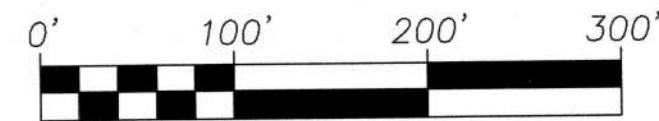
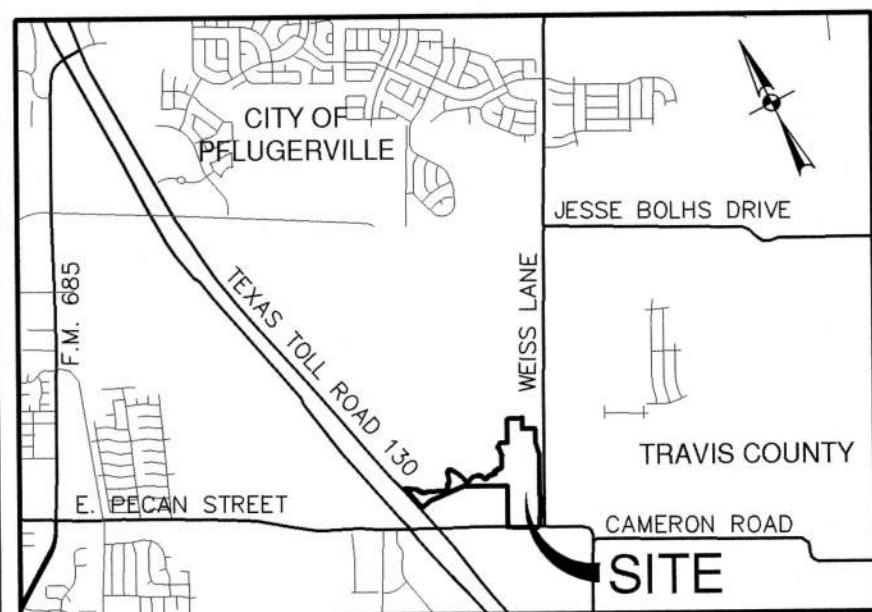
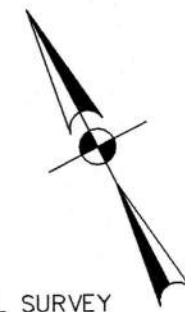


# FINAL PLAT OF LAKESIDE MEADOWS INDUSTRIAL, PHASE 3

A 52.443 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND OUT OF THE E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT CONVEYED TO EMIL A. & MARIE BOHLS, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT, DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'



LOCATION MAP

1" = 5000'

OWNER: USRLP PFLUGERVILLE LCC  
ADDRESS: 9830 COLONNADE BLVD, SUITE 600  
SAN ANTONIO, TEXAS 78230

SURVEY: W. CALDWELL SURVEY  
ABSTRACT NO. 162  
SECTION NO. 66

OWNER: JAMES R. BOHLS  
ADDRESS: PFLUGERVILLE, TEXAS

E. KIRKLAND SURVEY  
ABSTRACT NO. 458

TOTAL ACREAGE: 52.443 ACRES  
RIGHT OF WAY ACREAGE: 1.142 ACRES  
PUBLIC PARKLAND ACREAGE: 14.321 ACRES  
PRIVATE OPEN SPACE LOT ACREAGE: 4.667 ACRES  
COMMERCIAL LOT ACREAGE: 32.313 ACRES

