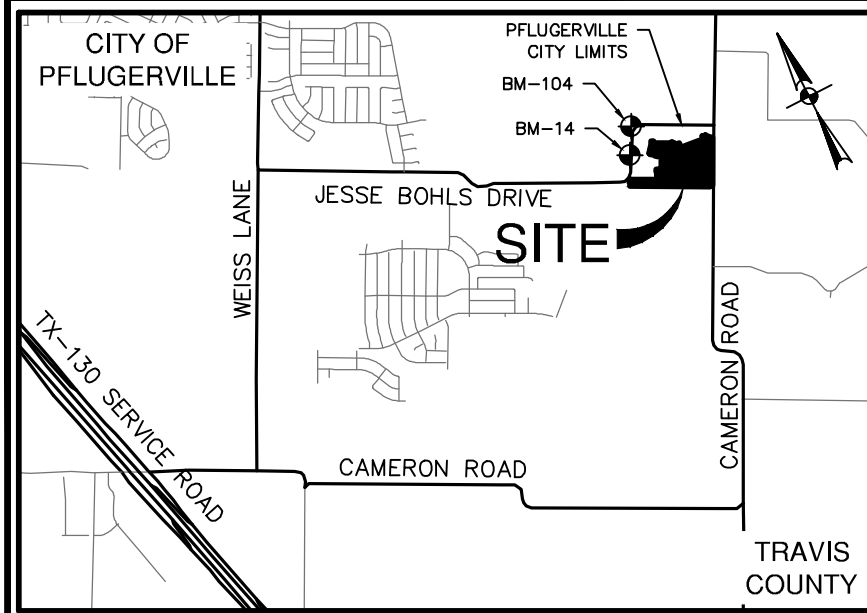
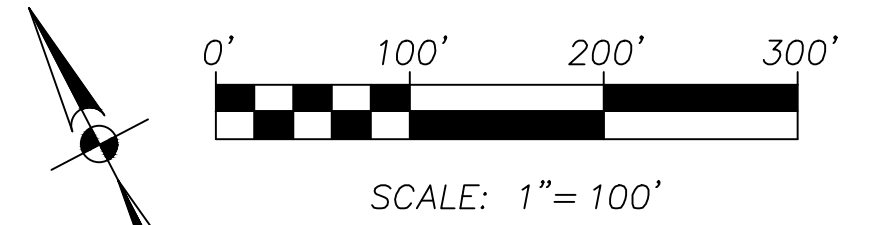


FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 1

A 40.175 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 97.882 ACRE TRACT (TRACT 1), CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
1" = 5000'

OWNER: MEADOWLARK PRESERVE, LLC
13620 FM 620 BLDG. B, SUITE 150
AUSTIN, TEXAS 78717

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 24, 2023

LOT SUMMARY

TOTAL ACREAGE: 40.175 ACRES

RIGHT-OF-WAY TOTAL: 13.740 ACRES

ALLEY/LOCAL/COLLECTOR: 7.176 ACRES

RIGHT-OF-WAY DEDICATION: 6.564 ACRES

TOTAL NUMBER OF BLOCKS: 12

AMENITY CENTER: 1 (1.171 ACRES)

OS/DE LOTS: 12 (3.117 ACRES)

PUBLIC PARK: 3 (0.732 ACRES)

PUBLIC PARKLAND/DE: 2 (6.42 ACRES)

SINGLE FAMILY LOTS: 128 (14.990 ACRES)

LINEAR FEET OF NEW STREET

CEDAR WAXWING WAY (50' ROW):	0.605AC	590 LF
DOWNY DRIVE (60' ROW):	0.041AC	44 LF
INDIGO BUNTING LANE (50' ROW):	0.397AC	337 LF
KINGFISHER ROAD (50'/60' ROW):	0.806AC	746 LF
LARK SPARROW DRIVE (50'/60' ROW):	1.869AC	1512 LF
E. PFLUGERVILLE PARKWAY (120' ROW):	5.838AC	2132 LF
PRAIRIE FALCON WAY (50' ROW):	0.749AC	480 LF
SAGE THRASHER DRIVE (50' ROW):	0.742AC	569 LF
SPOTTED TOWHEE DRIVE (50' ROW):	0.019AC	40 LF
ALLEY 3:	0.127AC	266 LF
ALLEY 4:	0.143AC	295 LF
ALLEY 8:	0.323AC	454 LF
ALLEY 9:	0.294AC	453 LF
ALLEY 10:	0.082AC	150 LF
ALLEY 11:	0.440AC	600 LF
ALLEY 12:	0.254AC	378 LF
ALLEY 13:	0.285AC	424 LF

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:
0.99991

BENCHMARK NO. 14

FOUND IRON ROD WITH CAP MARKED "PAPE-DAWSON"

GRID N: 10129905.29'

GRID E: 3176860.67'

ELEV: 616.82'

