

**LOCATION MAP**

1" = 5000'

OWNER: LAKESIDE MEADOWS, LLC  
4201 MARATHON BLVD. # 203  
AUSTIN, TEXAS 78756

OWNER: GEHAN HOMES, LLC  
3815 S CAPITAL OF TEXAS HWY #275  
AUSTIN, TEXAS 78701

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

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 3, 2023

**LOT SUMMARY**

TOTAL ACREAGE: 27.407 ACRES  
TOTAL NUMBER OF BLOCKS: 15  
ACCESS LOTS: 1 (0.066 ACRES)  
OSL & DE LOTS: 23 (3.344 ACRES)  
RV-1: 37 (16.913 ACRES)

**LINEAR FEET OF NEW STREET**

HURON LANE (50' ROW):	1131 LF	(1.423 ACRES)
PINKSTON WAY (50' ROW):	1021 LF	(1.146 ACRES)
TELLICO DRIVE (50' ROW):	1416 LF	(1.495 ACRES)
SANABRIA DRIVE (35' ROW):	848 LF	(0.646 ACRES)
ALLEY 1 (25' ROW):	627 LF	(0.350 ACRES)
ALLEY 2 (25' ROW):	963 LF	(0.528 ACRES)
ALLEY 3 (25' ROW):	705 LF	(0.386 ACRES)
ALLEY 4 (25' ROW):	85 LF	(0.096 ACRES)
ALLEY 5 (35/25' ROW):	1277 LF	(0.816 ACRES)
ALLEY 6 (25' ROW):	153 LF	(0.069 ACRES)
ALLEY 7 (25' ROW):	153 LF	(0.070 ACRES)
ALLEY 8 (25' ROW):	138 LF	(0.076 ACRES)

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. 104**

FOUND COTTON SPINDLE IN ASPHALT  
GRID N: 10133477.7'  
GRID E: 3165780.6'  
ELEV: 646.34'

