

FINAL PLAT OF

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING 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, AND BEING OUT OF A CALLED 29.913 ACRE TRACT CONVEYED TO GEHAN HOMES LTD., RECORDED IN DOCUMENT NO. 2021153624 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

	CURVE TABLE									
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH					
C1	707.50'	017*22'34"	S55*39'06"E	213.74	214.56					
C2	50.00'	226*57'35"	S63°24'43"E	91.72'	198.06'					
C3	312.50'	02111'40"	S80°02'08"W	114.94'	115.60'					
C4	15.06'	090*41'49"	N47°43'18"W	21.42'	23.83'					
C5	525.00'	007"14'10"	N05°54'16"W	66.26	66.30					
C6	15.00'	082*43'30"	N31°50'24"E	19.82'	21.66'					
C7	15.00'	089°41'37"	N62*52'51"W	21.16'	23.48'					
C8	525.00'	027*03'00"	N31°33'32"W	245.56	247.86					
C9	525.00'	011*49'03"	N56*49'52"W	108.09	108.28					
C10	15.00'	090*00'00"	N17*44'23"W	21.21'	23.56'					
C11	15.00'	090*00'00"	S72*15'37"W	21.21'	23.56'					
C12	25.00'	090*00'00"	N17*44'23"W	35.36'	39.27'					
C13	705.00'	011*33'38"	N41°02'08"E	142.01	142.25					
C14	655.00'	019*10'24"	N56°24'09"E	218.17	219.19'					
C15	307.50'	016*47'42"	N62°21'17"E	89.82'	90.14'					
C16	15.00'	090*00'00"	S59*55'10"E	21.21'	23.56'					
C17	317.50'	04210'47"	N83*49'46"W	228.49	233.73					
C18	15.00'	095*29'56"	N69*30'39"E	22.21'	25.00'					
C19	15.00'	052*01'10"	N04~14'54"W	13.16'	13.62'					
C20	50.00'	284*02'24"	N68*14'17"W	61.54'	247.87					

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	15.00'	052°01'12"	S47*46'19"W	13.16'	13.62'
C22	325.00'	005*29'55"	S24*30'40"W	31.18'	31.19'
C23	15.00'	090*00'00"	S17*44'23"E	21.21'	23.56'
C24	15.00'	090*00'00"	N72¶5'37 " E	21.21'	23.56'
C25	15.00'	090*00'00"	S17°44'23"E	21.21'	23.56'
C26	15.00'	090'00'00"	S72*15'37"W	21.21	23.56'
C27	312.50'	063*22'21"	N58 ° 56'47"E	328.29'	345.64'
C28	15.00'	085*39'40"	S46°10'50"E	20.40'	22.43'
C29	277.50'	063*43'43"	N59°07'28"E	292.99'	308.66
C30	15.00'	090*00'00"	N17°44'23"W	21.21'	23.56'
C31	312.50'	003*32'34"	N60°58'06"W	19.32'	19.32'
C32	15.00'	08517'58"	S78*09'12"W	20.33'	22.33'
C33	325.00'	037*41'57"	S54°21'11"W	210.00'	213.84'
C34	275.00'	021°21′11"	N61°35'45"E	101.89'	102.49'
C35	15.00'	070*31'06"	N15*39'37"E	17.32'	18.46'
C36	650.00'	026*22'25"	N32°47'08"W	296.57	299.20'
C37	15.00'	092*01'50"	S88*00'44"W	21.59'	24.09'
C38	15.00'	087*36'43"	S01°48'33"E	20.77'	22.94'
C39	525.00'	000*31'53"	N51°11'16"W	4.87'	4.87'
C40	15.00'	086*32'58"	N85°16'18"E	20.56'	22.66'