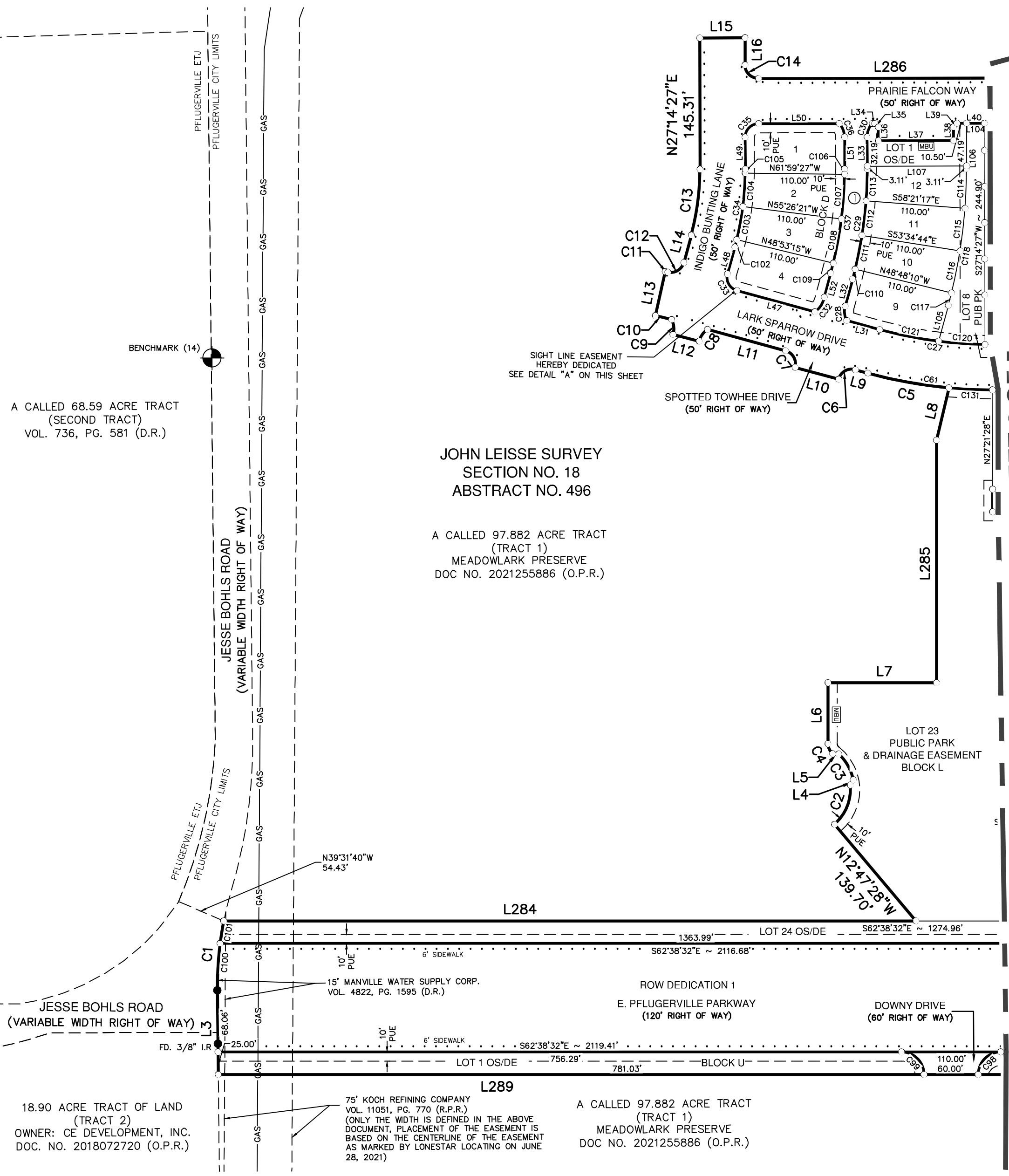
BENCHMARK NO. 104

FOUND COTTON SPINDLE ON UTILITY POLE

GRID N: 10130556.47'

GRID E: 3177234.76'

ELEV: 607.60'



Parkland Calculations - Meadowlark Preserve Phase 1

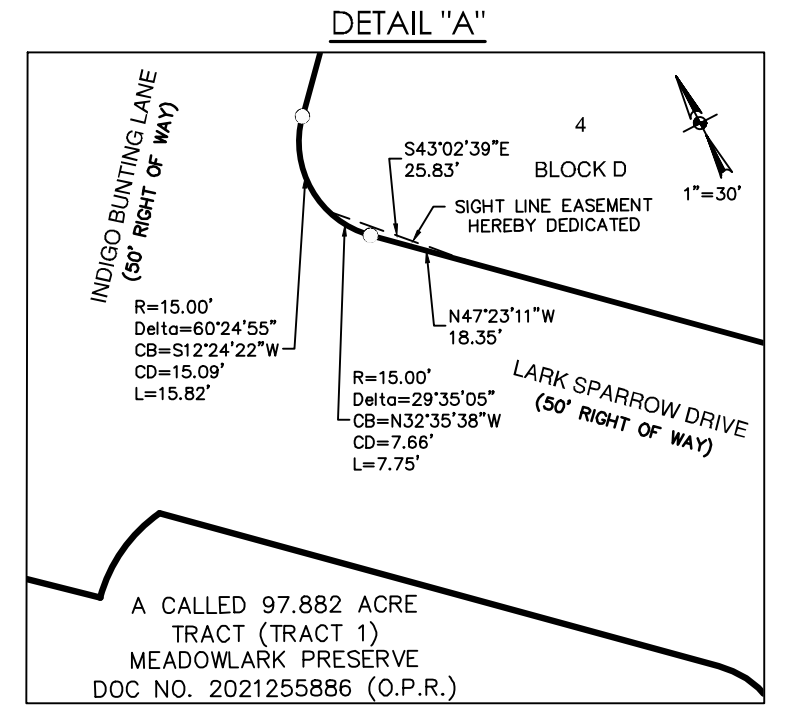
Total Public Parkland Required (128 SF Lots)	2.53 Acres
Total Public Parkland Dedication Provided	7.28 Acres