**SHEET INDEX**

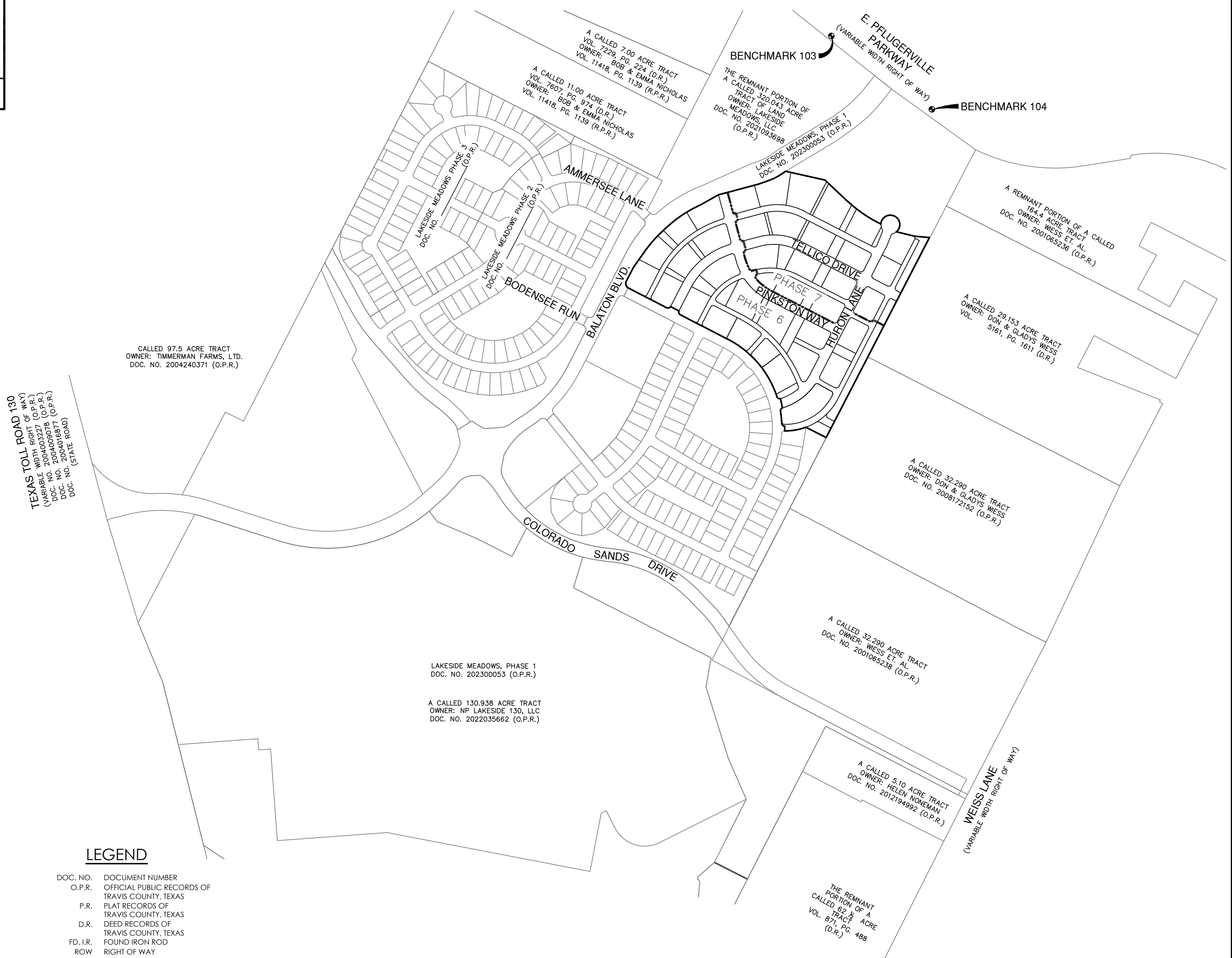
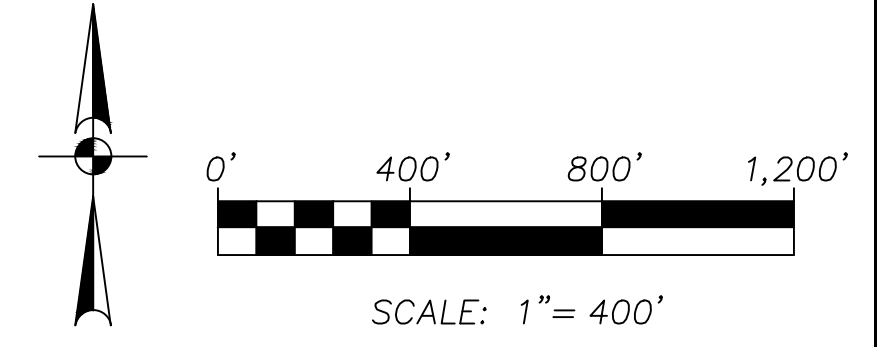
- SHEET 1: OVERALL LAYOUT
- SHEET 2: FINAL PLAT
- SHEET 3: TABLES
- SHEET 4: TABLES
- SHEET 5: PLAT NOTES AND SIGNATURE BLOCKS

TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)  
DOC. NO. 200400027 (O.P.R.)  
DOC. NO. 200400078 (O.P.R.)  
DOC. NO. 200400877 (O.P.R.)  
DOC. NO. 200400877 (O.P.R.)  
(STATE ROAD)

CALLED 97.5 ACRE TRACT  
OWNER: TIMMERMAN FARMS, LTD.  
DOC. NO. 2004240371 (O.P.R.)

**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.



**LEGEND**

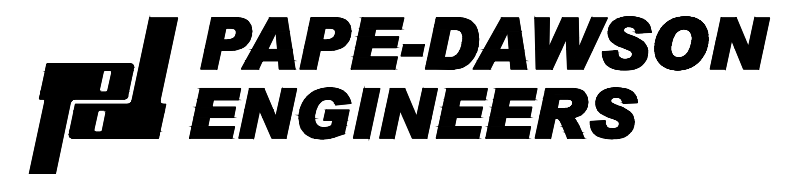
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- OSL OPEN SPACE LOT
- DE DRAINAGE EASEMENT
- WFL WALL/FENCE/LANDSCAPE
- PUE PUBLIC UTILITY EASEMENT
- SF SINGLE FAMILY
- PVT PRIVATE
- ..... 4' SIDEWALK
- 6' HIKE AND BIKE TRAIL
- PHASE LINE
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

LAKESIDE MEADOWS, PHASE 1  
DOC. NO. 202300053 (O.P.R.)

A CALLED 130.938 ACRE TRACT  
OWNER: NP LAKESIDE 130, LLC  
DOC. NO. 2022035662 (O.P.R.)

