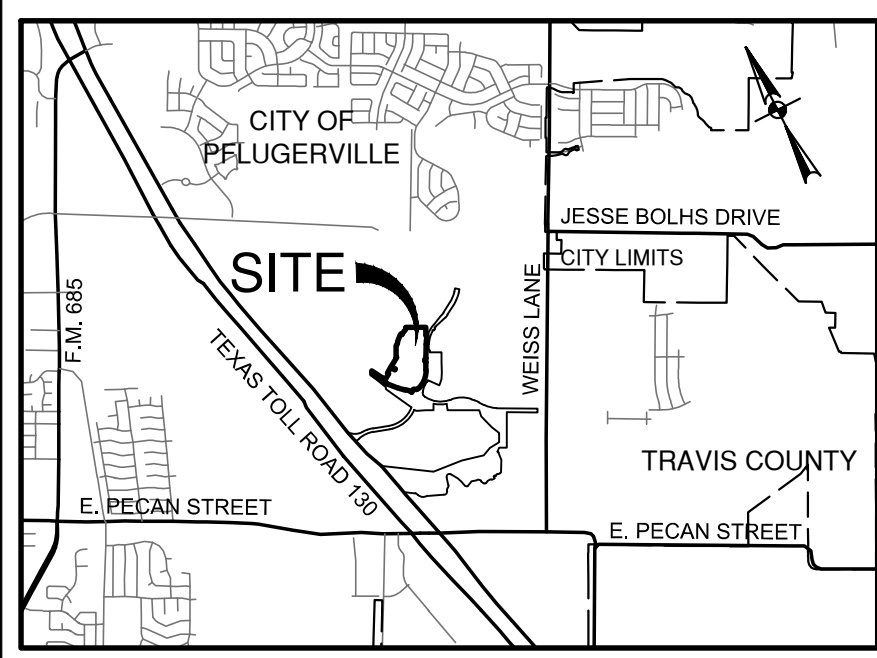
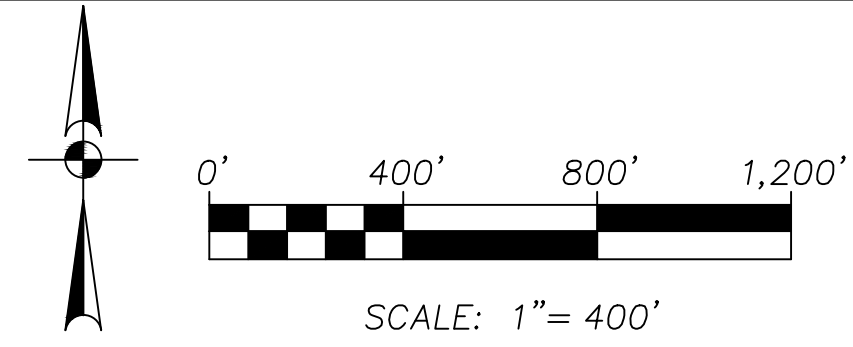


FINAL PLAT OF LAKESIDE MEADOWS - PHASE 2

A 29.703 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 47.734 ACRE TRACT CONVEYED TO CACTUS GEHAN HOMES, L.T.D., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



OWNER: GEHAN HOMES, LTD
BARTON CREEK PLAZA II,
3815 S. CAPITAL OF TEXAS HIGHWAY STE. 275
AUSTIN, TEXAS 78704

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

SUBMITTAL DATE: JANUARY 11, 2021

LOT SUMMARY

TOTAL ACREAGE:	29.703 ACRES
TOTAL NUMBER OF BLOCKS:	9
OSL & DE LOTS:	6 (8.182 ACRES)
MEDIAN LOTS:	1 (0.065 ACRES)
RIGHT OF WAY:	1 (7.121 ACRES)
SF RESIDENTIAL LOTS:	84 (14.335 ACRES)

LINEAR FEET OF NEW STREET

STARNBERG BEND:	1902 LF	2.160 AC	50' ROW
AMMERSEE LANE:	1840 LF	2.124 AC	50' ROW
COLORADO SANDS DRIVE:	1164 LF	1.875 AC	70' ROW
CONSTANCE WAY:	673 LF	0.746 AC	50' ROW
TORRENS SALT TRAIL:	159 LF	0.155 AC	50' ROW
BODENSEE RUN:	86 LF	0.061 AC	50' ROW