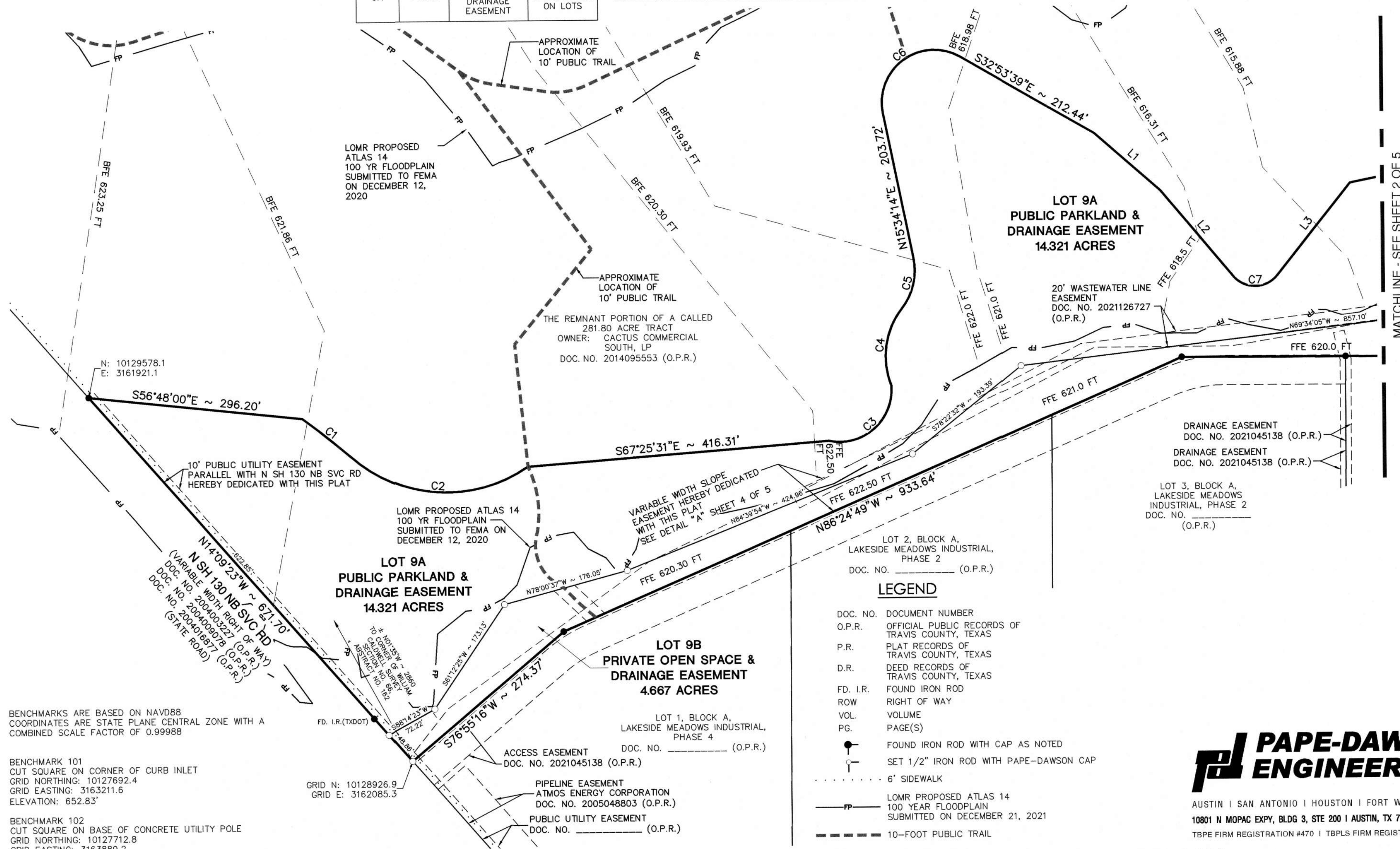
NUMBER OF BLOCKS: 1  
RIGHT OF WAY DEDICATION LOTS: 2  
PUBLIC PARKLAND LOT: 1  
PRIVATE OPEN SPACE LOT: 1  
COMMERCIAL LOT: 4  
TOTAL LOTS: 8