			CUR	VE TABLE		
CURVE 7	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41		15.00'	092*56'01"	N04°28'12"W	21.75'	24.33'
C42		650.00'	011°48'10"	N56*50'18"W	133.66'	133.90'
C43		15.00'	090°00'00"	S72¶5'37"W	21.21'	23.56'
C44		15.00'	090°00'08"	S17*44'23"E	21.21'	23.56'
C45		15.00'	090°00'00"	N72 * 15'37 " E	21.21'	23.56'
C46		312.50'	041°10'08"	S47°50'41"W	219.74	224.54
C47		15.00'	093°45'05"	N21°33'12"E	21.90'	24.54'
C48		325.00'	010*24'11"	S20 ° 07'15"E	58.93'	59.01'
C49		15.00'	092*54'41"	N61°22'30"W	21.75'	24.32'
C50		370.00'	044*54'32"	S49*42'53"W	282.64	290.01
C51		420.00'	045°26'41"	N49°58'58"E	324.46'	333.13'
C52		15.00'	087°37'28"	N28°53'34"E	20.77'	22.94'
C53		15.00'	091°59'14"	N60°54'46"W	21.58'	24.08'
C54		535.00'	045*50'00"	S50°10'37"W	416.65	427.97
C55		15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'
C56		15.00'	090°00'00"	N72 ° 15'37"E	21.21'	23.56'
C57		560.00'	046*01'24"	N50°16'19"E	437.83	449.83
C58		15.00'	08812'11"	N29*10'56"E	20.88'	23.09'
C59		15.00'	090°00'00"	S30°04'50"W	21.21'	23.56'
C60		282.50'	04210'47"	N83°49'46"W	203.30'	207.97

	LINE TABL	E
LINE #	BEARING	LENGTH
L26	N27°15'37"E	6.15
L27	N62*44'23"W	29.10'
L28	N59°11'49"W	29.23'
L29	S41°59'49"W	95.30'
L30	S41°59'49"W	95.15'
L31	S62*44'23"E	145.94
L32	N27*15'37"E	95.00'
L33	S27°15'37"W	107.94
L34	S14°55'10"E	25.35'
L35	N14*55'10"W	85.06'
L36	S27*15'37"W	133.43'
L37	N27°15'37"E	133.43'
L38	N14*55'10"W	115.28
L39	S27°15'37"W	85.00'
L40	S75°04'50"W	79.12'
L41	N14*55'10"W	85.00'
L42	N75°04'50"E	79.12'
L43	S27*15'37"W	85.00'
L44	N62*44'23"W	287.42
L45	S75°04'50"W	13.48'
L46	N14*55'10"W	25.81'
L47	S62*44'23"E	287.42
L48	S27*15'37"W	85.00'
L49	S27"15'37"W	70.00'
L50	N62*44'23"W	135.00'

LINE TABLE LINE # BEARING LENGTH L1 S77°20'46"E 213.61' L2 S46*47'22"E 164.52' L3 S76*31'22"E 98.86'

L4 S84°25'33"E

L10 N27*17'01"E L11 N35°15'19"E L12 N46*48'57"E 31.50' L13 N60°39'56"E 108.91' L14 N75°04'50"E 219.66' L15 N70*45'09"E 55.49'

L16 N53*57'26"E L17 S14°55'10"E L18 N21*45'41"E

L20 S62°44'23"E

L24 S62*44'23"E

L19 S21°45'42"W 47.74'

L21 N27°15'37"E 276.41' L22 S62*44'23"E 25.00' L23 S27°15'37"W 276.41'

L25 N62*44'23"W 24.57'

L5 N62*42'55"W 120.05' L6 N00*37'58"E 25.00' L7 N11*41'54"W 50.24' L8 N48°00'11"W 53.47' L9 N62*44'23"W 50.00'

ı	LINE TABL	E
LINE #	BEARING	LENGT
L51	S27"15'37"W	25.00
L52	N62*44'23"W	145.00
L53	N27*15'37"E	90.88
L54	N62*44'23"W	142.67
L55	N62*44'23"W	85.00'
L56	S62*44'23"E	85.00
L57	S62*44'23"E	85.00'
L58	N62*44'23"W	39.10'
L59	N59*11'49"W	29.12
L60	N27*15'37"E	111.74
L61	S14°03'35"E	121.34
L62	S14°03'35"E	124.05
L63	N27°15'37"E	116.28
L64	N27°15'37"E	115.29
L65	S17°47'55"E	12.38'
L66	S62°41'59"E	39.47'
L67	N62*42'55"W	39.32
L68	N62*42'55"W	70.76