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

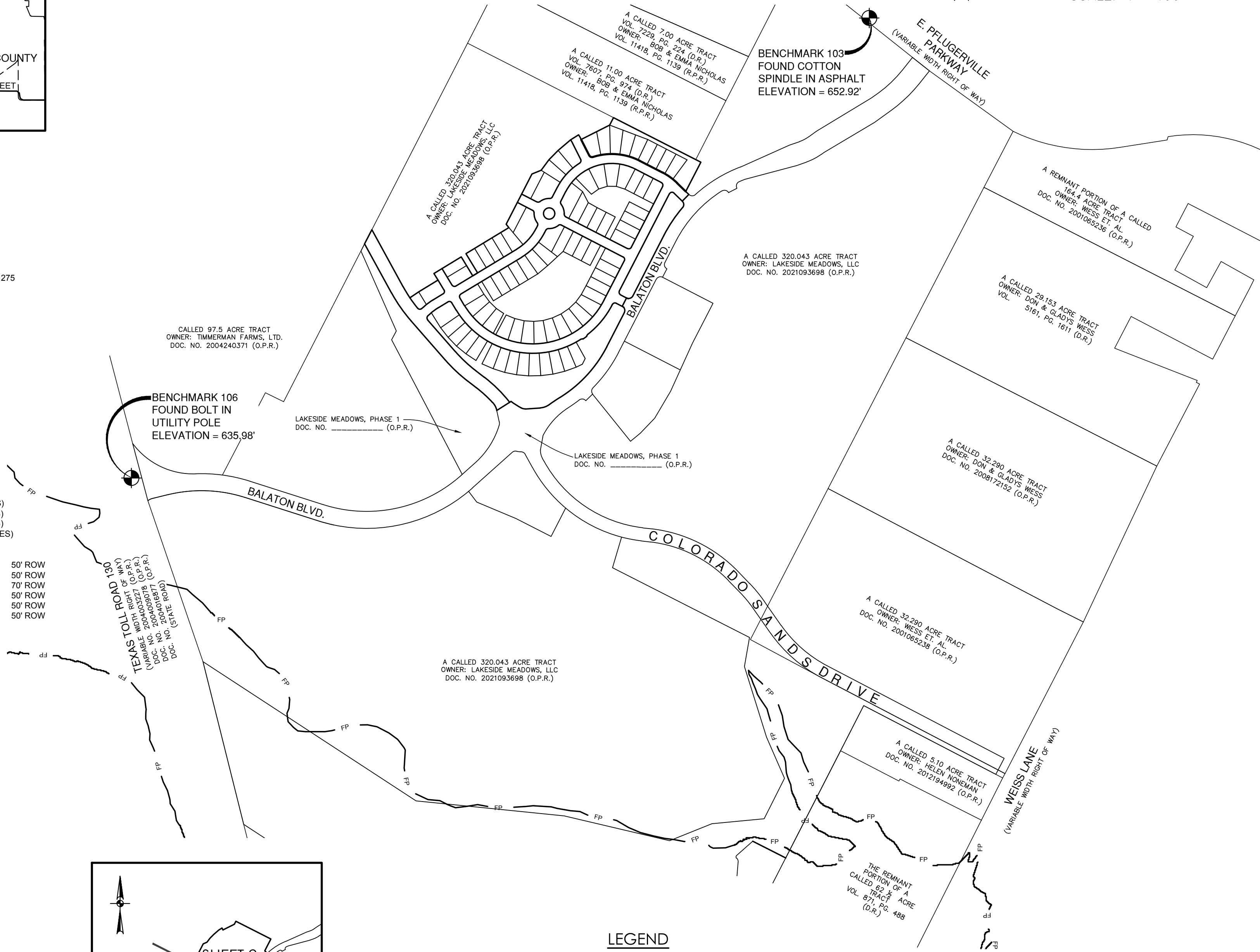
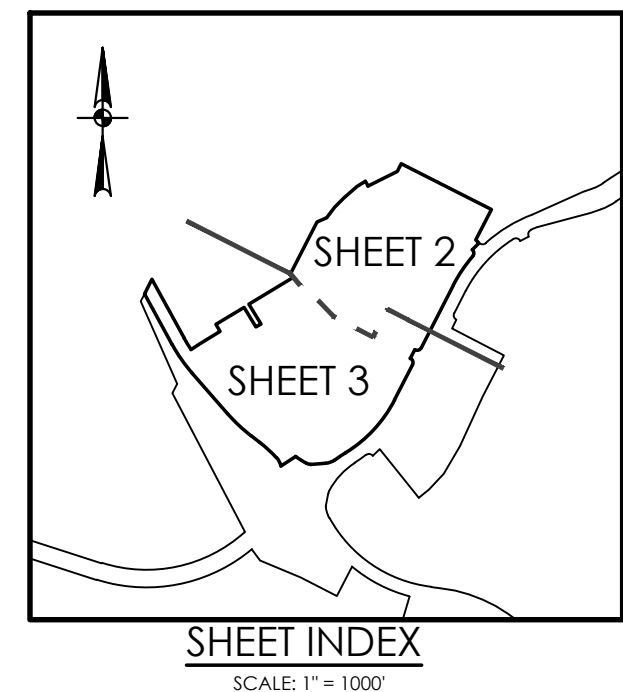
BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 03

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

BENCHMARK No. 106
BOLT IN UTILITY POLE
GRID N: 10131421.9'
GRID E: 3161324.3'
ELEV: 635.98'

SHEET INDEX

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



LEGEND

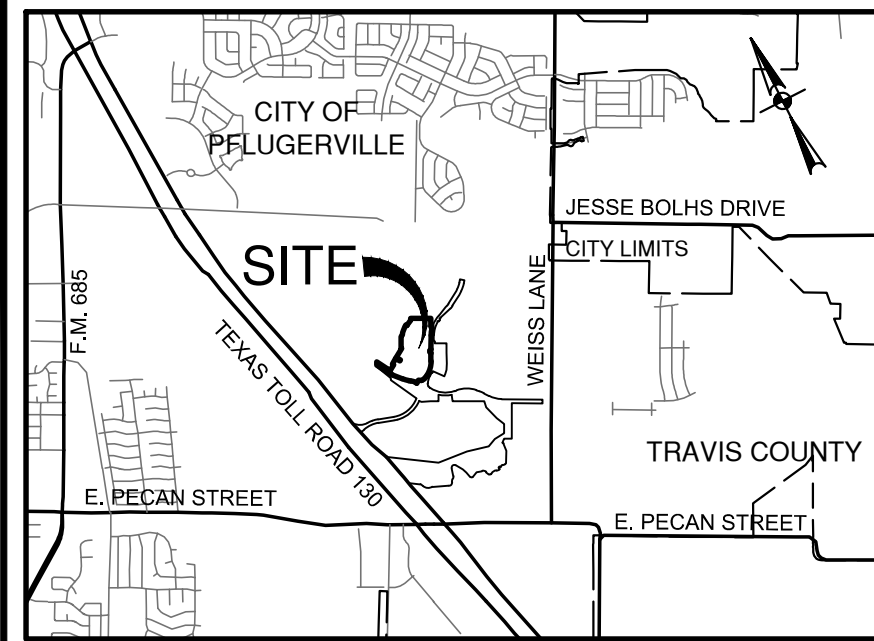
DOC. NO.	DOCUMENT NUMBER	●	FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS	⊥	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS	FP	FEMA FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS	—	4' SIDEWALK
FD, I.R.	FOUND IRON ROD	---	10' HIKE + BIKE TRAIL
ROW	RIGHT OF WAY	---	10' P.U.E.
VOL.	VOLUME		
PG.	PAGE(S)		
P.U.E.	PUBLIC UTILITY EASEMENT		
DE	DRAINAGE EASEMENT		



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: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 1 OF 5