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

LINEAR FEET OF NEW STREETS: 0'  
SUBMITTAL DATE: MARCH 8, 2021

BLOCK A			
LOT NO.	ACRES	LOT TYPE	F.F.E. (FT.)
6	10.191	COMMERCIAL	N/A
7	8.870	COMMERCIAL	N/A
8	7.951	COMMERCIAL	615.0
9	5.316	PRIVATE OPEN SPACE & DRAINAGE EASEMENT	618.0
9A	14.321	PUBLIC PARKLAND & DRAINAGE EASEMENT	BFE'S & FFE'S SHOWN ON LOTS

BLOCK A			
LOT NO.	ACRES	LOT TYPE	F.F.E. (FT.)
9B	4.667	PRIVATE OPEN SPACE DRAINAGE EASEMENT	FFE'S SHOWN ON LOTS
	0.964	RIGHT OF WAY DEDICATION (EAST PECAN STREET)	N/A
	0.163	RIGHT OF WAY DEDICATION (WEISS LANE)	N/A



BENCHMARKS ARE BASED ON NAVD88  
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A  
COMBINED SCALE FACTOR OF 0.99988

BENCHMARK 101  
CUT SQUARE ON CORNER OF CURB INLET  
GRID NORTHING: 10127692.4  
GRID EASTING: 3163211.6  
ELEVATION: 652.83'

BENCHMARK 102  
CUT SQUARE ON BASE OF CONCRETE UTILITY POLE  
GRID NORTHING: 10127712.8  
GRID EASTING: 3163889.2  
ELEVATION: 648.53'

DATE OF PLAT PREPARATION: FEBRUARY 1, 2021  
DATE OF PLAT SUBMITTAL: MARCH 8, 2021



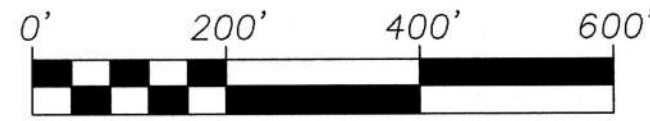
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