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	15.00'	090*00'00"	N17*44'23"W	21.21'	23.56'
C62	15.00'	090*00'00"	N72*15'37"E	21.21'	23.56'
C63	325.00'	04210'47"	N83°49'46"W	233.89'	239.26'
C64	15.00'	090*00'00"	S59*55'10"E	21.21'	23.56'
C65	15.00'	090*00'00"	S30°04'50"W	21.21'	23.56'
C66	275.00'	04210'47"	N83°49'46"W	197.91'	202.45
C67	15.00'	090°00'00"	N17*44'23"W	21.21'	23.56'
C68	15.00'	090*00'00"	N72 ¹ 5'37"E	21.21'	23.56'
C69	312.50'	04210'47"	N83°49'46"W	224.89'	230.05
C70	15.00'	076*50'28"	S66°29'55"E	18.64'	20.12'
C71	275.00'	013*09'32"	S21°29'55"E	63.02'	63.16'
C72	15.00'	116°03'08"	S17°03'17"W	25.45'	30.38'
C73	288.03'	040°53'14"	N83"12'11"W	201.21	205.54'
C74	15.00'	090*00'00"	N17*44'23"W	21.21'	23.56'
C75	15.00'	090'00'00"	N72"15'37"E	21.21'	23.56'
C76	275.00'	021*46'06"	S51°51'20"E	103.85'	104.48'
C77	15.00'	075*07'28"	N72*17'10"W	18.29'	19.67'
C78	325.00'	028*00'57"	S48*43'55"E	157.34	158.91'
C79	15.00'	090*00'00"	N17*44'23"W	21.21'	23.56'
C80	25.00'	090*00'00"	N72¶5'37"E	35.36'	39.27

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	15.00'	090'00'00"	N17*44'23"W	21.21'	23.56'
C82	275.00'	010*14'59"	N32*23'07"E	49.13'	49.20'
C83	15.00'	120*39'57"	S82*09'26"E	26.07'	31.59'
C84	675.85'	02817'21"	S35*59'13"E	330.32	333.70'
C85	675.00'	012*35'24"	N56*26'41"W	148.02'	148.32'
C86	15.00'	098*52'46"	S13*18'00"E	22.79'	25.89'
C87	287.50'	034*00'43"	S53*08'44"W	168.17	170.67'
C88	15.00'	090'00'00"	S72*15'37"W	21.21'	23.56'
C89	15.00'	090'00'00"	N17*44'23"W	21.21'	23.56'
C90	15.00'	090'00'00"	N72*15'37"E	21.21'	23.56'
C91	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C92	15.00'	090°00'00"	N72¶5'37"E	21.21'	23.56'
C93	15.00'	090°00'00"	S17*44'23"E	21.21'	23.56'
C94	15.00'	090'00'00"	S72¶5'37"W	21.21'	23.56'
C95	287.50'	003*32'34"	N60°58'06"W	17.77'	17.78'
C96	15.00'	086*27'26"	N15°58'06"W	20.55'	22.63'
C97	317.50'	023*28'05"	S86*48'53"W	129.14	130.05'
C98	317.50	018*42'41"	N72°05'44"W	103.23	103.69'
C99	50.00'	014*17'57"	S23*06'30"E	12.45'	12.48'
C100	50.00'	019*04'00"	S06°25'31"E	16.56'	16.64'

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C101	707.50'	01216'31"	S58*12'08"E	151.29'	151.58'
C102	707.50'	002*42'28"	S50°42'38"E	33.43'	33.44'
C103	707.50'	002°23'35"	S48*09'37"E	29.55'	29.55
C104	282.50'	001°02'34"	S75*36'07"W	5.14'	5.14'
C105	282.50'	003*02'38"	S77*38'43"W	15.01'	15.01'
C106	282.50'	038*05'35"	N81*47 ' 10"W	184.38	187.82
C107	325.00'	002°25'37"	N63*57'11"W	13.77'	13.77
C108	325.00'	002*39'01"	N66°29'30"W	15.03'	15.03
C109	325.00'	023*01'54"	N79 * 19'58"W	129.77	130.64
C110	325.00'	002*42'08"	S87°48'01"W	15.33'	15.33'
C111	325.00'	011*22'06"	S80°45'53"W	64.38'	64.48'
C112	275.00'	021°05'23"	S85*37'32"W	100.65	101.22
C113	275.00'	018"13'17"	N74°43'08"W	87.09'	87.46
C114	275.00'	002*52'06"	N64*10'26"W	13.77'	13.77'
C115	312.50'	013°25'45"	N69*27'15"W	73.08'	73.24
C116	312.50'	007*43'27"	N80°01'51"W	42.10'	42.13'
C117	312.50'	021°01'34"	S85*35'38"W	114.04	114.68
C118	288.03'	02617'32"	S89*29'58"W	131.02'	132.17
C119	288.03'	014°35'42"	N70°03'25"W	73.17	73.37
C120	560.00'	001"11'01"	N27°51'08"E	11.57'	11.57'