A CALLED 32.280 ACRE TRACT  
OWNER: WESS ET AL  
DOC. NO. 2001065238 (O.P.R.)

THE REMNANT PORTION OF A CALLED 65.2 ACRE TRACT  
VOL. 071, PG. 488 (O.P.R.)



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

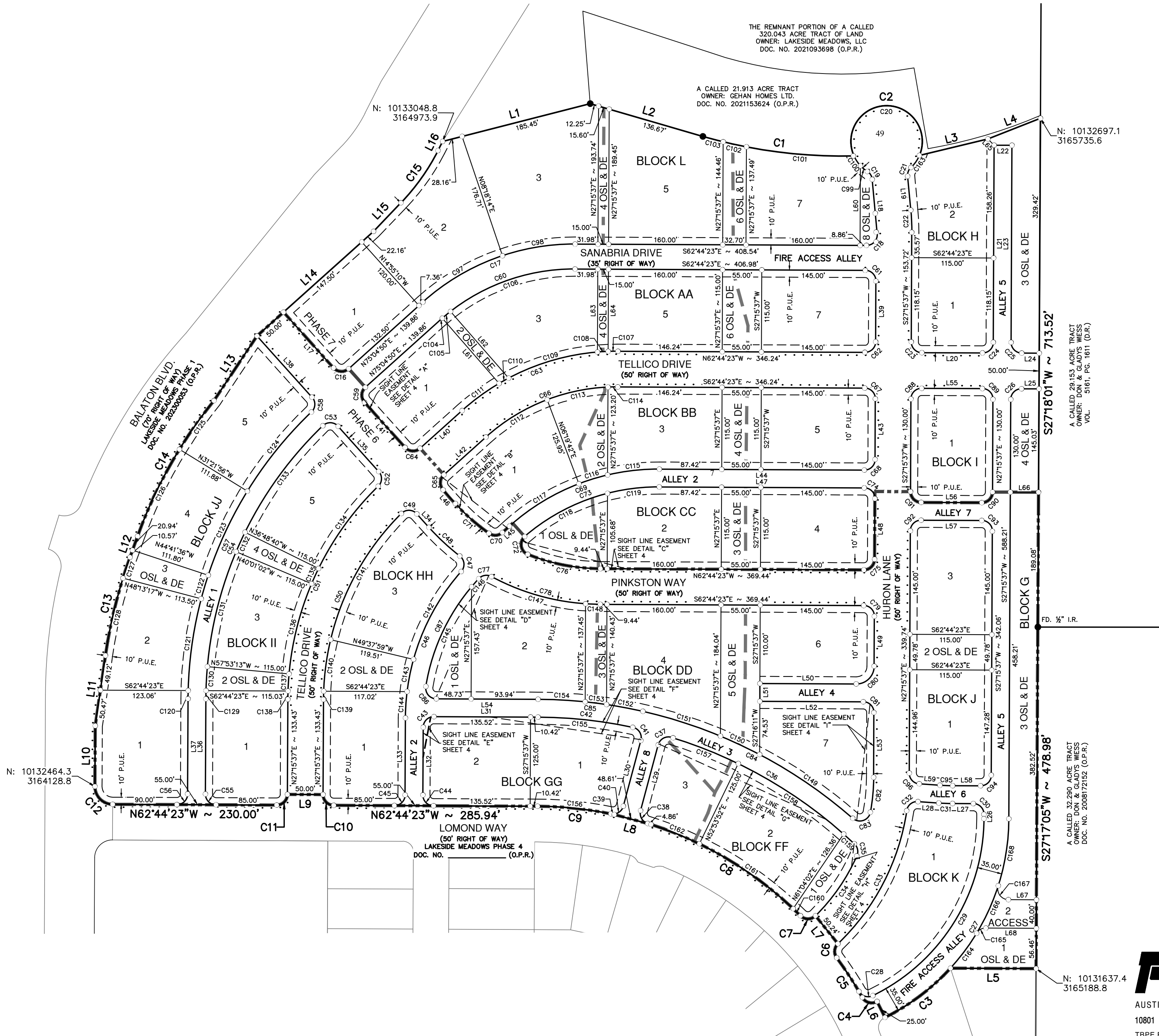
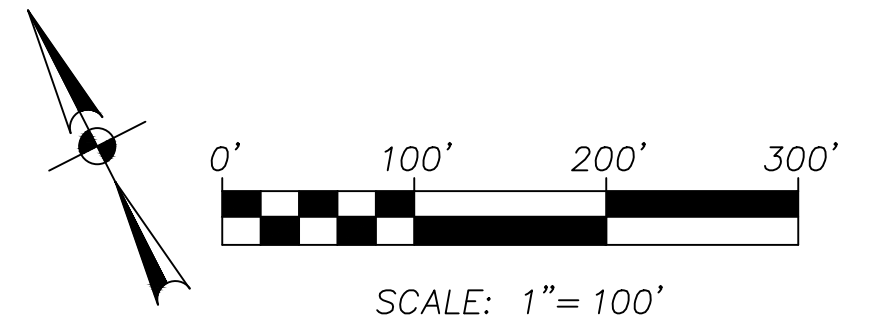
DATE OF PLAT PREPARATION: JANUARY 3, 2023  
DATE OF PLAT SUBMITTAL: APRIL 3, 2023