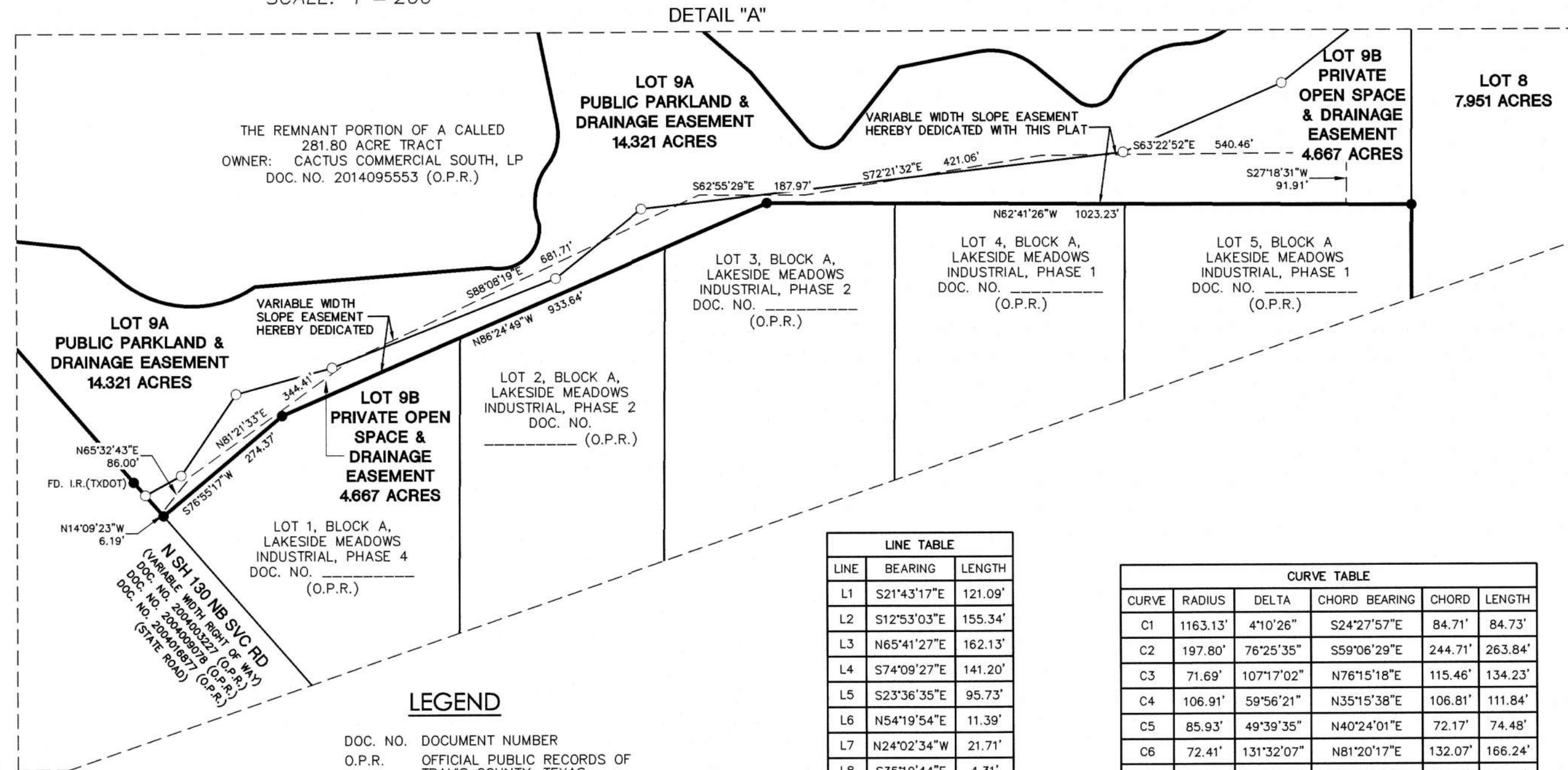


# FINAL PLAT OF LAKESIDE MEADOWS INDUSTRIAL, PHASE 3

A 52.443 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND OUT OF THE E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT CONVEYED TO EMIL A. & MARIE BOHLS, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT, DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 200'



### LEGEND

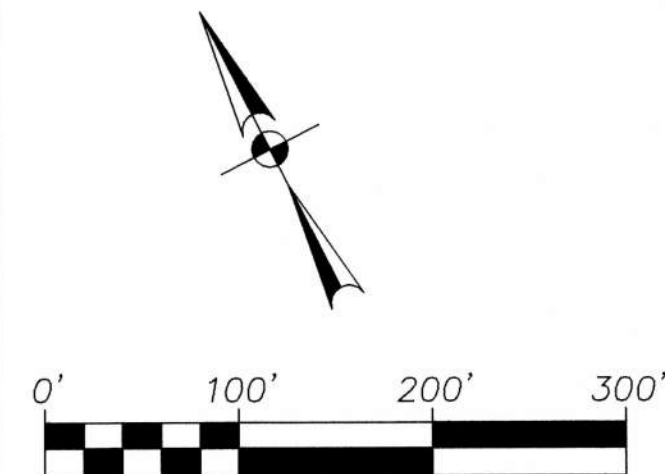
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- ..... 6' SIDEWALK
- LOMR PROPOSED ATLAS 14
- 100 YEAR FLOODPLAIN SUBMITTED ON DECEMBER 21, 2021
- 10-FOOT PUBLIC TRAIL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°43'17"E	121.09'
L2	S12°53'03"E	155.34'
L3	N65°41'27"E	162.13'
L4	S74°09'27"E	141.20'
L5	S23°36'35"E	95.73'
L6	N54°19'54"E	11.39'
L7	N24°02'34"W	21.71'
L8	S35°10'44"E	4.31'
L9	N31°10'01"E	2.56'
L10	N66°06'09"E	35.44'
L11	N04°36'58"E	195.60'
L12	N48°28'24"E	114.49'
L13	S20°28'43"W	100.84'
L14	N62°14'15"W	13.08'
L15	S26°47'38"W	212.77'
L16	S71°55'13"W	62.00'
L17	N27°19'54"E	37.76'
L18	S63°12'22"E	40.00'
L19	N26°44'52"E	44.21'
L20	N28°45'16"E	40.41'
L21	S26°47'38"W	21.02'