Lot Size Distribution - Meadowlark Preserve Total

	Total	Percentage
40' x 110' Alley	94	25.1%
40' x 110' Alley Paseo	50	13.3%
45' x 120' Front	112	29.9%
50' x 120' Front	119	31.7%
	375	100.0%

Lot Size Distribution - Meadowlark Preserve Phase 1

	Total	Percentage
40' x 110' Alley	51	39.8%
40' x 110' Alley Paseo	39	30.5%
45' x 120' Front	29	22.7%
50' x 120' Front	9	7.0%
	128	100.0%



JOHN LEISSE SURVEY
SECTION NO. 18
ABSTRACT NO. 496

A CALLED 97.882 ACRE TRACT
(TRACT 1)
MEADOWLARK PRESERVE
DOC NO. 2021255886 (O.P.R.)

A CALLED 68.59 ACRE TRACT
(SECOND TRACT)
VOL. 736, PG. 581 (D.R.)

18.90 ACRE TRACT OF LAND
(TRACT 2)
OWNER: CE DEVELOPMENT, INC.
DOC. NO. 2018072720 (O.P.R.)

75' KOCH REFINING COMPANY
VOL. 11051, PG. 770 (R.P.R.)
(ONLY THE WIDTH IS DEFINED IN THE ABOVE DOCUMENT, PLACEMENT OF THE EASEMENT IS BASED ON THE CENTERLINE OF THE EASEMENT AS MARKED BY LONESTAR LOCATING ON JUNE 28, 2021)

A CALLED 97.882 ACRE TRACT
(TRACT 1)
MEADOWLARK PRESERVE
DOC NO. 2021255886 (O.P.R.)

PUBLIC ALLEYS
ALLEY 3
(25' RIGHT OF WAY)

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)
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PUB PK PUBLIC PARKLAND
- MBU NEIGHBORHOOD MAILBOX UNIT EASEMENT
- 4' SIDEWALK (UNLESS NOTED OTHERWISE)
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

