

LOCATION MAP

1" = 5000'

OWNER: BRIGHTLAND HOMES, LTD
15725 N. DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001

OWNER: MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE,
SUITE 350
AUSTIN, TEXAS 78759

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

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

ORIGINAL SUBMITTAL DATE: FEBRUARY 23, 2026

LOT SUMMARY
TOTAL ACREAGE: 1.404 ACRES
RIGHT OF WAY: 1 (1.404 ACRES)

LINEAR FEET OF NEW STREET
LOMOND WAY: 1180 LF 50' ROW

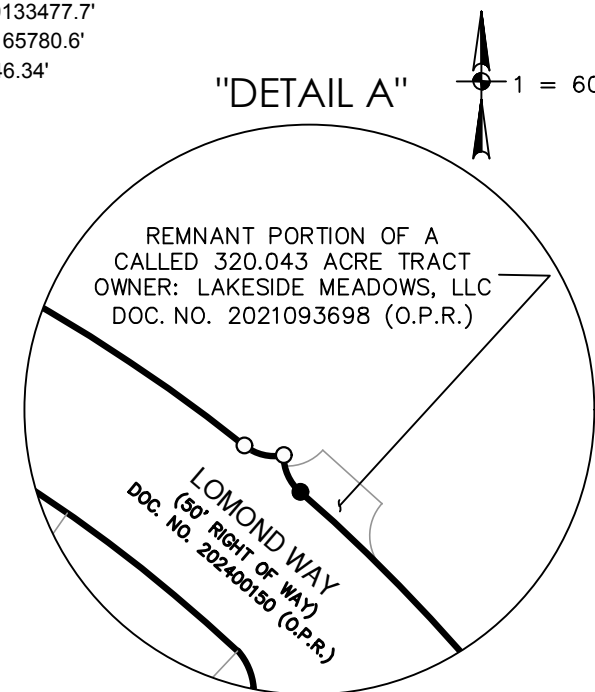
BEARINGS ARE BASED ON THE ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (DNA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99989

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEODE 03

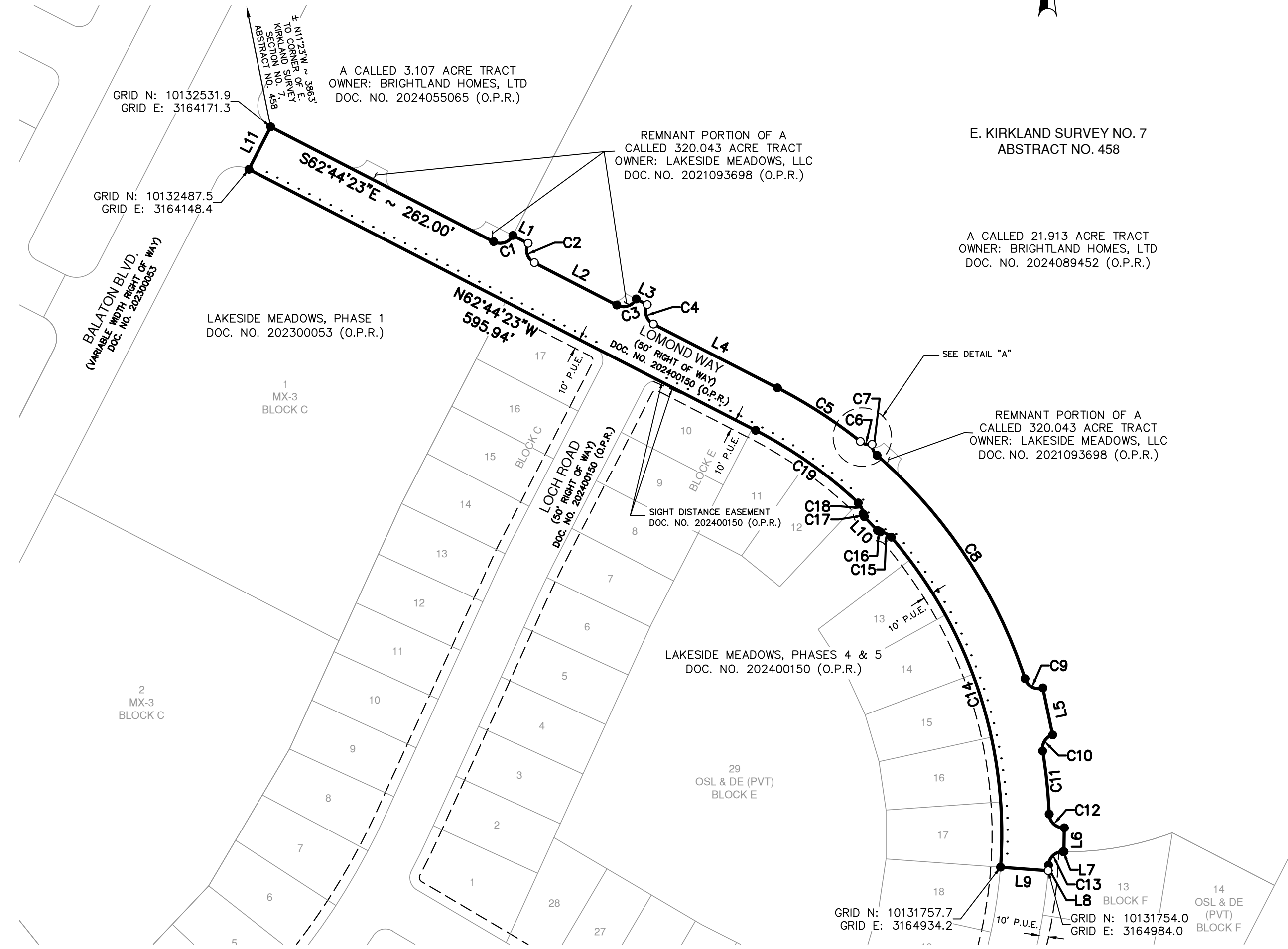
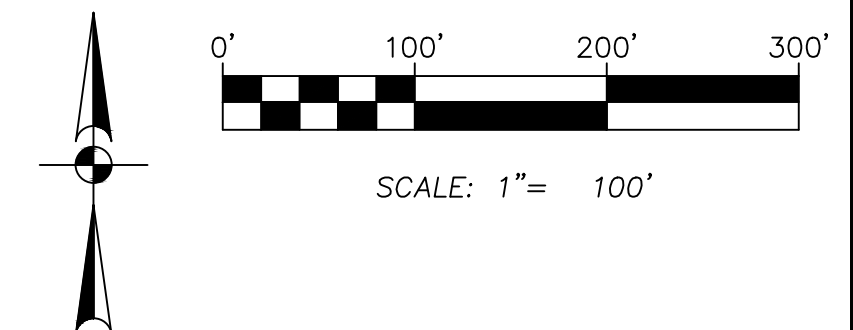
BENCHMARK No. 103
FOUND COTTON SPINDLE IN ASPHALT
GRID N: 10133866.5'
GRID E: 3165247.5'
ELEV: 652.92'