LOCATION MAP

1" = 5000'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	326.24'	004°58'00"	S29°29'50"E	28.27'	28.28'
C3	25.00'	086°16'32"	S02°35'30"E	34.19'	37.64'
C4	760.00'	013°17'09"	S33°54'11"W	175.83'	176.23'
C21	275.00'	031°31'49"	N43°01'32"E	149.43'	151.33'
C22	15.00'	065°05'57"	N05°17'21"W	16.14'	17.04'
C23	80.00'	040°11'52"	N17°44'23"W	54.98'	56.13'
C24	15.00'	063°42'00"	N29°29'27"W	15.83'	16.68'
C25	15.00'	065°05'47"	N84°42'34"E	16.14'	17.04'
C26	80.00'	040°11'52"	N72°15'37"E	54.98'	56.13'
C27	15.00'	065°05'56"	N59°48'35"E	16.14'	17.04'
C28	325.00'	031°05'00"	N42°48'07"E	174.16'	176.31'
C29	15.00'	085°07'35"	N15°46'49"E	20.29'	22.29'
C30	275.00'	005°12'10"	N29°23'03"W	24.96'	24.97'
C31	325.00'	000°13'02"	S26°46'58"E	1.23'	1.23'
C32	15.00'	081°21'12"	S67°27'35"E	19.55'	21.30'
C33	325.00'	045°23'48"	S85°26'17"E	250.82'	257.50'
C34	325.00'	017°00'37"	S54°14'05"E	96.13'	96.49'
C35	15.00'	107°00'37"	S80°45'55"W	24.12'	28.02'
C49	15.00'	085°36'07"	N15°32'27"W	20.38'	22.41'
C50	15.00'	090°00'00"	N72°15'37"E	21.21'	23.56'
C51	15.00'	065°05'57"	S30°11'26"E	16.14'	17.04'
C52	80.00'	040°11'52"	S17°44'23"E	54.98'	56.13'
C53	15.00'	065°05'58"	S05°17'20"E	16.14'	17.04'
C54	275.00'	090°00'00"	S72°15'37"W	388.91'	431.97'
C55	275.00'	004°23'53"	N60°32'27"W	21.10'	21.11'
C56	15.00'	090°00'00"	N17°44'23"W	21.21'	23.56'
C59	325.00'	031°31'49"	S43°01'32"E	176.60'	178.85'
C60	15.00'	065°05'52"	S59°48'37"W	16.14'	17.04'
C61	80.00'	040°11'52"	S72°15'37"E	54.98'	56.13'
C62	15.00'	065°05'58"	S84°42'40"W	16.14'	17.04'
C64	275.00'	023°02'31"	S38°46'53"W	109.85'	110.59'
C65	325.00'	005°10'40"	S29°50'57"W	29.36'	29.37'
C66	325.00'	008°58'40"	S36°55'37"W	50.87'	50.93'
C67	325.00'	008°55'31"	S45°52'43"W	50.58'	50.63'
C68	325.00'	008°00'08"	S54°20'33"W	45.35'	45.39'
C69	325.00'	007°54'36"	S75°49'07"W	44.83'	44.87'
C70	325.00'	008°55'31"	S84°14'11"W	50.58'	50.63'
C71	325.00'	008°55'31"	N86°50'18"W	50.58'	50.63'
C72	325.00'	008°55'31"	N77°54'47"W	50.58'	50.63'
C73	325.00'	008°55'31"	N68°59'15"W	50.58'	50.63'
C74	325.00'	001°47'07"	N63°37'56"W	10.13'	10.13'
C75	325.00'	002°33'27"	N61°27'40"W	14.51'	14.51'
C76	325.00'	009°04'51"	N55°38'31"W	51.46'	51.51'
C77	325.00'	005°22'19"	N48°24'56"W	30.46'	30.47'
C95	275.00'	011°35'59"	N33°03'36"E	55.58'	55.67'
C96	275.00'	006°56'07"	N42°19'39"E	33.27'	33.29'
C97	275.00'	017°45'03"	N54°40'14"E	84.86'	85.20'
C98	275.00'	017°45'03"	N72°25'17"E	84.86'	85.20'
C99	275.00'	017°46'07"	S89°49'08"E	84.94'	85.28'
C100	275.00'	017°54'44"	S71°58'43"E	85.62'	85.97'
C101	275.00'	000°16'58"	S62°52'52"E	1.36'	1.36'
C119	325.00'	008°55'31"	N41°57'21"E	50.58'	50.63'
C120	325.00'	010°13'58"	N32°22'36"E	57.97'	58.04'

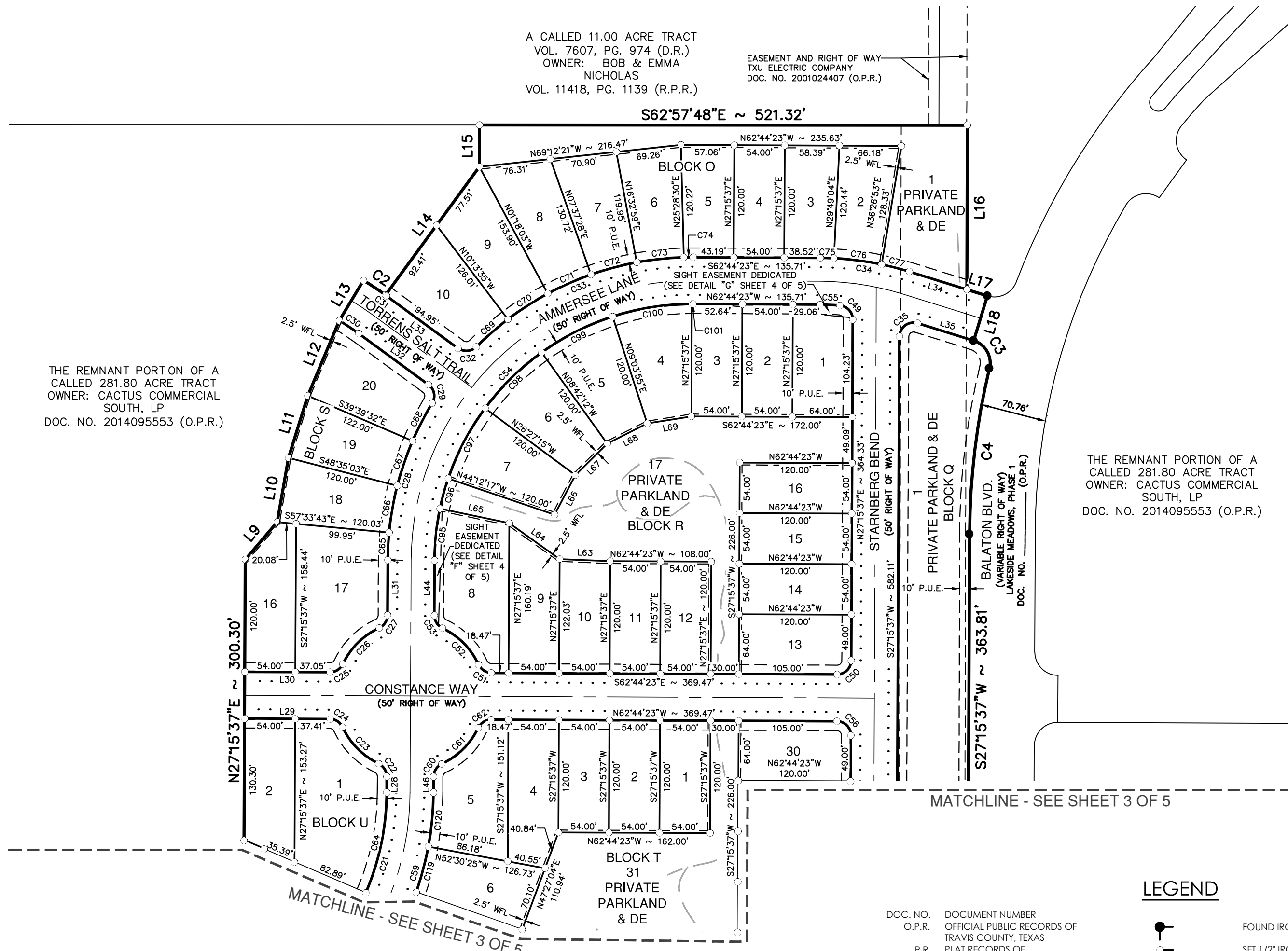
LINE TABLE		
LINE #	BEARING	LENGTH
L9	N67°26'38"E	52.69'
L10	N36°57'11"E	69.66'
L11	N44°13'59"E	69.43'
L12	N49°44'53"E	86.98'
L13	N58°00'53"E	50.00'
L14	N63°13'02"E	169.92'
L15	N27°01'45"E	44.78'
L16	S27°09'27"W	175.53'
L17	S45°43'46"E	22.99'
L18	S44°07'31"W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L28	N27°15'37"E	16.91'
L29	N62°44'13"W	91.41'
L30	S62°44'23"E	91.05'
L31	N27°15'37"E	58.93'
L32	N26°46'58"W	92.31'
L33	S26°46'58"E	94.95'
L34	S45°43'46"E	64.53'
L35	N45°43'46"W	62.68'
L44	S27°15'37"W	58.93'
L46	S27°15'37"W	16.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L63	N60°35'15"W	54.04'
L64	N27°29'18"W	66.13'
L65	N51°08'24"W	75.57'
L66	N54°40'14"E	47.83'
L67	N72°25'17"E	47.83'
L68	S89°49'08"E	47.88'
L69	S72°05'42"E	47.68'