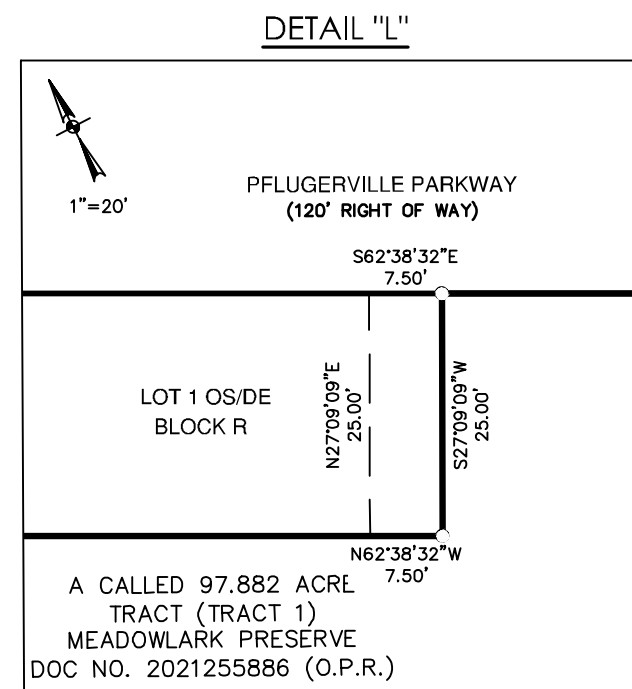
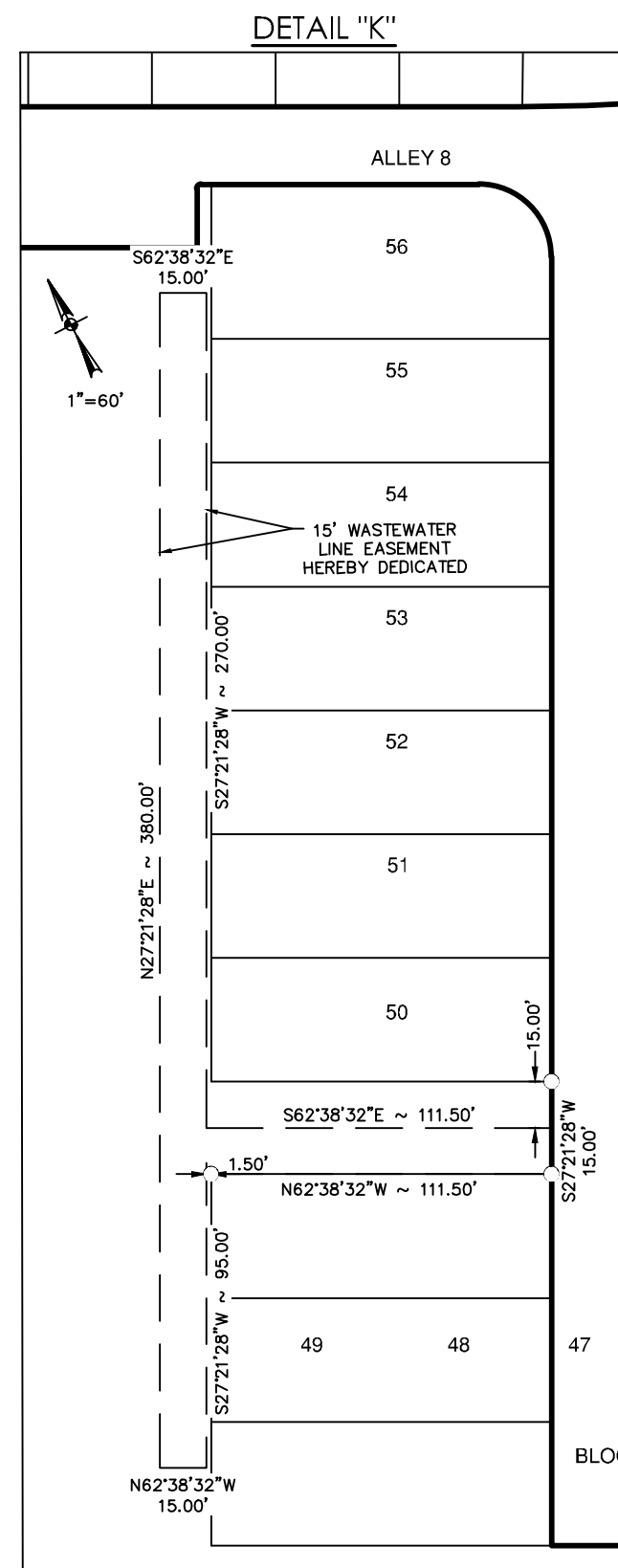
