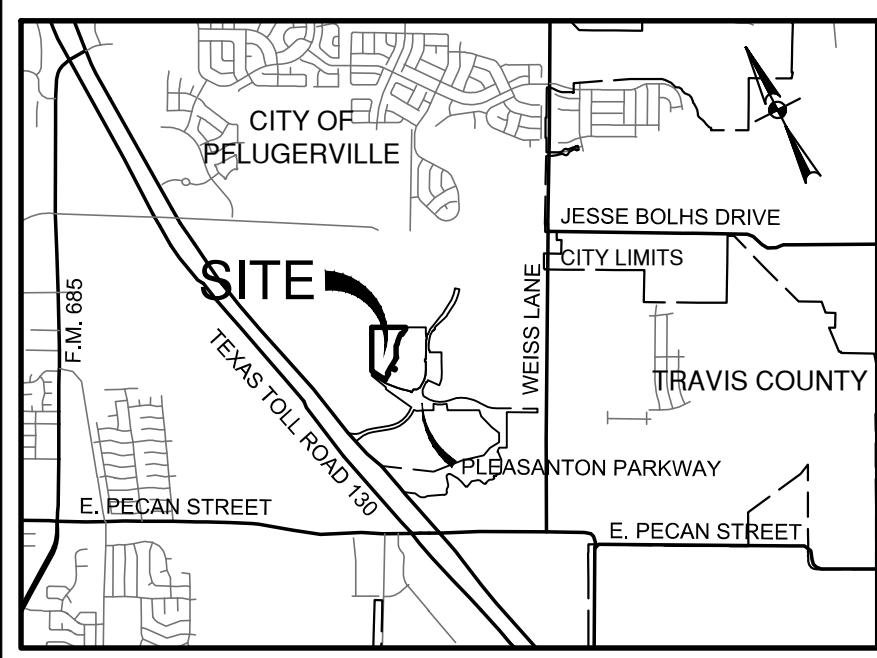
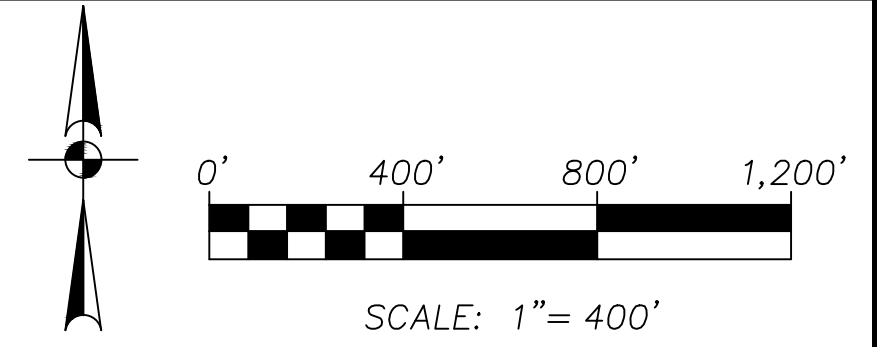


# FINAL PLAT OF LAKESIDE MEADOWS - PHASE 3

A 17.831 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 GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP  
1" = 5000'

**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:	17.831 ACRES
TOTAL NUMBER OF BLOCKS:	4
OSL & DE LOTS:	4 (3.814 ACRES)
RIGHT OF WAY:	1 (2.746 ACRES)
SF RESIDENTIAL LOTS:	62 (11.271 ACRES)

**LINEAR FEET OF NEW STREET**

STARNBERG BEND:	278 LF	0.435AC	50' ROW
CONSTANCE WAY:	620 LF	0.714AC	50' ROW
TORRENS SALT TRAIL:	1297 LF	1.430 AC	50' ROW
SUPERIOR COVE:	106 LF	0.221AC	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: TABLES
- SHEET 4: PLAT NOTES AND SIGNATURE BLOCKS

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

BENCHMARK 106  
FOUND BOLT IN  
UTILITY POLE  
ELEVATION = 635.98'

TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)  
DOC. NO. 2004030278 (O.P.R.)  
DOC. NO. 2004008877 (O.P.R.)  
DOC. NO. 2004008877 (O.P.R.)  
DOC. NO. 2004008877 (O.P.R.)  
DOC. NO. 2004008877 (O.P.R.)  
DOC. NO. 2004008877 (O.P.R.)