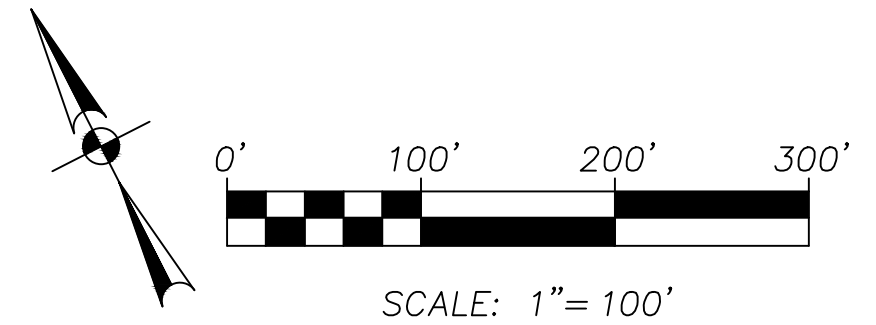
THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OWNER: CACTUS COMMERCIAL SOUTH, LP DOC. NO. 2014095553 (O.P.R.)

THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OWNER: CACTUS COMMERCIAL SOUTH, LP DOC. NO. 2014095553 (O.P.R.)



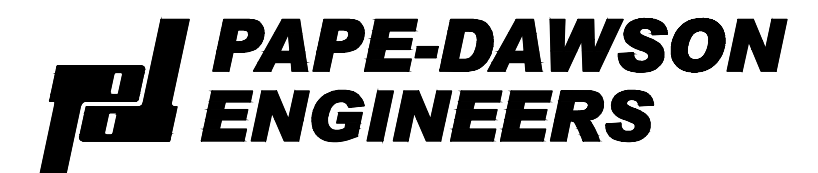
FINAL PLAT OF LAKESIDE MEADOWS - PHASE 2

A 29.703 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 47.734 ACRE TRACT CONVEYED TO CACTUS GEHAM HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



A CALLED 11.00 ACRE TRACT VOL. 7607, PG. 974 (D.R.) OWNER: BOB & EMMA NICHOLAS VOL. 11418, PG. 1139 (R.P.R.) EASEMENT AND RIGHT OF WAY TXU ELECTRIC COMPANY DOC. NO. 2001024407 (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 RIGHT OF WAY
VOL	VOLUME
P.U.E.	PAGE(S)
P.U.E.	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WFL	WALL/FENCE/LANDSCAPE
	FOUND IRON ROD WITH CAP AS NOTED
	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
	FEMA FLOODPLAIN
	4' SIDEWALK
	10' HIKE & BIKE TRAIL
	10' P.U.E.



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

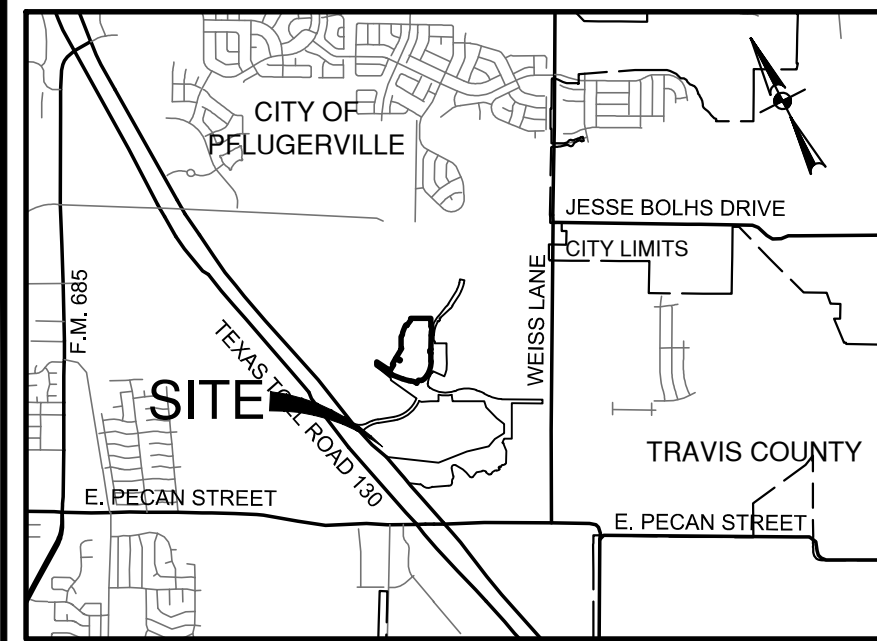
DATE OF PLAT PREPARATION: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 2 OF 5

LAKESIDE MEADOWS, PHASE 2 Survey Job No. 50627-04 Date: Dec 02, 2021, 2:41pm User: ID: B.Lawson File: H:\Survey\GVT\50627\pdr\pl\lakeside_meadows_phase2_02.dwg

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 2

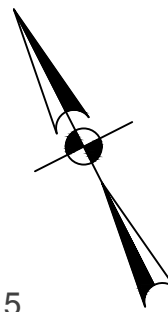
A 29.703 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 47.734 ACRE TRACT CONVEYED TO CACTUS GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