CURVE TABLE									
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH				
C161	525.00'	017*31'48"	N28*20'14"W	160.00'	160.63				
C162	525.00'	007*58'55"	N41°05'35"W	73.08'	73.14				
C163	50.00'	023°42'50"	N61°55'30"E	20.55'	20.69'				
C164	312.50'	011*14'14"	N63°49'10"E	61.19'	61.29'				
C165	15.00'	059°05'01"	S87*44'34"W	14.79'	15.47				
C166	312.50'	013*27'22"	N51*28'22"E	73.22'	73.39'				
C167	15.00'	107 ° 27 ' 37"	N08*59'07"W	24.19'	28.13				
C168	312.50'	017*29'05"	N36°00'09"E	94.99'	95.36'				

CURVE TABLE								
CURVE #	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
C121		560.00'	013119'51"	N35*06'34"E	130.00'	130.29		
C122		560.00'	003*31'44"	N43°32'21"E	34.49'	34.49'		
C123		560.00'	013*19'51"	N51°58'09"E	130.00'	130.29		
C124		560.00'	014*38'57"	N65*57'33"E	142.79	143.18'		
C125		655.00'	00719'59"	N62¶9'22"E	83.78'	83.83'		
C126		655.00'	011*50'25"	N52 °44 ′10 ″ E	135.12	135.36		
C127		705.00'	002*30'39"	N45*33'38"E	30.89'	30.89'		
C128		705.00'	009*02'59"	N39*46'49"E	111.24'	111.35'		
C129		535.00'	001*14'21"	S27*52'47"W	11.57'	11.57 '		
C130		535.00'	003*36'50"	S3018'22"W	33.74'	33.74'		
C131		535.00'	017*52'10"	S41°02'52"W	166.18	166.86'		
C132		535.00'	00312'23"	S51°35'09"W	29.94'	29.94'		
C133		535.00'	019*54'16"	S63*08'28"W	184.93'	185.86'		
C134		420.00'	019*30'58"	N62*56'49"E	142.37	143.06'		
C135		420.00'	00312'23"	N51*35'09"E	23.50'	23.50'		
C136		420.00'	017*52'10"	N41°02'52"E	130.46	130.99'		
C137		420.00'	00316'28"	N30°28'33"E	24.00'	24.00'		
C138		420.00'	001*34'42"	N28*02'58"E	11.57'	11.57'		
C139		370.00'	001*47'30"	S28*09'22"W	11.57'	11.57		
C140		370.00'	011°18'54"	S34°42'34"W	72.95'	73.07'		

			CUR	VE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C141		370.00'	031*48'08"	S56*16'05"W	202.74	205.37
C142		312.50'	025*54'00"	S55*28'45"W	140.06	141.26'
C143		312.50'	008*27'28"	S38¶8'01"W	46.09'	46.13'
C144		312.50'	006*48'40"	S30*39'57"W	37.13'	37.15'
C145		287.50'	031°02'22"	S51°39'33"W	153.85'	155.75'
C146		287.50'	002*58'22"	S68*39'55"W	14.91'	14.92'
C147		325.00'	024*23'21"	S46*55'07"E	137.30'	138.34'
C148		325.00'	003*37'35"	S60*55'35"E	20.57'	20.57
C149		675.85'	013*27'26"	S28*34'16"E	158.38'	158.74'
C150		675.85'	005*08'23"	S37 * 52 ' 11"E	60.61'	60.63
C151		675.85'	009°41′31″	S45°17'08"E	114.19'	114.33'
C152		675.00'	004*24'29"	N52°21'14"W	51.92'	51.93'
C153		675.00'	002*33'55"	N55°50'26"W	30.22'	30.22
C154		675.00'	005*37'00"	N59°55'53"W	66.14'	66.17'
C155		650.00'	011*48'10"	N56*50'18"W	133.66'	133.90'
C156		525.00'	011"17'10"	N57°05'48"W	103.25	103.41'
C157		650.00'	008*52'13"	N41°32'14"W	100.53	100.63'
C158		650.00'	015*43'05"	N29¶4'35"W	177.76'	178.32'
C159		650.00'	001°47'07"	N20°29'29"W	20.25'	20.25
C160		525.00'	001°32′18″	N18°48'11"W	14.10'	14.10'