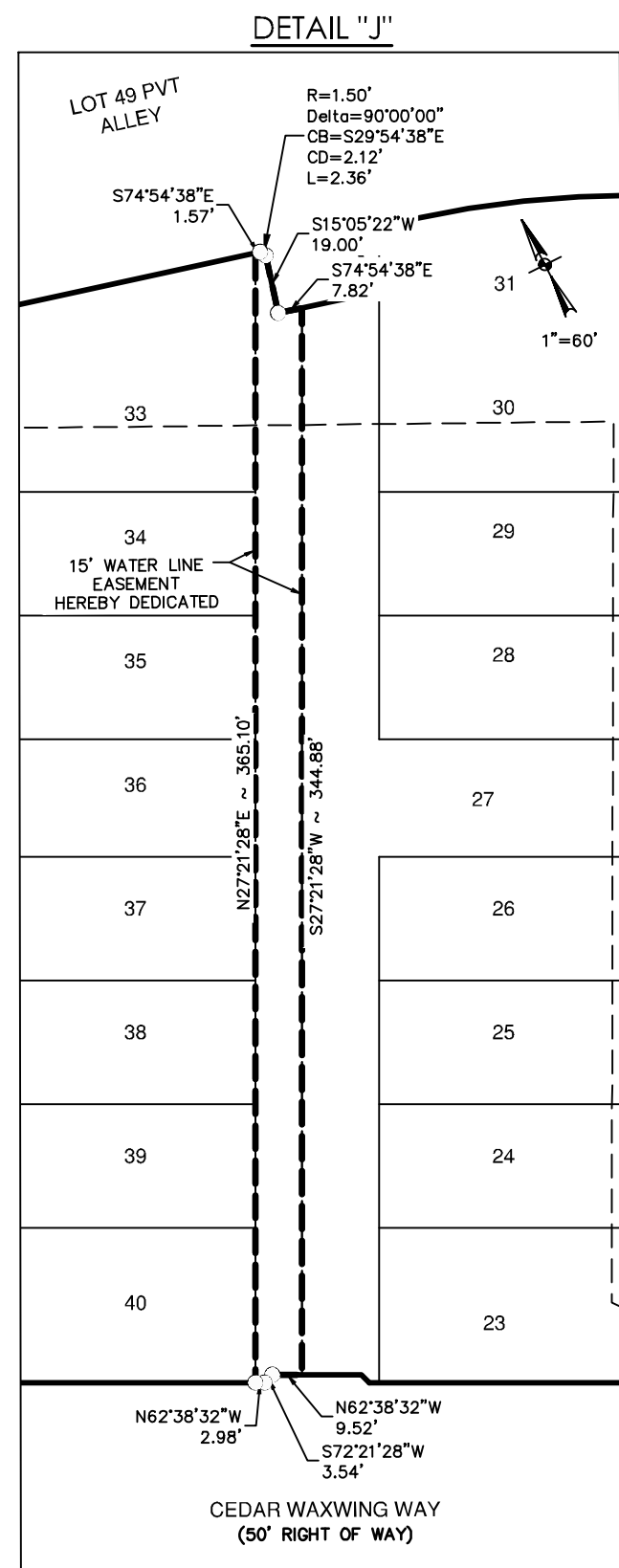
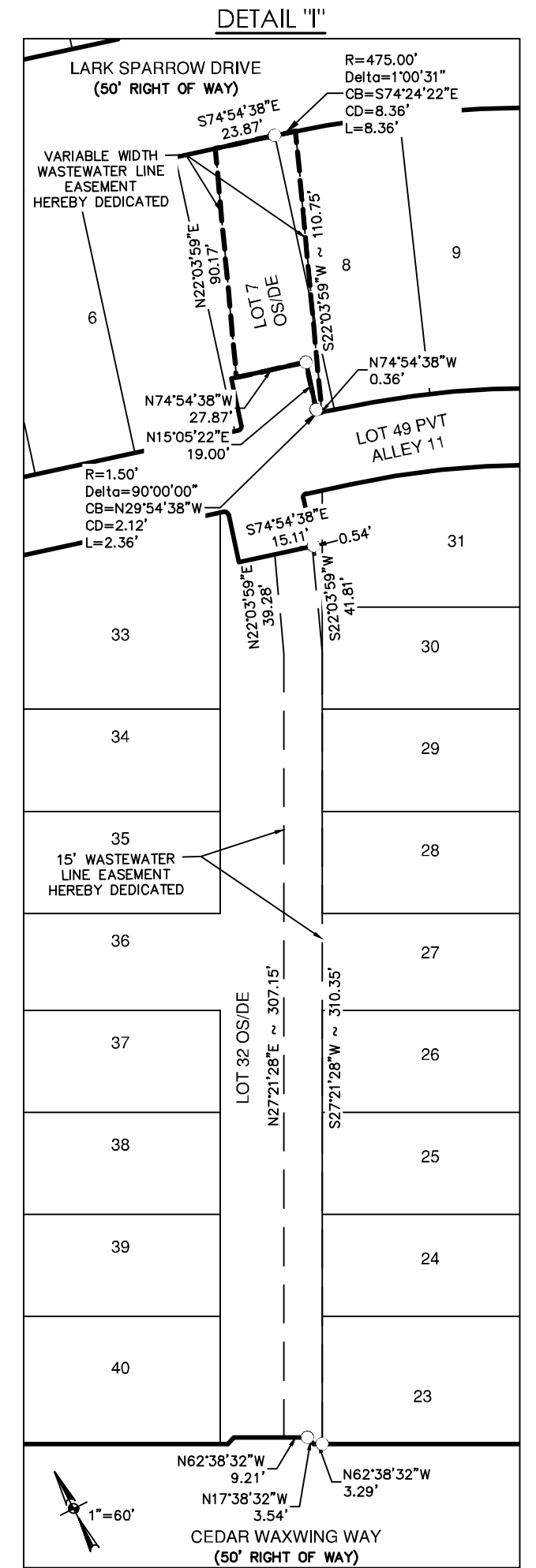