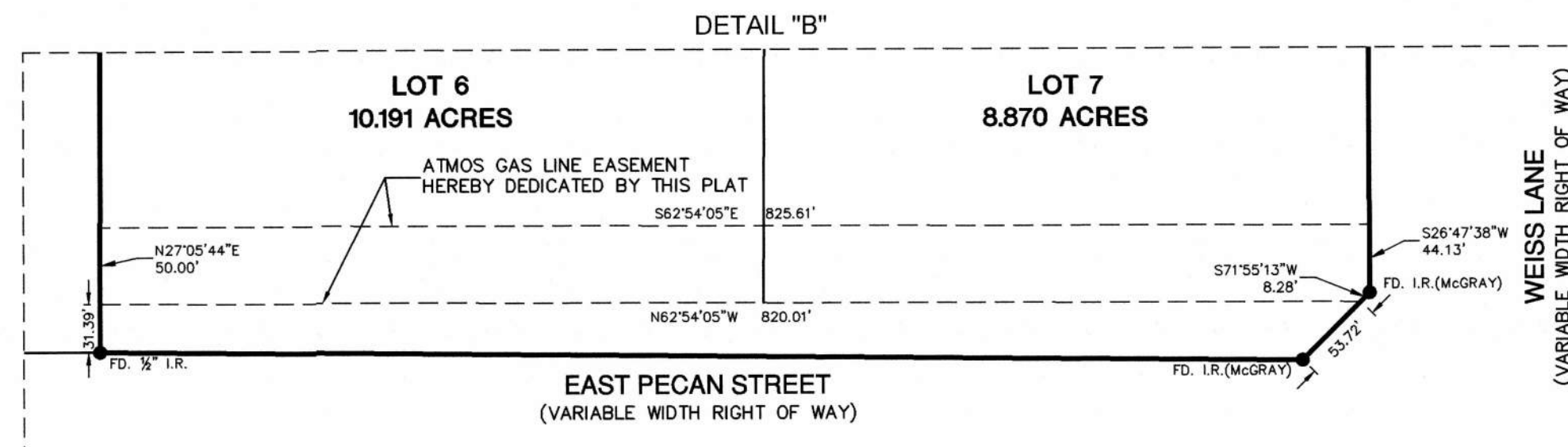
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1163.13'	4°10'26"	S24°27'57"E	84.71'
C2	197.80'	76°25'35"	S59°06'29"E	244.71'
C3	71.69'	107°17'02"	N76°15'18"E	115.46'
C4	106.91'	59°56'21"	N35°15'38"E	106.81'
C5	85.93'	49°39'35"	N40°24'01"E	72.17'
C6	72.41'	131°32'07"	N81°20'17"E	132.07'
C7	39.29'	101°25'31"	S63°35'48"E	60.82'
C8	124.14'	50°32'52"	S48°53'01"E	106.01'
C9	40.65'	102°03'31"	S74°38'20"E	63.20'
C10	142.30'	61°16'45"	N84°58'17"E	145.04'
C11	125.75'	39°31'39"	S84°09'10"E	85.05'
C12	12.61'	100°07'35"	N26°01'13"E	19.34'
C13	28.53'	134°03'12"	N77°47'40"E	52.53'
C14	14.74'	113°39'16"	N87°59'38"E	24.68'
C15	36.17'	93°30'50"	N77°55'25"E	52.70'
C16	65.17'	58°34'41"	S84°36'30"E	63.76'
C17	26.53'	50°25'18"	N20°35'41"W	22.60'
C18	10.13'	94°16'45"	N01°20'02"E	14.84'