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

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

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

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

A CALLED 7.00 ACRE TRACT  
VOL. 7229, PG. 224 (O.P.R.)  
OWNER: BOB & EMMA NICHOLAS  
VOL. 11418, PG. 1139 (R.P.R.)

A CALLED 11.00 ACRE TRACT  
VOL. 7607, PG. 974 (O.P.R.)  
OWNER: BOB & EMMA NICHOLAS  
VOL. 11418, PG. 1139 (R.P.R.)

BENCHMARK 103  
FOUND COTTON SPINDLE IN ASPHALT  
ELEVATION = 652.92'

E. PFLUGERVILLE PARKWAY  
(VARIABLE WIDTH RIGHT OF WAY)

A REMNANT PORTION OF A CALLED  
164.4 ACRE TRACT  
OWNER: WESS ET. AL.  
DOC. NO. 2001065236 (O.P.R.)

A CALLED 29.153 ACRE TRACT  
OWNER: DON & GLADYS WESS  
VOL. 5161, PG. 1611 (O.R.)

A CALLED 32.290 ACRE TRACT  
OWNER: DON & GLADYS WESS  
DOC. NO. 2008172152 (O.P.R.)

A CALLED 32.290 ACRE TRACT  
OWNER: WESS ET. AL.  
DOC. NO. 2001065238 (O.P.R.)

A CALLED 5.10 ACRE TRACT  
OWNER: HELEN NONEMAN  
DOC. NO. 2012194992 (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
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.U.E. PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WFL WALL/FENCE/LANDSCAPE

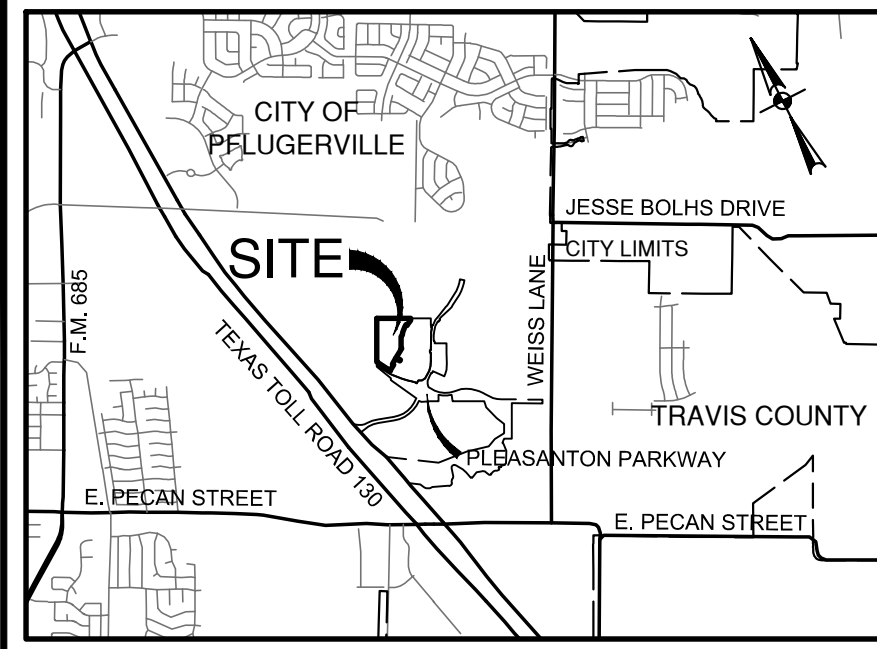
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- FEMA FLOODPLAIN
- 4' SIDEWALK
- 10' HIKE + BIKE TRAIL
- 10' P.U.E.