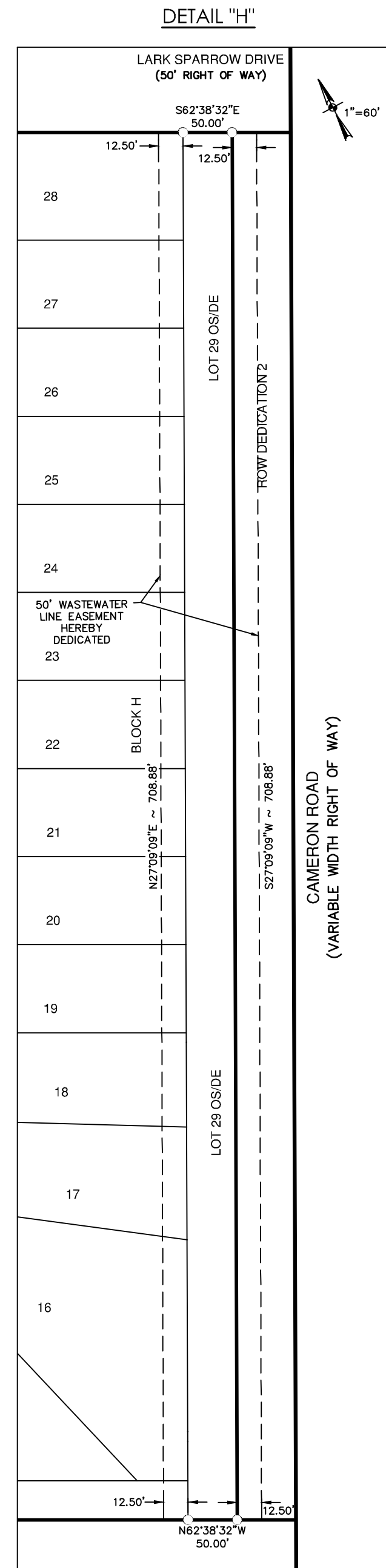
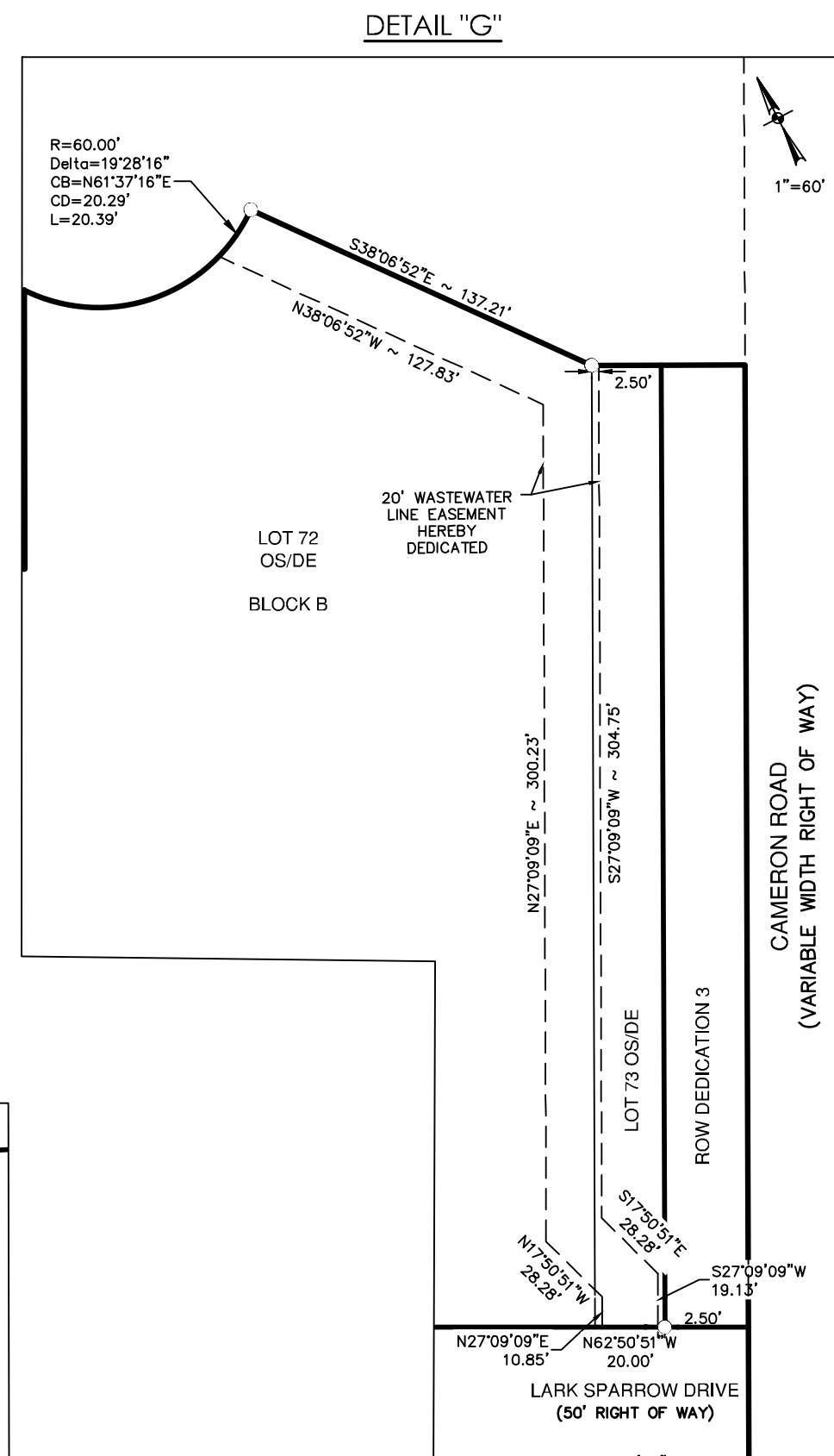