CURVE TABLE								
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LE		
C161		525.00'	017*31'48"	N28*20'14"W	160.00'	1		
C162		525.00'	007*58'55"	N41°05'35"W	73.08'			
C163		50.00'	023°42'50"	N61°55'30"E	20.55'			
C164		312.50'	011*14'14"	N63°49'10"E	61.19'			
C165		15.00'	059 ° 05'01"	S87*44'34"W	14.79'			
C166		312.50'	013*27'22"	N51°28'22"E	73.22'			
C167		15.00'	107 ° 27 ' 37"	N08*59'07"W	24.19'			
C168		312.50'	017°29'05"	N36°00'09"E	94.99'	٠,		



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

FINAL PLAT OF

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING 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, AND BEING OUT OF A CALLED 29.913 ACRE TRACT CONVEYED TO GEHAN HOMES LTD., RECORDED IN DOCUMENT NO. 2021153624 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

В	LOCK AA	
LOT #	AREA (SQ.	FT.)
1	18,340	
2	1,840	+
3	21,609	
4	1,736	+
5	18,401	
6	6,325	+
7	18,303	

	220011111		
LOT #	AREA (SQ.	FT.)	
1	18,340		
2	1,840	+	
3	21,609		
4	1,736	+	
5	18,401		
6	6,325	+	
7	18,303		
	_		

В	SLOCKBB
LOT #	AREA (SQ. FT.)
1	20,316
2	8,075 +
3	18,604
4	6,325 +
5	18,303

LOT # A	REA	(SQ.	FT.)
			,
1	8	3,701	+
2	18,176		
3	6	3,325	+
4	18	8,303	

		1	H	BLOC
3	LOCK DD		LOT #	ARE
	AREA (SQ. FT.)		1	
	6,587 +		2	
	24,317			
	4,160 +	ı		
	25,392			BLO

10,796 +

17,418 19,715

LOT #	AREA (SQ. FT.)			
1	4,269 +			
2	21,183			
3	12,942			
BLOCK GG				

BLOCK FF

В	LUCK GG
LOT #	AREA (SQ. FT.)
1	17,907
2	18,718
E	BLOCK G

F	BLOCK G	
LOT #	AREA (SQ.	FT.)
1	5,528	+
2	2,886	*
3	23,162	+
4	5,683	+

S62°44'23"E ~ 67.90'

2

В	LOCK HH
LOT #	AREA (SQ. FT.)
1	18,330
2	7,046 +
3	22,186

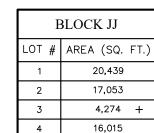
E	BLOCK H
LOT #	AREA (SQ. FT.)
1	15,216
2	17,962
3	13,205 +

BLOCK II			
LOT #	AREA (SQ. FT.)		
1	18,304		
2	3,320 +		
3	17,126		
4	3,073 +		
5	20,536		

]	BLOCK I
LOT #	AREA (SQ. FT.)
1	18,207

ALLEY 3

"DETAIL F"



20,189

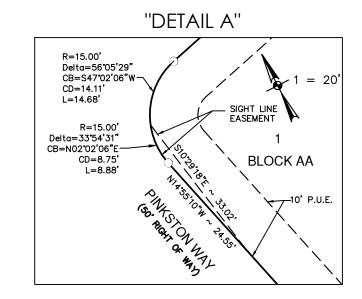
* ACCESS LOT

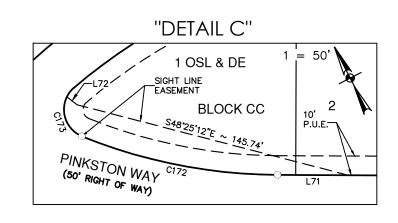
+ DENOTES OSL & DE LOT

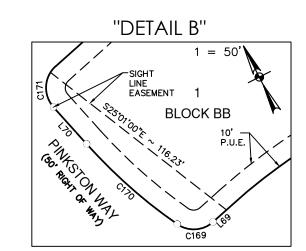
BLOCK J				
LOT #	AREA (SQ. FT.)			
1	18,488			
2	5,725 +			
3	18,303			