### STANDARD PLAT NOTES

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- 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.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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.
- NO IMPROVEMENTS INCLUDING BY NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON EAST PECAN STREET, WEISS LANE AND N SH 130 NB SVC RD AND SHALL BE CONSTRUCTED AT THE TIME OF PUBLIC IMPROVEMENTS AND MAY BE REDUCED BY ANY ALLOWED DRIVEWAYS.
- 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.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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.
- 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. ALL EXISTING AND PROPOSED UTILITY INFRASTRUCTURE IS TO BE PLACED UNDERGROUND WITH THE EXCEPTION OF LCRA UTILITIES.
- 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. ALL EXISTING OVERHEAD ELECTRIC LINES ALONG THE BOUNDARY OF THIS SUBDIVISION, WITH THE EXCEPTION OF THE LCRA TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND WITH DEVELOPMENT OF THE PROPERTY.
- 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- TRAILS SHALL BE CONSTRUCTED WITH THE LAKESIDE MEADOWS PHASE 1 CONSTRUCTION PLANS PER THE PUD.
- 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 ISSUED AFTER 12/31/2021.
- THE OWNER OF LOT 9B OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE MAINTENANCE OF LOT 9B.
- THE SLOPE EASEMENT ON LOT 9A MAINTENANCE REMAINS WITH THE OWNERSHIP OF LOT 9-B



SCALE: 1" = 100'



DATE OF PLAT PREPARATION: FEBRUARY 1, 2021  
DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 4 OF 5



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

LAKESIDE MEADOWS INDUSTRIAL, PHASE 3  
Survey Job No. 51224-05

**FINAL PLAT OF  
LAKESIDE MEADOWS INDUSTRIAL, PHASE 3**

A 52.443 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND OUT OF THE E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT CONVEYED TO EMIL A. & MARIE BOHLS, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT, DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, USRLP PFLUGERVILLE LLC, BEING THE OWNER OF A CALLED 63.147 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2020018097 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 52.443 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 3" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

USRLP PFLUGERVILLE,LLC,  
a Delaware limited liability company

By: US Regional Logistics Program, L.P.,  
a Delaware limited liability company, its managing member

By: US RLP GP, LLC  
a Delaware limited liability company, its general partner

By: US Realco JV, LLC  
a Delaware limited liability company, its sole member

By: USAA Real Estate Company, LLC,  
a Delaware limited liability company, its managing member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2020, by \_\_\_\_\_ of USAA Real Estate Company, a Delaware limited liability company, managing member of US Realco JV, LLC a Delaware Limited liability company, sole member of US RLP partnership, managing member of USRLP Pflugerville, LLC, a Delaware limited liability company, on behalf of said company.

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, JAMES R. BOLHS, BEING THE OWNER OF A CALLED 62 1/2 ACRE TRACT OF LAND, BEING THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT, DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 52.443 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 3" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

JAMES R. BOLHS

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK BERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

PRINTED NAME

MY COMMISSION EXPIRES

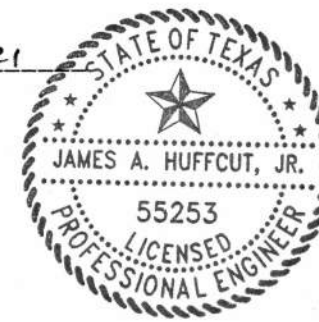
ENGINEER'S CERTIFICATION:

A 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.* 6-18-2021  
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 ZÜRCHER, 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 Zürcher* 06/18/2021  
VALERIE ZÜRCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222

SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 78759  
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: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

I, DANA DEBEAUVOIR, 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 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



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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: FEBRUARY 1, 2021  
DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 5 OF 5

LAKESIDE MEADOWS INDUSTRIAL, PHASE 3  
Survey Job No. 51224-05  
Date: Apr 18, 2021 3:31pm User ID: Zurcher  
File: H:\Survey\OIA\51224-05\Plat\Lakeside Meadows Phase 3\PL51224-05\_PL1.dwg