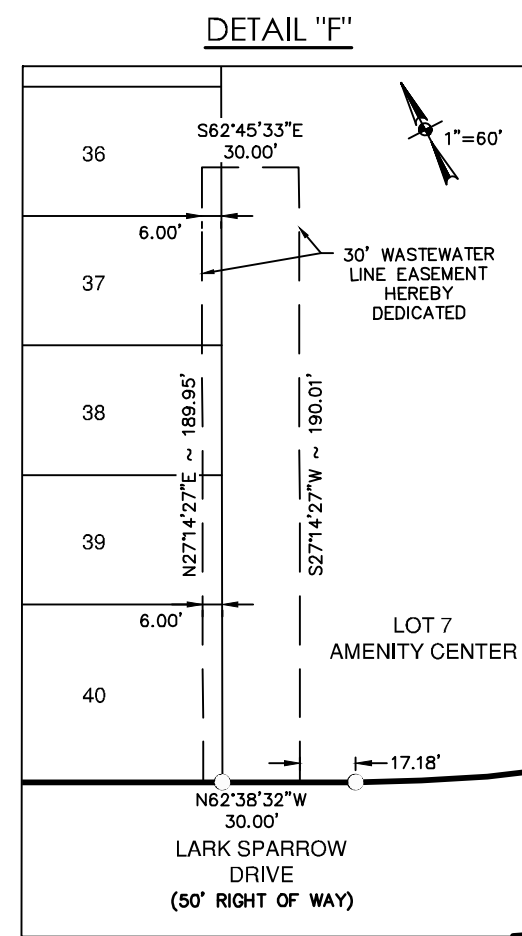
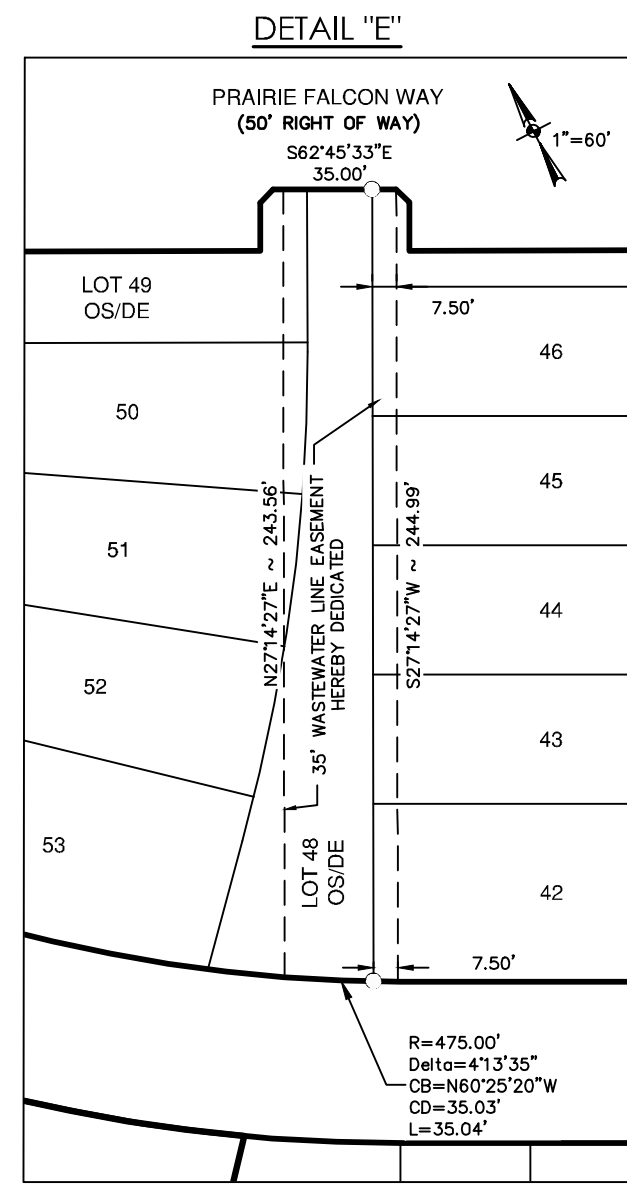