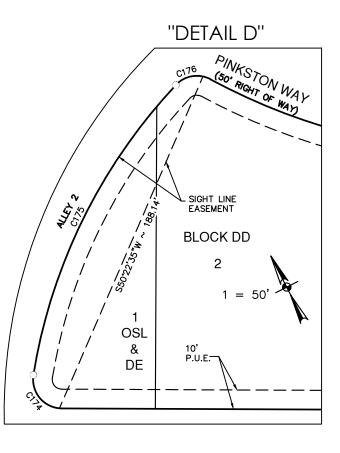
BLOCK K				
OT #	AREA (SQ. FT.)			
1	30,935			

BLOCK L			
LOT #	AREA (SQ. FT.)		
1	17,652		
2	23,751		
3	30,208		
4	2,874 +		
5	26,662		
6	4,605 +		
7	20,506		
8	2,071 +		

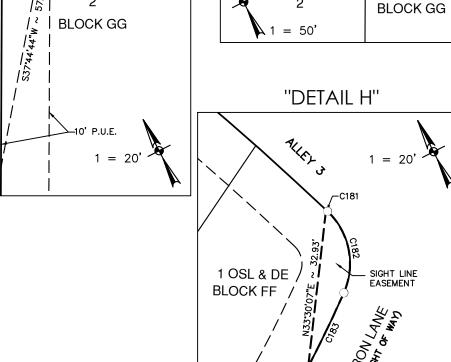


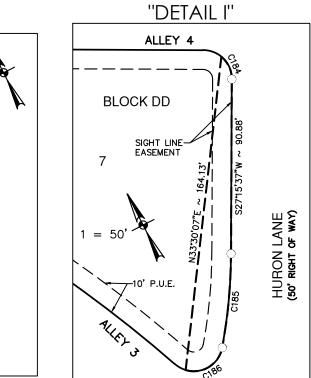


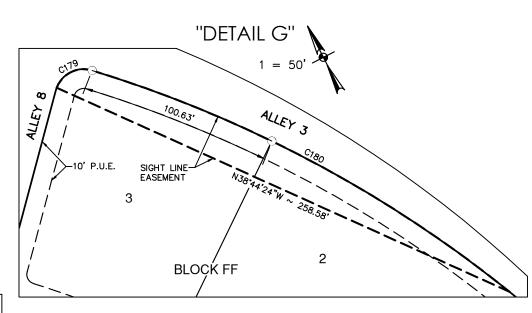




"DETAIL E"	_	
ALLEY 3		
Delta=72*19*49" CB=N63*25*32"E CD=17.70' L=18.94' R=15.00' Delta=17*40*11" CB=S71*34*28"E CD=4.61' L=4.63' SIGHT LINE EASEMENT 150 2		
LEY 2 15'37"E ~ 42.16' 537'44'44" ~ 5 5 D D D D		_







LINE TABLE				
LINE #	BEARING	LENGTH		
L69	S75°04'50"W	9.44'		
L70	N14°55'10"W	25.81'		
L71	N62*44'23"W	36.68'		
L72	S25°01'00"E	6.75'		

	CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C169	15.00'	076*50'28"	N66°29'55"W	18.64'	20.12'
C170	275.00'	013*09'32"	N21°29'55"W	63.02'	63.16'
C171	15.00'	074*05'48"	N22°07'44"E	18.07'	19.40'
C172	275.00'	021*46'06"	N51°51'20"W	103.85	104.48
C173	15.00'	094*29'29"	N06°16'27"E	22.03'	24.74
C174	15.00'	094*24'55"	N11°04'05"W	22.01'	24.72'
C175	287.50'	034°00'43"	N53 ° 08'44"E	168.17'	170.67
C176	15.00'	059°03'43"	S80"19'03"E	14.79'	15.46'
C177	15.00'	088°00'45"	S06°55'50"E	20.84	23.04'
C178	650.00'	011*48'10"	S56 ° 50'18"E	133.66'	133.90'
C179	15.00'	08610'19"	S89*03'31"E	20.49'	22.56'
C180	650.00'	021*48'59"	S35°03'52"E	246.01	247.50'
C181	650.00'	000°02'12"	S19*37'02"E	0.42'	0.42'
C182	15.00'	070*31'06"	S15*39'37"W	17.32'	18.46'
C183	275.00'	003°34'22"	S52*42'21"W	17.14	17.15'
C184	15.00'	050*44'18"	S01*53'28"W	12.85'	13.28'
C185	275.00'	010°14'59"	S32*23'07"W	49.13'	49.20'
C186	15.00'	096*01'19"	S85°31'16"W	22.30'	25.14'