SHEET 1 OF 5

LAKESIDE MEADOWS - PHASES 6 & 7  
Survey Job No. 50627-07  
Date: Nov 10, 2023, 2:20pm, User: TD\_PapeDawson  
File: H:\Survey\CHL\0627-07\Plat\Lakeside Meadows Phase 6&7\0627-07\_Plat6&7.dwg

# 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.



### 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  |
| P.G.     | PAGE(S)   |
| OSL      | OPEN SPACE LOT                                  |
| DE       | DRAINAGE EASEMENT                               |
| WFL      | WALL/FENCE/LANDSCAPE                            |
| PUE      | PUBLIC UTILITY EASEMENT                         |
| SF       | SINGLE FAMILY                                   |
| PVT      | PRIVATE   |
| ---      | 6' SIDEWALK                                     |
| ---      | 10' HIKE AND BIKE TRAIL                         |
| ---      | PHASE LINE                                      |
| ●        | FOUND IRON ROD WITH CAP AS NOTED                |
| ○        | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP          |

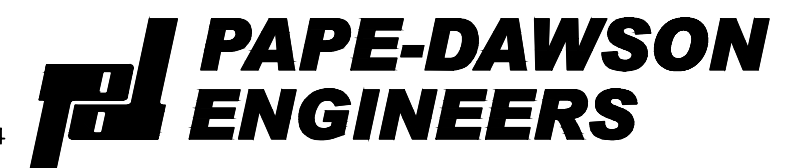
THE REMNANT PORTION OF A CALLED 320.043 ACRE TRACT OF LAND  
OWNER: LAKESIDE MEADOWS, LLC  
DOC. NO. 2021093698 (O.P.R.)

A CALLED 21.913 ACRE TRACT  
OWNER: GEHAN HOMES LTD.  
DOC. NO. 2021153624 (O.P.R.)

N: 10132697.1  
3165735.6

N: 10132464.3  
3164128.8

N: 10131637.4  
3165188.8



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TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

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

SHEET 2 OF 5



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.