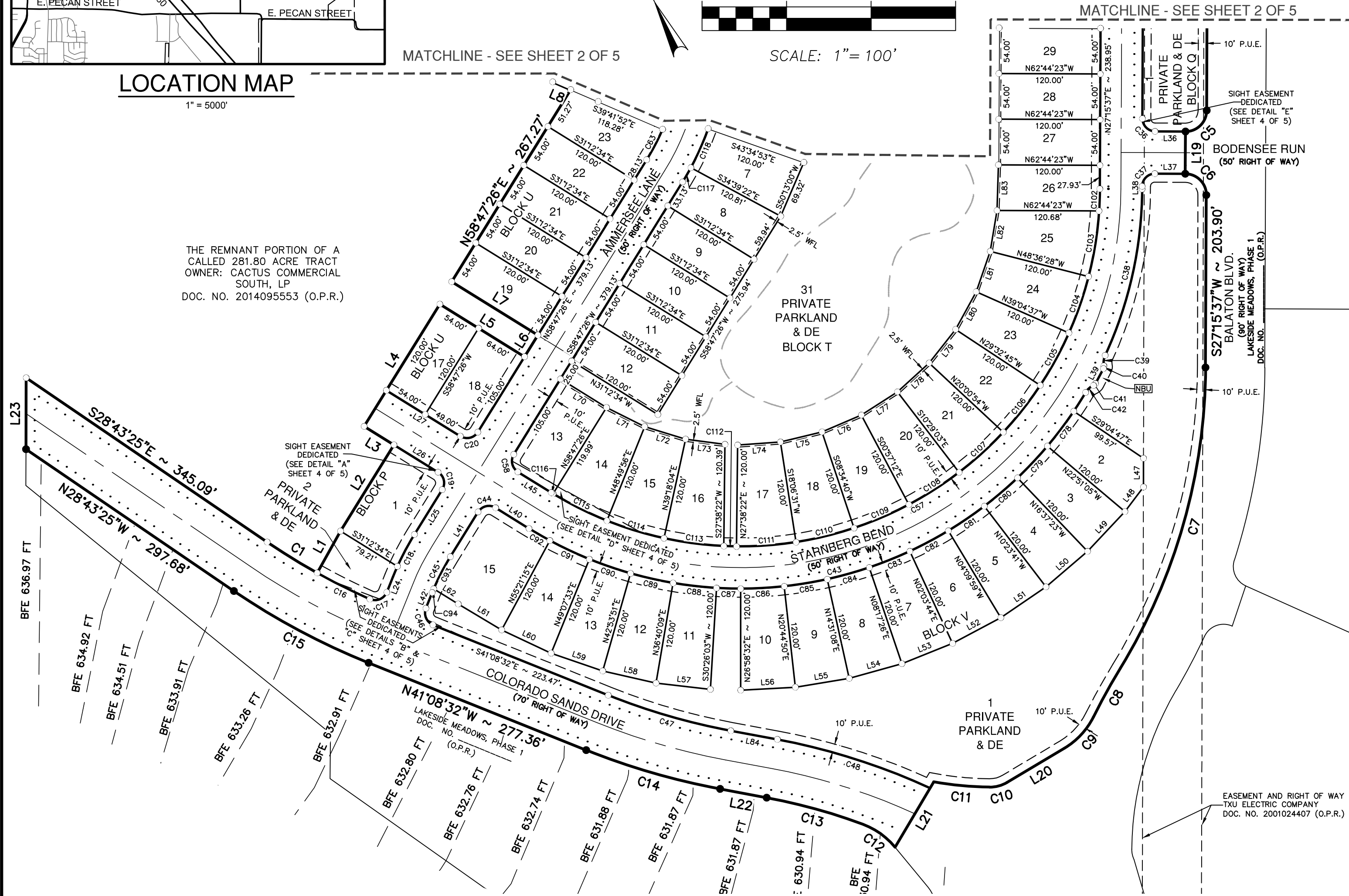
LOCATION MAP

1" = 5000'

THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OWNER: CACTUS COMMERCIAL SOUTH, LP DOC. NO. 2014095553 (O.P.R.)



SCALE: 1" = 100'



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	765.00'	005°12'42"	S31°19'45"E	69.56'	69.58'
C5	25.00'	090°00'00"	S72°15'37"W	35.36'	39.27'
C6	25.00'	090°00'00"	S17°44'23"E	35.36'	39.27'
C7	690.08'	031°05'22"	S42°48'25"W	369.87'	374.45'
C8	835.00'	004°31'23"	S55°56'22"W	65.90'	65.92'
C9	90.00'	032°28'32"	S69°54'56"W	50.33'	51.01'
C10	40.00'	031°19'59"	N78°10'48"W	21.60'	21.87'
C11	390.00'	009°44'59"	N57°38'19"W	66.28'	66.36'
C12	90.00'	030°11'56"	N27°33'16"W	46.89'	47.44'
C13	690.64'	009°48'43"	N47°34'00"W	118.13'	118.27'
C14	835.00'	011°19'58"	N46°48'31"W	164.89'	165.16'
C15	835.00'	012°25'07"	N34°55'58"W	180.63'	180.98'
C16	765.00'	005°12'42"	S36°32'27"E	69.56'	69.58'
C17	15.00'	091°59'44"	S85°08'40"E	21.58'	24.08'
C18	325.00'	009°55'58"	N53°49'27"E	56.27'	56.34'
C19	15.00'	090°00'00"	N13°47'26"E	21.21'	23.56'
C20	15.00'	090°00'00"	S76°12'34"E	21.21'	23.56'
C36	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C37	15.00'	090°00'00"	S72°15'37"W	21.21'	23.56'
C38	475.00'	024°29'25"	S39°30'20"W	201.49'	203.03'
C39	20.00'	036°28'00"	S34°14'33"W	12.52'	12.73'
C40	5.00'	038°44'23"	S35°22'45"W	3.32'	3.38'
C41	5.00'	038°44'23"	S74°07'05"W	3.32'	3.38'
C42	20.00'	036°12'49"	S75°22'52"W	12.43'	12.64'
C43	475.00'	091°03'09"	N76°44'09"W	677.89'	754.85'
C44	15.00'	090°00'00"	N76°12'34"W	21.21'	23.56'
C45	275.00'	009°55'58"	S53°49'27"W	47.61'	47.67'
C46	15.00'	090°00'00"	S03°51'28"W	21.21'	23.56'
C47	765.00'	011°19'58"	S46°48'31"E	151.07'	151.31'
C48	760.00'	014°19'39"	S45°18'40"E	189.55'	190.05'
C57	425.00'	012°31'41"	N88°01'36"E	74.72'	90.45'
C58	15.00'	090°00'00"	S13°47'26"W	21.21'	23.56'
C63	275.00'	008°29'18"	S54°32'47"W	40.70'	40.74'
C78	475.00'	006°13'42"	N64°02'04"E	51.61'	51.64'
C79	475.00'	006°13'42"	N70°15'46"E	51.61'	51.64'
C80	475.00'	006°13'42"	N76°29'28"E	51.61'	51.64'
C81	475.00'	006°13'42"	N82°43'10"E	51.61'	51.64'
C82	475.00'	006°13'42"	N88°56'53"E	51.61'	51.64'
C83	475.00'	006°13'42"	S84°49'25"E	51.61'	51.64'
C84	475.00'	006°13'42"	S78°35'43"E	51.61'	51.64'
C85	475.00'	006°13'42"	S72°22'01"E	51.61'	51.64'
C86	475.00'	006°13'42"	S66°08'19"E	51.61'	51.64'
C87	475.00'	003°27'31"	S61°17'42"E	28.67'	28.67'
C88	475.00'	006°14'05"	S56°26'54"E	51.66'	51.69'
C89	475.00'	006°13'42"	S50°13'00"E	51.61'	51.64'
C90	475.00'	006°13'42"	S43°59'18"E	51.61'	51.64'
C91	475.00'	006°13'42"	S37°45'36"E	51.61'	51.64'
C92	475.00'	003°26'11"	S32°55'40"E	28.48'	28.49'
C93	275.00'	008°55'36"	N54°19'38"E	42.80'	42.84'
C94	275.00'	001°00'22"	N49°21'39"E	4.83'	4.83'
C102	425.00'	003°30'53"	S29°01'12"W	26.07'	26.07'
C103	425.00'	010°36'54"	S36°05'05"W	78.63'	78.74'
C104	425.00'	009°31'51"	S46°09'28"W	70.62'	70.70'
C105	425.00'	009°31'51"	S55°41'19"W	70.62'	70.70'
C106	425.00'	009°31'51"	S65°13'10"W	70.62'	70.70'
C107	425.00'	009°31'51"	S74°45'02"W	70.62'	70.70'
C108	425.00'	009°31'51"	S84°16'53"W	70.62'	70.70'
C109	425.00'	009°31'51"	N86°11'16"W	70.62'	70.70'
C110	425.00'	009°31'51"	N76°39'25"W	70.62'	70.70'
C111	425.00'	009°31'51"	N67°07'34"W	70.62'	70.70'
C112	425.00'	002°01'21"	N61°20'57"W	15.00'	15.00'
C113	425.00'	009°38'21"	N55°31'06"W	71.42'	71.50'
C114	425.00'	009°31'51"	N45°56'00"W	70.62'	70.70'
C115	425.00'	009°37'53"	N36°21'08"W	71.36'	71.44'
C116	425.00'	000°19'37"	N31°22'23"W	2.43'	2.43'
C117	325.00'	003°26'48"	N57°04'02"E	19.55'	19.55'
C118	325.00'	008°55'31"	N50°52'52"E	50.58'	50.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N56°04'21"E	56.71'
L2	N58°47'26"E	120.00'
L3	N31°12'34"W	41.61'
L4	N58°47'26"E	170.00'
L5	S31°12'34"E	118.00'
L6	N58°47'26"E	30.00'
L7	N31°12'34"W	120.00'
L8	N39°41'52"W	23.29'
L19	S27°15'37"W	50.00'
L20	S86°09'13"W	78.90'
L21	S57°35'52"W	89.68'
L22	N52°28'30"W	56.02'
L23	N27°10'10"E	84.54'
L24	N48°51'28"E	19.64'
L25	N58°47'26"E	62.33'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N31°12'34"W	61.39'
L27	S31°12'34"E	103.00'
L36	S62°44'23"E	35.96'
L37	N62°44'23"W	36.00'
L38	S27°15'37"W	3.24'
L39	S54°44'55"W	20.00'
L40	N31°12'34"W	46.57'
L41	S58°47'26"W	62.33'
L42	S48°51'28"W	20.10'
L45	S31°12'34"E	46.57'
L47	S27°09'28"W	33.99'
L48	S64°02'04"W	36.35'
L49	S70°15'46"W	64.65'
L50	S76°29'28"W	64.65'
L51	S82°43'10"W	64.65'