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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 4



LOCATION MAP

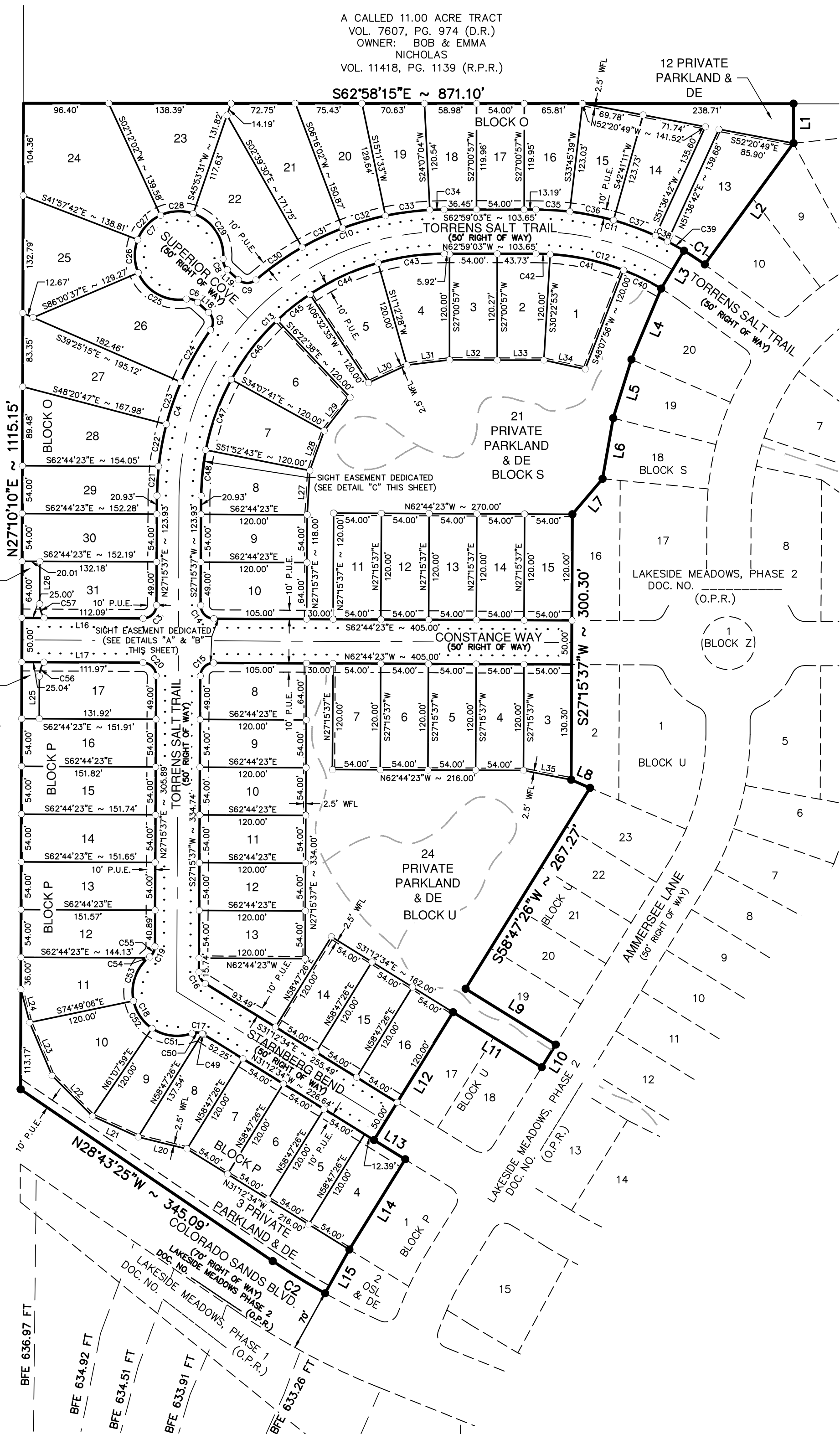
1" = 5000'