BLOCK 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

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

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

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

BLOCK JJ	
LOT #	AREA (SQ. FT.)
1	20,439
2	17,053
3	4,274 +
4	16,015
5	20,189

BLOCK K	
LOT #	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 +

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

BLOCK DD	
LOT #	AREA (SQ. FT.)
1	6,587 +
2	24,317
3	4,160 +
4	25,392
5	10,796 +
6	17,418
7	19,715

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

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

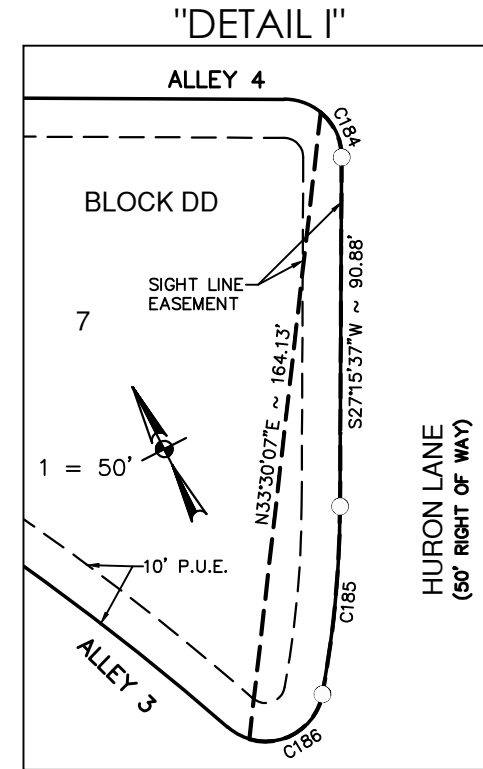
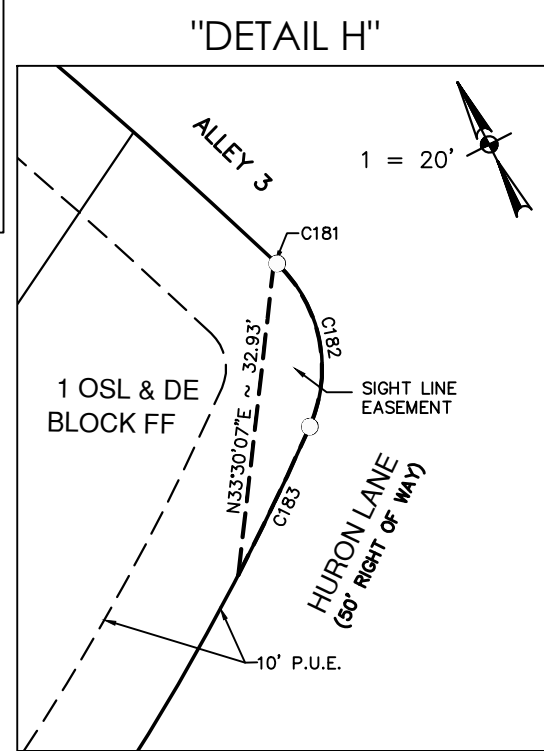
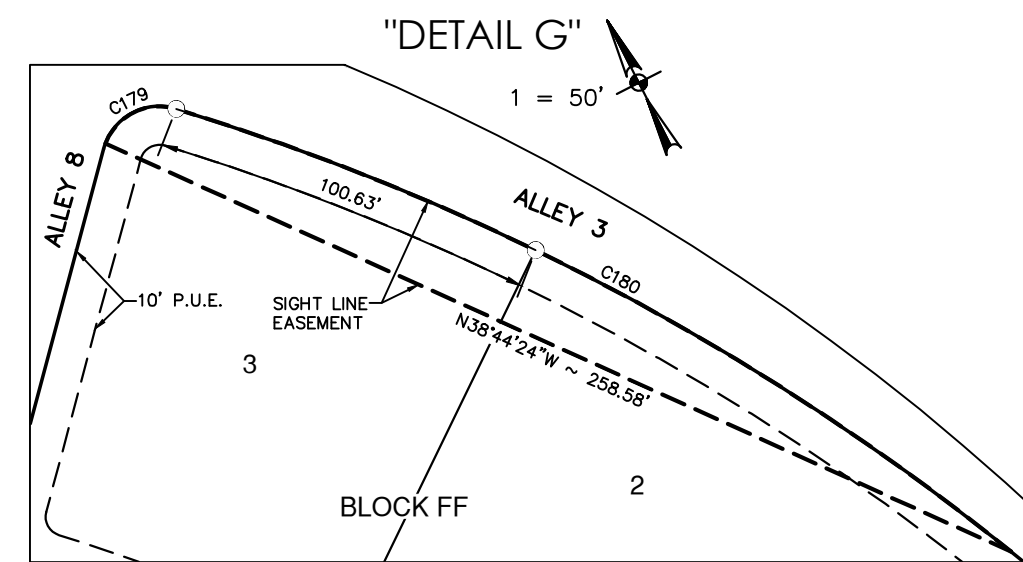
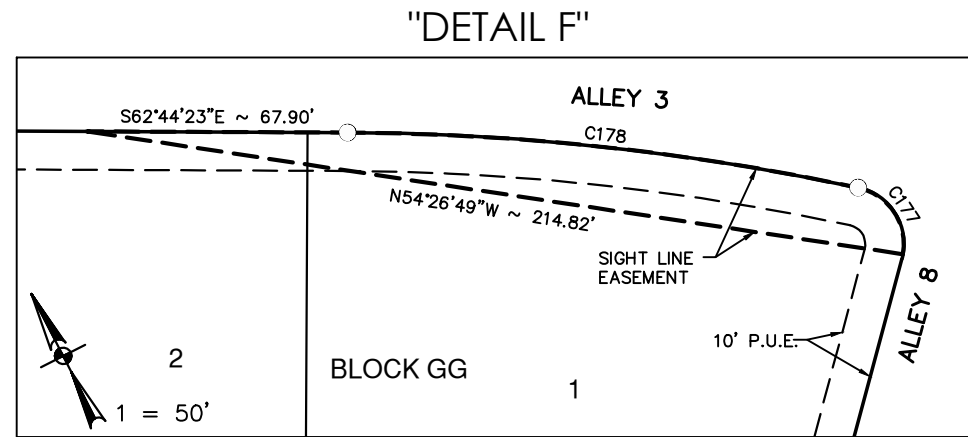
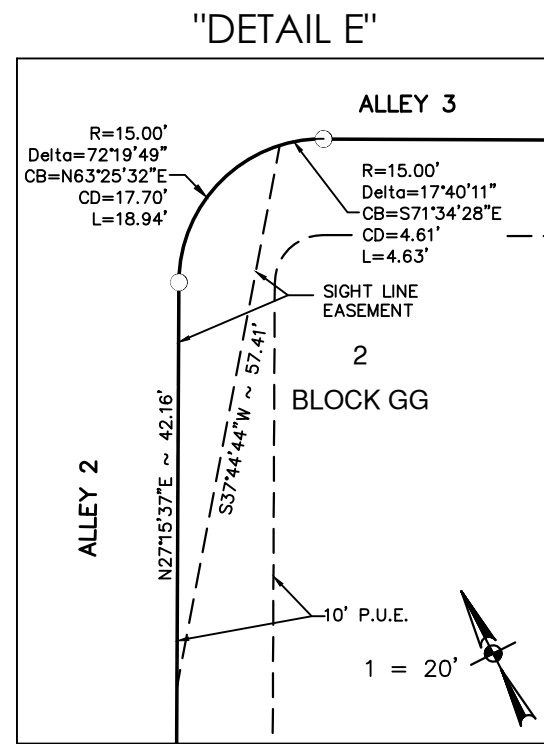
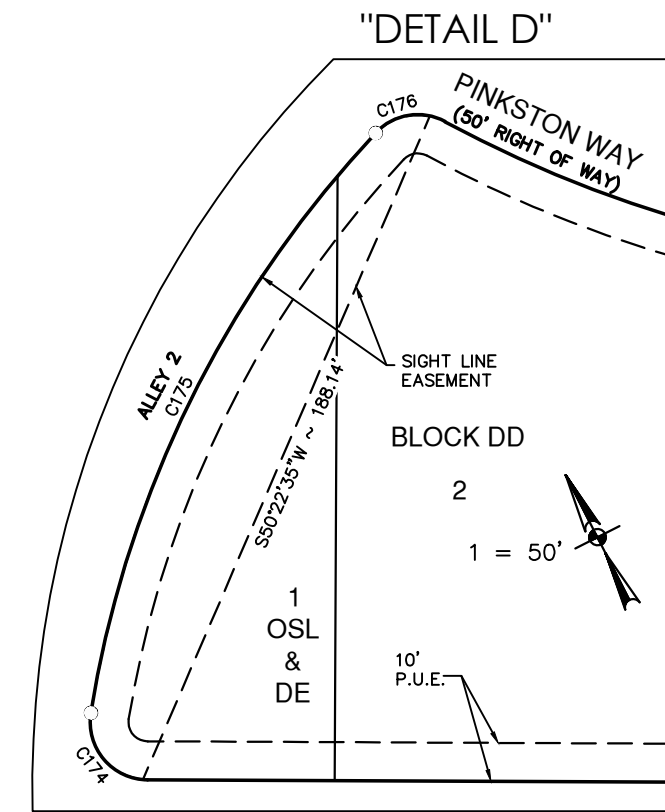
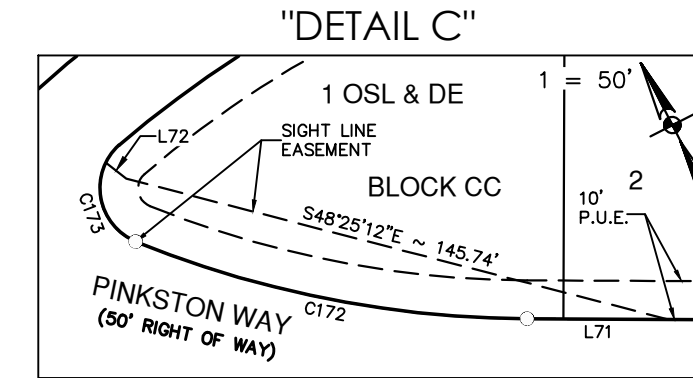
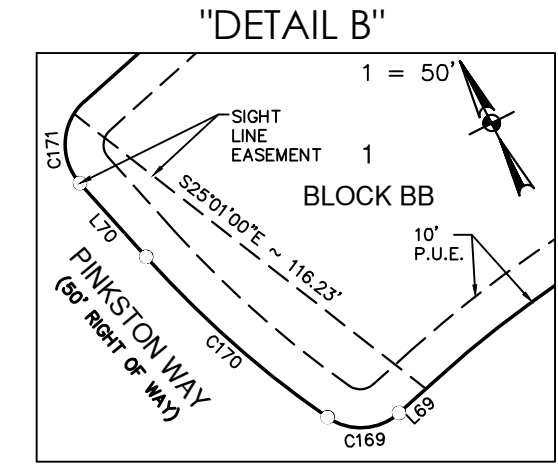
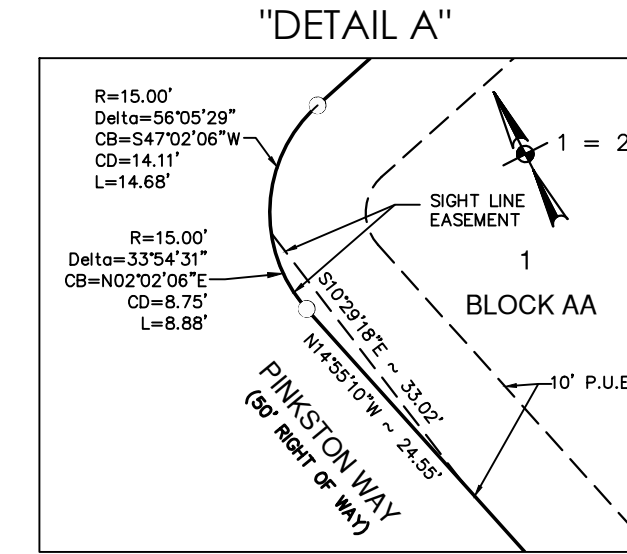
BLOCK J	
LOT #	AREA (SQ. FT.)
1	18,488
2	5,725 +
3	18,303

