	ROW
6	6,091	ROW
7	6,222	ROW
8	12,392	ROW
9	2,016	ROW
10	9,770	ROW

Parkland Calculations - Meadowlark Preserve Phase 2	
Total Public Parkland Required (247 SF Lots)	4.89 Acres
Total Public Parkland Dedication Provided	5.20 Acres

Lot Size Distribution - Meadowlark Preserve Phase 2		
	Total	Percentage
40' x 110' Alley	43	17.4%
40' x 110' Alley Paseo	11	4.5%
45' x 120' Front	83	33.6%
50' x 120' Front	110	44.5%
Total	247	100.0%

Lot Size Distribution - Meadowlark Preserve Total		
	Total	Percentage
40' x 110' Alley	94	25.1%
40' x 110' Alley Paseo	50	13.3%
45' x 120' Front	112	29.9%
50' x 120' Front	119	31.7%
Total	375	100.0%



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
MEADOWLARK PRESERVE, PHASE 2

A 57.926 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1) AND A CALLED 0.224 ACRE TRACT (TRACT 2) CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 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 SHALL BE PROVIDED BY MANVILLE WATER CORPORATION. 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 TEN (10) FOOT 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 BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
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. A MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREETS.
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. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25 8A.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AGREEMENT (MEADOWLARK PRESERVE) RECORDED IN DOCUMENT NO. 2023006374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
11. THE COMMUNITY IMPACT FEE FOR WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO CITY OF PFLUGERVILLE ORDINANCE NO. 1557-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT 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, AS AMENDED.
14. 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.
15. 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.
16. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING 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.
17. 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.
18. 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.
19. LOT 1, 2, AND 40, BLOCK A; LOT 34, AND 57, BLOCK B; LOT 12, BLOCK G; LOT 1, BLOCK H; LOT 50, AND 51, BLOCK I; LOT 13, AND 41, BLOCK R; LOT 18, BLOCK S; LOT 20, BLOCK T; LOT 7, AND 8, BLOCK U; LOT 1, BLOCK V ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THE ENTIRETY OF LOT 40, BLOCK R SHALL BE A DRAINAGE EASEMENT.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, MEADOWLARK PRESERVE, LLC, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1) AND A CALLED 0.224 ACRE TRACT (TRACT 2), CONVEYED IN DOCUMENT NUMBER 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS. DOES HEREBY SUBDIVIDE 57.926 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "MEADOWLARK PRESERVE, PHASE 2" 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

MEADOWLARK PRESERVE, LLC
13620 FM 620 BLDG. B, STE 150
AUSTIN, TX 78717

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. 48453C0295H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

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 COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

 10/15/2023

DUSTIN GOSS, P.E. 91805
ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759

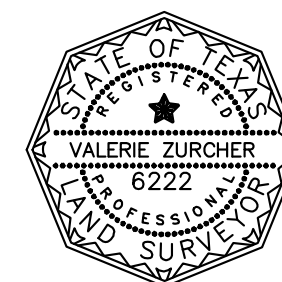


SURVEYOR'S CERTIFICATION:

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; COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND 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.

 10.16.2023

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 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 _____
OSCAR R. MITCHELL, P&Z COMMISSION CHAIR

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

BY: _____
JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

COUNTY CERTIFICATION:

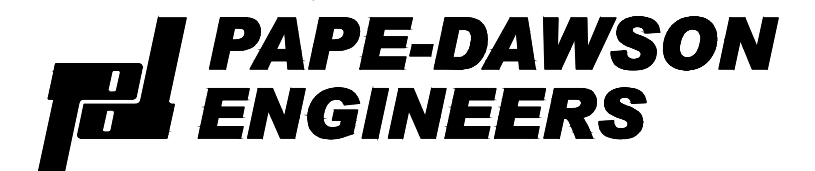
I, DYANA LIMON-MERCADO, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK ____M AND DULY RECORD ON THE _____ DAY OF _____ 20____ A.D. AT ____ O'CLOCK ____M, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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