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

3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET

4. EASEMENTS(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.

5. NO IMPROVEMENTS INCLUDING BY NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.

7. 6-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF TELLICO DRIVE, PINKSTON WAY AND HURON LANE IN ACCORDANCE WITH THE LAKESIDE MEADOWS PUD.

8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL

9. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24. PARKLAND FOR LAKESIDE MEADOWS PHASES 6 & 7 IS TO DEDICATED WITH LAKESIDE MEADOWS PHASE 1.

10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.

12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR 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

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) AND SHALL NOT CONTAIN RESIDENTIAL USES.

20. LAKESIDE MEADOWS PHASES 6 & 7 ARE TO COMPLY WITH ALL OF THE APPROVED LAKESIDE MEADOWS PUD AGREEMENT REQUIREMENTS FOR RV-1 ATTACHED HOMES USE. PUD DESIGN REQUIREMENTS FOR LOTS INCLUDE, BUT ARE NOT LIMITED TO, HOUSE DESIGN, HOUSE SETBACKS, DRIVEWAYS, LOT TREES AND LANDSCAPING, AND FENCING.

21. FOR INFORMATION RELATED TO THE HOMEOWNERS ASSOCIATION (HOA) AND ITS ESTABLISHMENT, REFERENCE DOC. NO. 2021150968.

22. WALL, FENCE, AND LANDSCAPING (WFL) EASEMENTS ARE INTENDED FOR LANDSCAPING FENCE, WHICH IS TO BE MAINTAINED BY THE HOA.

23. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

24. ALLEYS ARE TO BE MAINTAINED BY THE HOA. A FORMAL MAINTENANCE AGREEMENT APPROVED BY CITY COUNCIL SHALL BE REQUIRED AT THE TIME OF CONSTRUCTION PLAN/SITE DEVELOPMENT PERMIT.

CITY CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

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

JEREMY FRAZZELL, PLANNING DIRECTOR

ATTEST:

TRAVIS EVANS, CITY SECRETARY

STATE OF TEXAS:

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 6 & 7" AND DO HEREBY DEDICATE TO THE

PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, WITNESS MY HAND, THIS THE______ DAY OF _____, AD

NAME TITLE

KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS SFAL

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, GEHAN HOMES LLC, BEING THE OWNER OF A CALLED 21.913 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 A PORTION OF SAID 21.913 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 6 & 7" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE_____, DAY OF ____, 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

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, 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 A PORTION OF SAID 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 6 & 7" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN

WITNESS MY HAND, THIS THE_____, DAY OF _____, AD

NAME TITLE

NOTARY PUBLIC, STATE OF TEXAS

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

SEAL

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20____.

DATE OF PLAT PREPARATION: JANUARY 3, 2023 DATE OF PLAT SUBMITTAL: APRIL 3, 2023

FINAL PLAT

LAKESIDE MEADOWS - PHASES 6 & 7

A 27.407 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING 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, AND BEING OUT OF A CALLED 29.913 ACRE TRACT CONVEYED TO GEHAN HOMES LTD., RECORDED IN DOCUMENT NO. 2021153624 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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 AUGÚST 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) 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

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

I, DYANA LIMON-MERCADO, CLERK OF THE TRAVIS C	COUNTY, TEXAS	, DO HEREBY CER	RTIFY THA
THE FOREGOING INSTRUMENT OF WRITING, AND IT'S C	CERTIFICATE OF	AUTHENTICATION,	WAS FILE
FOR RECORD IN MY OFFICE ON THE DAY C)F	, 20 A	.D. AT
O'CLOCKM AND DULY RECORD ON	N THE	DAY OF	
. 20 A.D. AT	O'CLOCK	M. IN DOCUME	NT NUMBE

__ 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

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 | TBPLS FIRM REGISTRATION #10028801

SHEET 5 OF 5