LEGEND

- 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.
- DOCUMENT NUMBER
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FOUND IRON ROD
- RIGHT OF WAY
- VOLUME PAGE(S)
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- WALL/FENCE/LANDSCAPE

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

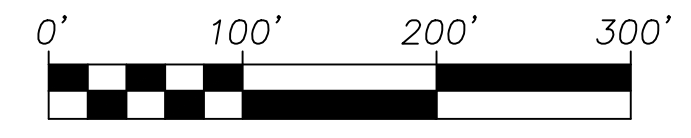
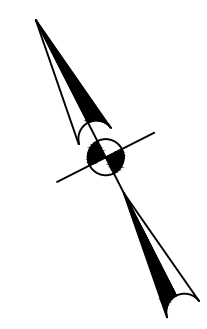
CALLLED 97.5 ACRE TRACT  
OWNER: TIMMERMAN FARMS, LTD.  
DOC. NO. 2004240371 (O.P.R.)



A CALLED 11.00 ACRE TRACT  
VOL. 7607, PG. 974 (D.R.)  
OWNER: BOB & EMMA  
NICHOLAS  
VOL. 11418, PG. 1139 (R.P.R.)

FINAL PLAT  
OF  
LAKESIDE MEADOWS - PHASE 3

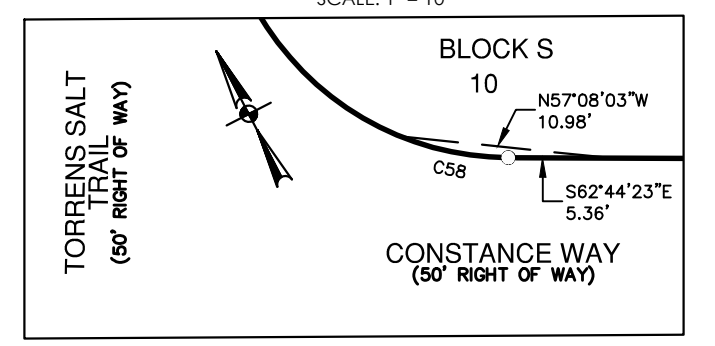
A 17.831 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 47.734 ACRE TRACT CONVEYED TO GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

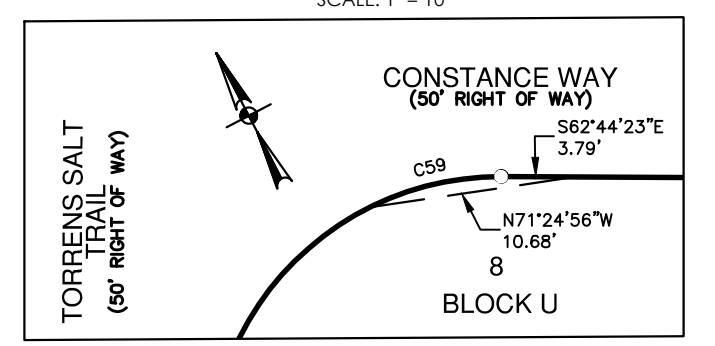
DETAIL "A"

SCALE: 1" = 10'



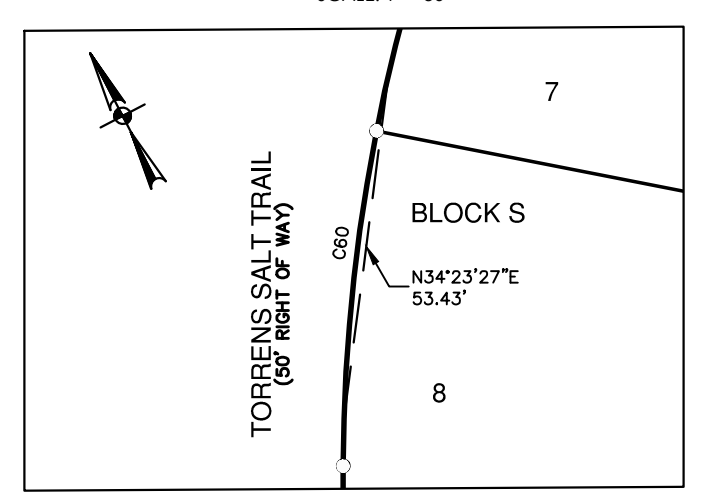
DETAIL "B"