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



PARTIAL REPLAT OF LAKESIDE MEADOWS - PHASES 4 & 5

A 1.404 ACRE TRACT OF LAND, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF LAKESIDE MEADOWS, PHASES 4 & 5, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202400150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2024089452 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
- DE DRAINAGE EASEMENT
- OSL OPEN SPACE LOT
- PVT PRIVATE
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- VOL VOLUME
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- 10' SIDEWALK
- - - - - EASEMENT DEPICTED
- LOT BOUNDARY

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	N72°15'37"E	21.21'	23.56'
C2	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C3	15.00'	090°00'00"	N72°15'37"E	21.21'	23.56'
C4	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C5	525.00'	011°17'05"	S57°05'50"E	103.24'	103.40'
C6	15.00'	049°49'22"	S76°19'10"E	12.64'	13.04'
C7	15.00'	049°46'38"	S24°05'25"E	12.63'	13.03'
C8	525.00'	030°56'43"	S33°30'24"E	280.12'	283.55'
C9	15.00'	089°41'37"	S62°52'51"E	21.16'	23.48'
C10	15.00'	082°43'30"	S31°50'24"W	19.82'	21.66'
C11	525.00'	007°14'10"	S05°54'16"E	66.26'	66.30'
C12	15.00'	091°08'22"	S47°43'18"E	21.42'	23.86'
C13	15.00'	087°04'51"	S47°05'32"W	20.67'	22.80'
C14	475.00'	045°00'14"	N18°18'55"W	363.58'	373.10'
C15	20.00'	036°58'29"	N64°03'44"W	12.68'	12.91'
C16	5.00'	038°44'23"	N63°10'47"W	3.32'	3.38'
C17	5.00'	038°44'23"	N24°26'26"W	3.32'	3.38'
C18	20.00'	036°12'49"	N23°10'39"W	12.43'	12.64'
C19	475.00'	015°54'49"	N54°46'58"W	131.51'	131.93'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°44'23"E	18.00'
L2	S62°44'23"E	97.00'
L3	S62°44'23"E	13.00'
L4	S62°44'23"E	145.94'
L5	S11°41'54"E	50.24'
L6	S00°37'58"W	25.00'
L7	N89°22'02"W	1.03'
L8	S03°52'09"W	5.82'
L9	N85°48'48"W	50.00'
L10	N43°48'37"W	20.00'
L11	N27°15'37"E	50.00'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

PARTIAL REPLAT OF LAKESIDE MEADOWS - PHASES 4 & 5 Survey Job No. 50627-06 Date: Mar 16, 2026, 11:21am User: ID: paymaster File: H:\Survey\Civil\50627-06\Plat\Lakeside Meadows Phases 4 & 5\PL50627-06_PartialReplat.dwg

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 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. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
13. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF 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).
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. 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.

PARTIAL REPLAT
OF
LAKESIDE MEADOWS - PHASES 4 & 5

A 1.404 ACRE TRACT OF LAND, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF LAKESIDE MEADOWS, PHASES 4 & 5, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202400150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.913 ACRE TRACT CONVEYED TO BRIGHTLAND HOMES, LTD., RECORDED IN DOCUMENT NO. 2024089452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, MERITAGE HOMES OF TEXAS, LLC, BEING THE OWNER OF LAKESIDE MEADOWS, PHASES 4 & 5, A SUBDIVISION ACCORDING TO THE PLAT CONVEYED IN DOCUMENT NUMBER 202400150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.403 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "PARTIAL REPLAT OF 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, BRIGHTLAND HOMES, LTD, BEING THE OWNER OF A CALLED 21.913 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2024089452 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.001 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "PARTIAL REPLAT OF 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

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 CONSULTING ENGINEERS, LLC
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

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 CONSULTING ENGINEERS, LLC
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
STATE OF TEXAS

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 AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:
TRISTA 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

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
PAPE-DAWSON
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800