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

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

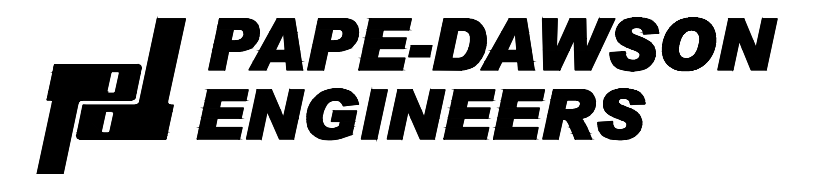
BLOCK I	
LOT #	AREA (SQ. FT.)
1	18,207

\* ACCESS LOT  
+ DENOTES OSL & DE LOT



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'	086°10'19"	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'



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

SHEET 4 OF 5

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. 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 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 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 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) 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.

BY \_\_\_\_\_

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

BY: \_\_\_\_\_  
JEREMY FRAZZELL, PLANNING DIRECTOR

ATTEST:

\_\_\_\_\_  
TRAVIS EVANS, CITY SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, LAKESIDE MEADOWS, LLC, BEING THE OWNER OF A CALLED 320.043 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2021093698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 31.743 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASES 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS SEAL

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 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

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

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.

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) 78759

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

\_\_\_\_\_  
VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222

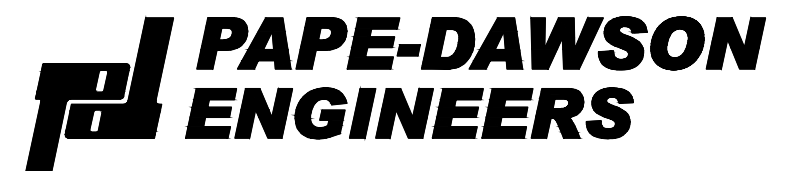
SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 78759

I, DYANA LIMON-MERCADO, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S 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



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