SCALE: 1" = 10'



DETAIL "C"

SCALE: 1" = 30'



BFE 636.97 FT  
BFE 634.92 FT  
BFE 634.51 FT  
BFE 633.91 FT  
BFE 633.26 FT

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

SHEET 2 OF 4



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LAKESIDE MEADOWS, PHASE 3  
Survey Job No. 50627-05

# FINAL PLAT OF LAKESIDE MEADOWS - PHASE 3

A 17.831 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 GEHAN HOMES, LTD., RECORDED IN DOCUMENT NO. 2021094257 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	326.24'	004°58'00"	N29°29'50"W	28.27'	28.28'
C2	765.00'	005°12'42"	N31°19'45"W	69.56'	69.58'
C3	15.00'	090°00'00"	N72°15'37"E	21.21'	23.56'
C4	325.00'	035°16'31"	N44°53'53"E	196.95'	200.09'
C5	15.00'	083°11'14"	N20°56'31"E	19.92'	21.78'
C6	15.00'	052°01'12"	N46°39'42"W	13.16'	13.62'
C7	50.00'	284°02'25"	N69°20'55"E	61.54'	247.87'
C8	15.00'	052°01'11"	S05°21'31"W	13.16'	13.62'
C9	15.00'	083°18'01"	S62°18'06"E	19.94'	21.81'
C10	325.00'	040°58'03"	S83°28'05"E	227.46'	232.38'
C11	325.00'	030°59'56"	S47°29'05"E	173.70'	175.84'
C12	275.00'	030°59'56"	N47°29'05"W	146.98'	148.78'
C13	275.00'	089°45'20"	S72°08'17"W	388.08'	430.80'
C14	15.00'	090°00'00"	S17°44'23"E	21.21'	23.56'
C15	15.00'	090°00'00"	S72°15'37"W	21.21'	23.56'
C16	15.00'	058°28'13"	S01°58'29"E	14.65'	15.31'
C17	15.00'	052°01'14"	N57°13'10"W	13.16'	13.62'
C18	50.00'	162°30'36"	N01°58'28"W	98.84'	141.82'
C19	15.00'	052°01'12"	N53°16'13"E	13.16'	13.62'
C20	15.00'	090°00'00"	N17°44'23"W	21.21'	23.56'
C21	325.00'	005°50'22"	S30°10'48"W	33.11'	33.12'
C22	325.00'	008°33'14"	S37°22'36"W	48.48'	48.52'
C23	325.00'	008°55'31"	S46°06'59"W	50.58'	50.63'
C24	325.00'	011°57'23"	S56°33'26"W	67.70'	67.82'
C25	50.00'	076°39'41"	S34°20'27"E	62.02'	66.90'
C26	50.00'	044°02'55"	S26°00'51"W	37.50'	38.44'
C27	50.00'	044°09'44"	S70°07'10"W	37.59'	38.54'
C28	50.00'	043°41'29"	N65°57'13"W	37.21'	38.13'
C29	50.00'	075°28'36"	N06°22'11"W	61.21'	65.87'
C30	325.00'	011°17'37"	S81°41'42"W	63.96'	64.06'
C31	325.00'	008°55'31"	N88°11'44"W	50.58'	50.63'
C32	325.00'	008°55'31"	N79°16'13"W	50.58'	50.63'
C33	325.00'	008°55'31"	N70°20'41"W	50.58'	50.63'
C34	325.00'	002°53'53"	N64°25'59"W	16.44'	16.44'
C35	325.00'	006°44'42"	N59°36'42"W	38.24'	38.26'
C36	325.00'	008°55'31"	N51°46'35"W	50.58'	50.63'
C37	325.00'	008°55'31"	N42°51'04"W	50.58'	50.63'
C38	325.00'	002°38'43"	N37°03'56"W	15.00'	15.01'
C39	325.00'	003°45'27"	N33°51'51"W	21.31'	21.31'
C40	275.00'	009°52'57"	S36°55'36"E	47.37'	47.43'
C41	275.00'	017°45'03"	S50°44'35"E	84.86'	85.20'
C42	275.00'	003°21'56"	S61°18'05"E	16.15'	16.15'
C43	275.00'	015°48'29"	S70°53'18"E	75.63'	75.87'
C44	275.00'	017°45'03"	S87°40'04"E	84.86'	85.20'
C45	275.00'	009°50'03"	N78°32'24"E	47.14'	47.20'
C46	275.00'	017°45'03"	N64°44'51"E	84.86'	85.20'
C47	275.00'	017°45'03"	N46°59'48"E	84.86'	85.20'
C48	275.00'	010°51'40"	N32°41'27"E	52.05'	52.13'
C49	15.00'	006°42'28"	S34°33'47"E	1.76'	1.76'
C50	15.00'	045°18'45"	S60°34'24"E	11.56'	11.86'
C51	50.00'	054°21'45"	S56°02'54"E	45.68'	47.44'
C52	50.00'	044°02'55"	S06°50'34"E	37.50'	38.44'
C53	50.00'	061°45'32"	S46°03'40"W	51.32'	53.89'
C54	50.00'	002°20'24"	S78°06'38"W	2.04'	2.04'
C55	15.00'	052°01'12"	S53°16'13"W	13.16'	13.62'
C56	28.00'	034°55'54"	N44°38'40"E	16.81'	17.07'
C57	28.00'	034°46'05"	S09°47'40"W	16.73'	16.99'
C58	15.00'	021°48'03"	S51°50'21"E	5.67'	5.71'
C59	15.00'	026°47'51"	S76°08'18"E	6.95'	7.02'
C60	275.00'	011°08'56"	S34°23'27"W	53.43'	53.51'