LINE TABLE		
LINE #	BEARING	LENGTH
L52	S88°56'53"W	64.65'
L53	N84°49'25"W	64.65'
L54	N78°35'43"W	64.65'
L55	N72°22'01"W	64.65'
L56	N66°08'19"W	64.65'
L57	N56°26'54"W	64.72'
L58	N50°13'00"W	64.65'
L59	N43°59'18"W	64.65'
L60	N37°45'36"W	64.65'
L61	N32°14'00"W	59.88'
L62	N31°12'34"W	34.04'
L70	S31°12'34"E	64.00'
L71	S36°25'38"E	50.53'
L72	S45°56'00"E	50.68'
L73	S55°27'51"E	46.99'

LINE TABLE		
LINE #	BEARING	LENGTH
L74	S67°07'34"E	50.68'
L75	S76°39'25"E	50.68'
L76	S86°11'16"E	50.68'
L77	N84°16'53"E	50.68'
L78	N74°45'02"E	50.68'
L79	N65°13'10"E	50.68'
L80	N55°41'19"E	50.68'
L81	N46°09'28"E	50.68'
L82	N36°21'31"E	49.01'
L83	N28°49'49"E	54.02'
L84	S52°28'30"E	56.02'

- 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
F.D.I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL. VOLUME
PG. PAGE(S)
P.U.E. PUBLIC UTILITY EASEMENT
DE DRAINAGE EASEMENT
NBU NEIGHBORHOOD BOX UNIT
WFL WALL/FENCE/LANDSCAPE
- FOUND IRON ROD WITH CAP AS NOTED
SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- FP FEMA FLOODPLAIN
4' SIDEWALK
10' HIKE + BIKE TRAIL
10' P.U.E.

LEGEND

DATE OF PLAT PREPARATION: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 3 OF 5



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

Survey Job No. 50627-04 LAKESIDE MEADOWS, PHASE 2

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 2

A 29.703 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 47.734 ACRE TRACT CONVEYED TO CACTUS GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK T		
LOT #	AREA (SQ. FT.)	LAND USE
1	6,480	RESIDENTIAL
2	6,480	RESIDENTIAL
3	6,480	RESIDENTIAL
4	8,136	RESIDENTIAL
5	9,812	RESIDENTIAL
6	7,367	RESIDENTIAL
7	7,162	RESIDENTIAL
8	6,763	RESIDENTIAL
9	6,480	RESIDENTIAL
10	6,480	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	7,632	RESIDENTIAL
14	7,357	RESIDENTIAL
15	7,322	RESIDENTIAL
16	7,149	RESIDENTIAL
17	7,322	RESIDENTIAL
18	7,322	RESIDENTIAL
19	7,322	RESIDENTIAL
20	7,322	RESIDENTIAL
21	7,322	RESIDENTIAL
22	7,322	RESIDENTIAL
23	7,322	RESIDENTIAL
24	7,322	RESIDENTIAL
25	7,713	RESIDENTIAL
26	6,513	RESIDENTIAL
27	6,480	RESIDENTIAL
28	6,480	RESIDENTIAL
29	6,480	RESIDENTIAL
30	7,632	RESIDENTIAL
31	116,876	PRIVATE PARKLAND & DE

BLOCK O		
LOT #	AREA (SQ. FT.)	LAND USE
1	25,174	
2	7,246	RESIDENTIAL
3	6,687	RESIDENTIAL
4	6,480	RESIDENTIAL
5	6,623	RESIDENTIAL
6	7,140	RESIDENTIAL
7	7,503	RESIDENTIAL
8	8,703	RESIDENTIAL
9	8,528	RESIDENTIAL
10	8,585	RESIDENTIAL