BLOCK O		
LOT #	AREA (SQ. FT.)	LAND USE
12	7,408	PRIVATE PARKLAND & DE
13	9,986	RESIDENTIAL
14	7,806	RESIDENTIAL
15	7,369	RESIDENTIAL
16	7,072	RESIDENTIAL
17	6,478	RESIDENTIAL
18	6,714	RESIDENTIAL
19	7,486	RESIDENTIAL
20	8,556	RESIDENTIAL
21	10,599	RESIDENTIAL
22	11,230	RESIDENTIAL
23	10,952	RESIDENTIAL
24	16,535	RESIDENTIAL
25	11,578	RESIDENTIAL
26	12,405	RESIDENTIAL
27	11,664	RESIDENTIAL
28	10,923	RESIDENTIAL
29	8,244	RESIDENTIAL
30	8,221	RESIDENTIAL
31	8,383	RESIDENTIAL
32	1,306	PRIVATE PARKLAND & ACCESS EASEMENT

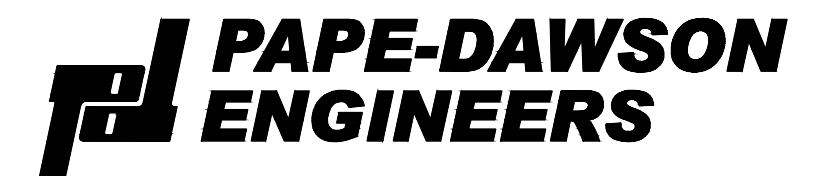
BLOCK S		
LOT #	AREA (SQ. FT.)	LAND USE
1	8,052	RESIDENTIAL
2	6,776	RESIDENTIAL
3	6,487	RESIDENTIAL
4	7,888	RESIDENTIAL
5	8,052	RESIDENTIAL
6	8,052	RESIDENTIAL
7	8,052	RESIDENTIAL
8	7,445	RESIDENTIAL
9	6,480	RESIDENTIAL
10	7,632	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	6,480	RESIDENTIAL
14	6,480	RESIDENTIAL
15	6,480	RESIDENTIAL
21	66,152	PRIVATE PARKLAND & DE