BLOCK S		
LOT #	AREA (SQ. FT.)	LAND USE
16	7,951	RESIDENTIAL
17	13,385	RESIDENTIAL
18	7,177	RESIDENTIAL
19	7,204	RESIDENTIAL
20	9,125	RESIDENTIAL

BLOCK R		
LOT #	AREA (SQ. FT.)	LAND USE
1	7,615	RESIDENTIAL
2	6,480	RESIDENTIAL
3	6,480	RESIDENTIAL
4	8,089	RESIDENTIAL
5	8,061	RESIDENTIAL
6	8,052	RESIDENTIAL
7	8,052	RESIDENTIAL
8	11,550	RESIDENTIAL
9	7,620	RESIDENTIAL
10	6,535	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	7,632	RESIDENTIAL
14	6,480	RESIDENTIAL
15	6,480	RESIDENTIAL
16	6,480	RESIDENTIAL
17	39,410	PRIVATE PARKLAND & DE

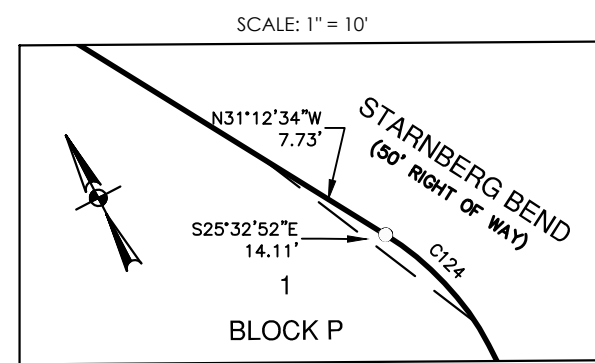
BLOCK V		
LOT #	AREA (SQ. FT.)	LAND USE
1	126,094	PRIVATE PARKLAND & DE
2	6,652	RESIDENTIAL
3	6,941	RESIDENTIAL
4	6,941	RESIDENTIAL
5	6,941	RESIDENTIAL
6	6,941	RESIDENTIAL
7	6,941	RESIDENTIAL
8	6,941	RESIDENTIAL
9	6,941	RESIDENTIAL
10	6,941	RESIDENTIAL
11	6,948	RESIDENTIAL
12	6,941	RESIDENTIAL
13	6,941	RESIDENTIAL
14	6,941	RESIDENTIAL
15	11,125	RESIDENTIAL

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C124	15.00'	024°52'34"	N18°46'17"W	6.46'	6.51'
C125	765.00'	003°38'18"	S37°19'39"E	48.57'	48.58'
C126	15.00'	047°20'30"	S62°49'03"E	12.04'	12.39'
C127	15.00'	037°11'37"	N22°32'43"W	9.57'	9.74'
C128	15.00'	058°53'05"	S01°46'01"E	14.75'	15.42'
C129	425.00'	015°46'42"	S39°05'55"E	116.67'	117.04'
C130	15.00'	026°47'51"	N13°51'42"E	6.95'	7.02'
C131	15.00'	046°00'09"	S04°15'34"W	11.72'	12.04'
C132	275.00'	013°59'52"	S34°15'33"W	67.02'	67.18'
C133	275.00'	004°23'53"	S60°32'27"E	21.10'	21.11'
C134	15.00'	078°07'38"	S19°16'41"E	18.91'	20.45'

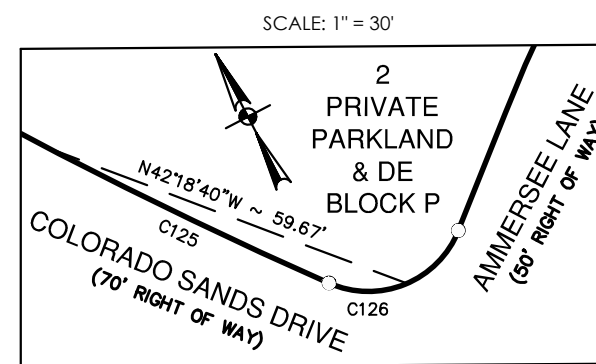
BLOCK P		
LOT #	AREA (SQ. FT.)	LAND USE
1	9,159	RESIDENTIAL
2	4,314	PRIVATE PARKLAND & DE

BLOCK Q		
LOT #	AREA (SQ. FT.)	LAND USE
		PRIVATE PARKLAND & DE

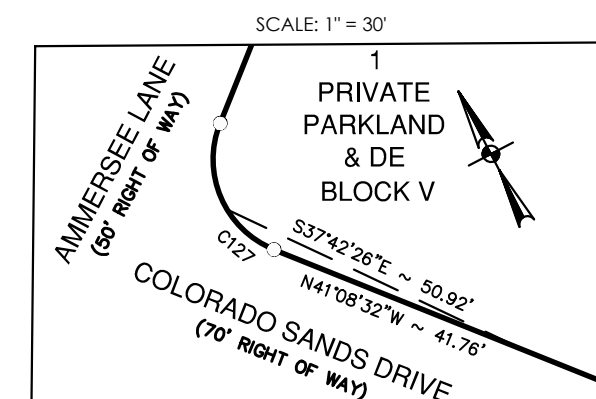
DETAIL "A"



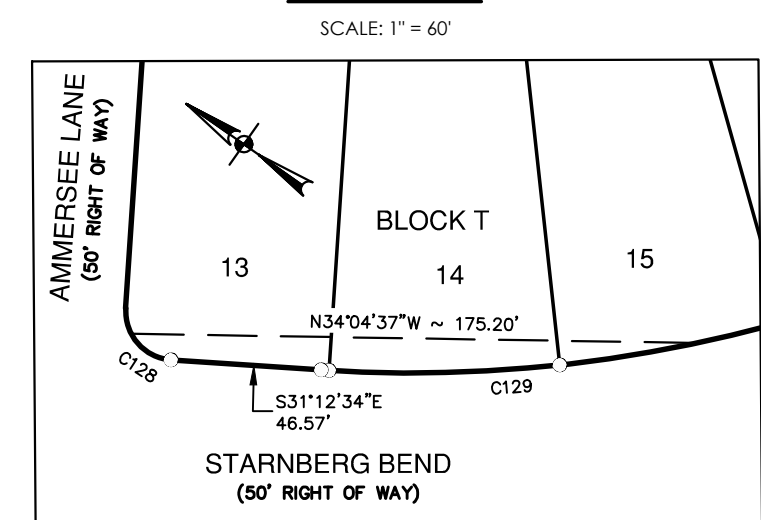
DETAIL "B"



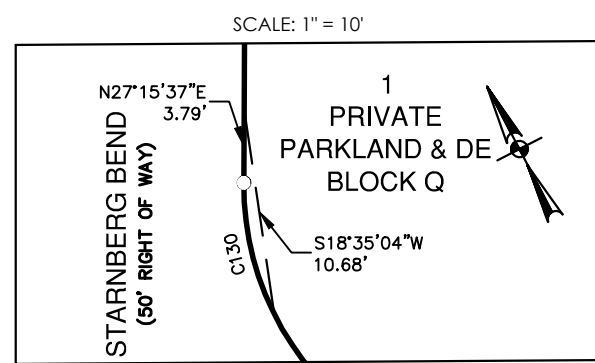
DETAIL "C"



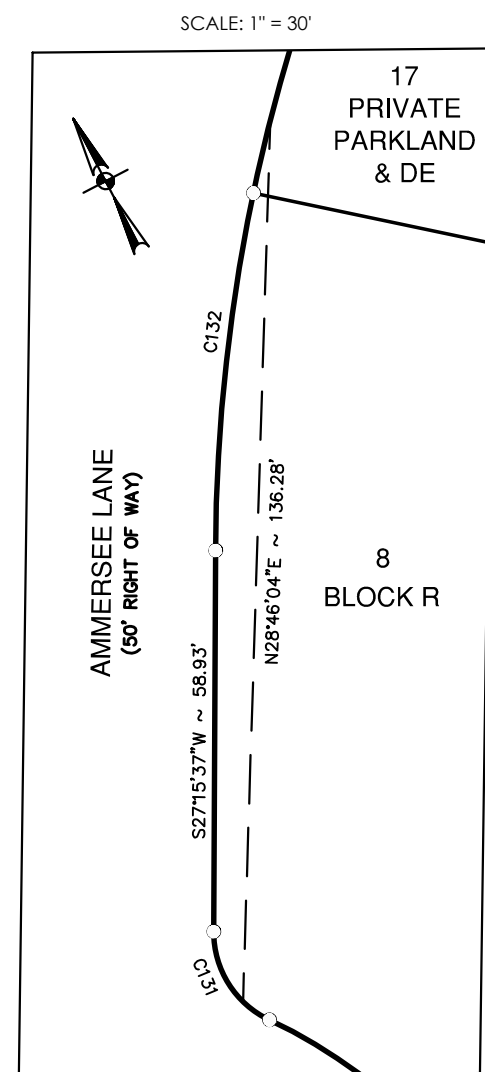
DETAIL "D"



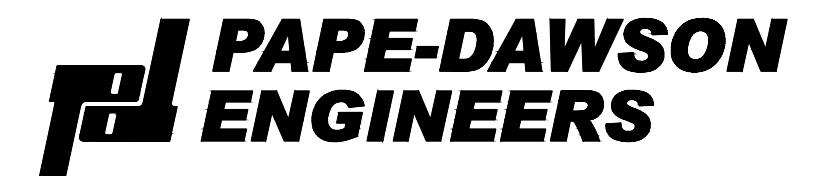
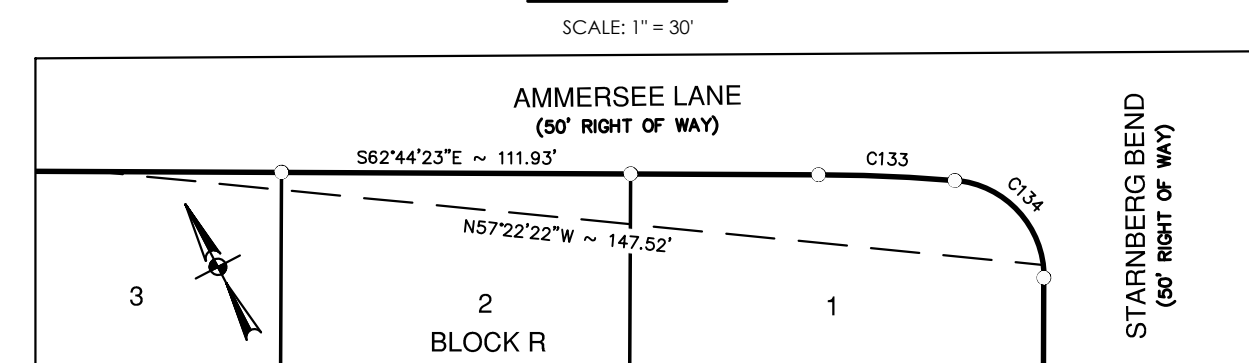
DETAIL "E"



DETAIL "F"



DETAIL "G"



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: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 4 OF 5

FINAL PLAT
OF
LAKESIDE MEADOWS - PHASE 2

A 29.703 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 47.734 ACRE TRACT CONVEYED TO CACTUS GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 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. 4-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS SHOWN HEREON 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.
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. SUBDIVISION 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. 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.
18. PRIVATE OPEN SPACE AND DRAINAGE EASEMENT LOTS, INCLUDING 10' HIKE AND BIKE TRAIL CONTAINED WITHIN THEM, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
19. NEIGHBORHOOD MAILBOX UNITS SHALL BE PROVIDED IN ACCORDANCE TO THE CITY OF PFLUGERVILLE STANDARDS. RIGHT-OF-WAY SHALL BE WIDENED TO A MINIMUM OF FOUR (4) FEET AND MINIMUM LENGTH OF TWENTY (20) FEET TO ACCOMMODATE TURNOUTS WHERE NEIGHBORHOOD MAILBOX UNITS ARE PROPOSED.
20. FOR INFORMATION RELATED TO THE HOMEOWNER ASSOCIATION (HOA) AND ITS ESTABLISHMENT, REFERENCE DOC. NO. 2021150968.
21. WALL, FENCE, AND LANDSCAPING (WFL) EASEMENTS ARE INTENDED FOR LANDSCAPING FENCE, WHICH IS MAINTAINED BY HOA.
22. 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.
23. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
24. LAKESIDE MEADOWS PHASE 3 ARE TO COMPLY WITH ALL OF THE APPROVED LAKESIDE MEADOWS PUD AGREEMENT REQUIREMENTS FOR RV-3 SINGLE FAMILY HOMES USE. PUD DESIGN INCLUDE, BUT ARE NOT LIMITED TO, HOUSE DESIGN, HOUSE SETBACKS, DRIVEWAYS, LOT TREES AND LANDSCAPING, AND FENCING.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, GEHAN HOMES, LTD., BEING THE OWNER OF A CALLED 47.734 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021094257 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 29.703 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, 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

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

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: _____
EMILY BARRON, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

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, 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
512-454-8711

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

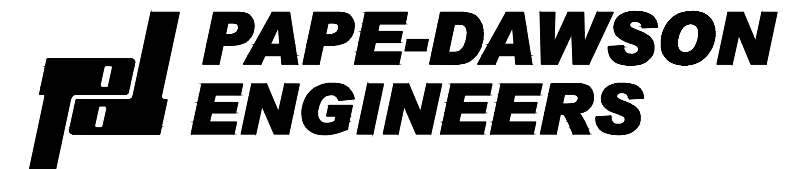
SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
512-454-8711

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, 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