BLOCK P		
LOT #	AREA (SQ. FT.)	LAND USE
3	19,397	PRIVATE PARKLAND & DE
4	6,480	RESIDENTIAL
5	6,480	RESIDENTIAL
6	6,480	RESIDENTIAL
7	6,480	RESIDENTIAL
8	6,956	RESIDENTIAL
9	6,727	RESIDENTIAL
10	9,877	RESIDENTIAL
11	7,890	RESIDENTIAL
12	8,153	RESIDENTIAL
13	8,187	RESIDENTIAL
14	8,192	RESIDENTIAL
15	8,196	RESIDENTIAL
16	8,201	RESIDENTIAL
17	8,372	RESIDENTIAL
18	1,305	PRIVATE PARKLAND & ACCESS EASEMENT

BLOCK U		
LOT #	AREA (SQ. FT.)	LAND USE
3	6,758	RESIDENTIAL
4	6,480	RESIDENTIAL
5	6,480	RESIDENTIAL
6	6,480	RESIDENTIAL
7	6,480	RESIDENTIAL
8	7,632	RESIDENTIAL
9	6,480	RESIDENTIAL
10	6,480	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	6,480	RESIDENTIAL
14	6,480	RESIDENTIAL
15	6,480	RESIDENTIAL
16	6,480	RESIDENTIAL
24	73,195	PRIVATE PARKLAND & DE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°01'45"W	44.78'
L2	S63°13'02"W	169.92'
L3	S58°00'53"W	50.00'
L4	S49°44'53"W	86.98'
L5	S44°13'59"W	69.43'
L6	S36°57'11"W	69.66'
L7	S67°26'38"W	52.69'
L8	S39°41'52"E	23.29'
L9	S31°12'34"E	120.00'
L10	S58°47'26"W	30.00'
L11	N31°12'34"W	118.00'
L12	S58°47'26"W	170.00'
L13	S31°12'34"E	41.61'
L14	S58°47'26"W	120.00'
L15	S56°04'21"W	56.71'
L16	S62°44'23"E	137.09'
L17	N62°44'23"W	137.01'
L18	N20°39'05"W	16.89'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S20°39'05"E	16.81'
L20	S49°17'56"E	56.81'
L21	S38°29'58"E	56.89'
L22	S17°51'17"E	64.95'
L23	S04°10'10"W	64.95'
L24	S12°08'12"W	39.05'
L25	N27°10'43"E	47.96'
L26	S27°10'43"W	48.04'
L27	S30°25'47"W	50.22'
L28	S46°59'48"W	47.83'
L29	S64°44'51"W	47.83'
L30	N87°40'04"W	47.83'
L31	N69°55'35"W	48.50'
L32	N62°42'02"W	54.00'
L33	N62°59'03"W	52.83'
L34	N50°44'35"W	47.83'
L35	N51°56'14"W	54.97'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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

SHEET 3 OF 4

Survey Job No. 50627-05 LAKESIDE MEADOWS, PHASE 3

FINAL PLAT  
OF  
**LAKESIDE MEADOWS - PHASE 3**

A 17.831 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 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 SUBJECTED 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, LRD., 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 17.831 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASE 3" 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 \_\_\_\_\_, 20\_\_\_\_, 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

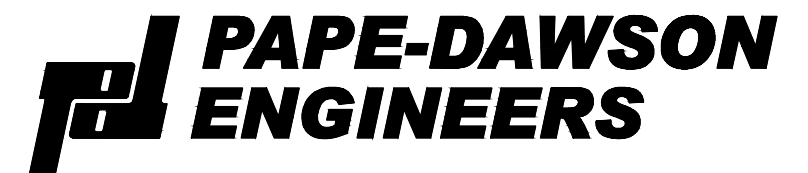
SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
512-454-8711

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 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.

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

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

SHEET 4 OF 4