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MEADOWLARK PRESERVE, PHASE 1
Survey Job No. 51260-02

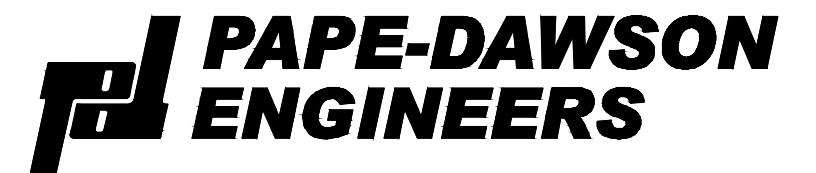
FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 1

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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)
OS	OPEN SPACE
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUB PK	PUBLIC PARKLAND
- - - - -	EASEMENT
.....	SIDEWALK
●	FOUND IRON ROD WITH CAP AS NOTED
○	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Survey Job No. 51260-02 MEADOWLARK PRESERVE, PHASE 1 Date: Oct 16, 2023, 6:21am User ID: VZurcher File: H:\Survey\DWG\51260-02\Plat\Meadowlark_Preserve\PL151260-02_Phase1_53.dwg

FINAL PLAT OF MEADOWLARK PRESERVE, PHASE 1

A 40.175 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 97.882 ACRE TRACT (TRACT 1), CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	379.99'	011°40'15"	N32°35'23"E	77.27'	77.40'
C2	50.00'	056°08'02"	N49°10'22"E	47.05'	48.99'
C3	54.00'	035°15'57"	N02°14'07"W	32.72'	33.24'
C4	15.00'	047°54'02"	N02°16'37"E	12.18'	12.54'
C5	525.00'	009°57'41"	N52°22'02"W	91.16'	91.28'
C6	15.00'	090°02'12"	S87°36'49"W	21.21'	23.56'
C7	15.00'	090°00'00"	N02°23'11"W	21.21'	23.56'
C8	23.50'	039°39'54"	S62°26'46"W	15.95'	16.27'
C9	23.50'	041°19'59"	N21°56'48"E	16.59'	16.95'
C10	475.00'	002°13'03"	N49°03'50"W	18.38'	18.38'
C11	524.91'	000°18'56"	S50°00'53"E	2.89'	2.89'
C12	15.00'	087°31'45"	N86°22'42"E	20.75'	22.92'
C13	275.00'	015°22'22"	N34°55'38"E	73.56'	73.78'
C14	15.00'	090°00'00"	S17°45'33"E	21.21'	23.56'
C15	275.00'	005°08'37"	S65°19'51"E	24.68'	24.69'
C16	22.50'	047°43'28"	N41°49'02"E	18.20'	18.74'
C17	22.50'	047°43'28"	S05°54'26"E	18.20'	18.74'
C18	275.00'	003°35'39"	S77°59'04"E	17.25'	17.25'
C19	325.00'	003°24'34"	S81°29'10"E	19.34'	19.34'
C20	64.00'	025°53'31"	S50°52'45"E	28.68'	28.92'
C21	60.00'	059°42'19"	N81°44'18"E	59.73'	62.52'
C22	325.00'	008°58'37"	S75°17'34"E	50.87'	50.92'
C23	344.00'	007°16'20"	S66°23'43"E	43.63'	43.66'
C24	22.50'	041°48'37"	S48°08'46"W	16.06'	16.42'
C25	22.50'	041°41'36"	S06°23'39"W	16.01'	16.37'
C26	22.50'	041°55'38"	N48°12'16"E	16.10'	16.46'
C27	475.00'	015°15'21"	S55°00'51"E	126.10'	126.47'
C28	22.50'	041°48'37"	S21°42'31"W	16.06'	16.42'
C29	460.00'	015°22'22"	N34°55'38"E	123.05'	123.42'
C30	22.50'	041°48'37"	S48°08'46"W	16.06'	16.42'
C31	22.50'	041°48'37"	N06°20'09"E	16.06'	16.42'
C32	22.50'	041°48'37"	N63°31'08"E	16.06'	16.42'
C33	15.00'	090°00'00"	S02°23'11"E	21.21'	23.56'
C34	325.00'	015°22'22"	N34°55'38"E	86.94'	87.20'
C35	15.00'	090°00'00"	S72°14'27"W	21.21'	23.56'
C36	22.50'	041°48'37"	N06°20'09"E	16.06'	16.42'
C37	435.00'	015°22'22"	N34°55'38"E	116.36'	116.71'
C38	475.00'	012°16'06"	S68°46'35"E	101.51'	101.71'
C39	525.00'	012°16'06"	N68°46'35"W	112.20'	112.42'
C40	15.00'	005°42'38"	S65°29'51"E	1.49'	1.50'
C41	15.00'	005°42'38"	N65°29'51"W	1.49'	1.50'
C42	15.00'	090°00'00"	S72°21'28"W	21.21'	23.56'
C43	15.00'	052°01'12"	S01°20'52"W	13.16'	13.62'
C44	50.00'	194°02'25"	N72°21'43"E	99.25'	169.33'
C45	15.00'	051°59'32"	N36°38'45"W	13.15'	13.61'
C46	15.00'	090°00'00"	S72°21'28"W	21.21'	23.56'
C47	25.00'	090°00'00"	S17°38'32"E	35.36'	39.27'
C48	25.00'	090°00'00"	N72°21'28"E	35.36'	39.27'
C49	23.50'	042°27'42"	N41°24'40"W	17.02'	17.42'
C50	23.50'	090°00'00"	S72°21'28"W	33.23'	36.91'
C51	23.50'	090°00'00"	N17°38'32"W	33.23'	36.91'
C52	1.50'	090°00'00"	N72°21'28"E	2.12'	2.36'
C53	1.50'	090°00'00"	S17°38'32"E	2.12'	2.36'
C54	1.50'	090°00'00"	N72°21'28"E	2.12'	2.36'
C55	1.50'	090°00'00"	S17°38'32"E	2.12'	2.36'
C56	635.00'	012°14'10"	S68°45'36"E	135.35'	135.61'
C57	23.50'	038°26'36"	N85°54'01"E	15.47'	15.77'
C58	275.00'	003°05'20"	N16°38'02"E	14.82'	14.83'
C59	15.00'	089°57'50"	N29°53'31"W	21.21'	23.55'
C60	525.00'	012°13'54"	S68°45'29"E	111.87'	112.08'
C61	525.00'	015°15'21"	S55°00'51"E	139.38'	139.79'
C62	15.00'	090°00'00"	S60°05'22"W	21.21'	23.56'
C63	475.00'	012°16'06"	N68°46'35"W	101.51'	101.71'
C64	15.00'	090°00'00"	N17°38'32"W	21.21'	23.56'
C65	23.50'	039°39'54"	S82°28'29"E	15.95'	16.27'
C66	365.00'	012°16'06"	N68°46'35"W	78.01'	78.16'
C67	1.50'	090°00'00"	N29°54'38"W	2.12'	2.36'
C68	1.50'	090°00'00"	S60°05'22"W	2.12'	2.36'
C69	23.50'	040°39'35"	S54°34'50"E	16.33'	16.68'
C70	325.00'	001°21'03"	N16°55'26"E	7.66'	7.66'
C71	325.00'	002°55'07"	N25°53'55"E	16.55'	16.55'
C72	23.50'	028°44'42"	N89°16'59"W	11.67'	11.79'
C73	1.50'	090°00'00"	S29°54'38"E	2.12'	2.36'
C74	1.50'	090°00'00"	N60°05'22"E	2.12'	2.36'
C75	23.50'	102°16'06"	N23°46'35"W	36.60'	41.95'
C76	23.50'	039°39'54"	N47°11'26"E	15.95'	16.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C77	15.00'	090°00'00"	S17°38'32"E	21.21'	23.56'
C78	23.50'	077°43'54"	S66°13'25"W	29.49'	31.88'
C79	1.50'	090°00'00"	S29°54'38"E	2.12'	2.36'
C80	1.50'	090°00'00"	N60°05'22"E	2.12'	2.36'
C81	335.00'	012°16'06"	N68°46'35"W	71.59'	71.73'
C82	23.50'	090°00'00"	N17°38'32"W	33.23'	36.91'
C83	1.50'	090°00'00"	N72°21'28"E	2.12'	2.36'
C84	1.50'	090°00'00"	N17°38'32"W	2.12'	2.36'
C85	23.50'	039°39'54"	N47°11'26"E	15.95'	16.27'
C86	23.50'	039°39'54"	S07°31'31"W	15.95'	16.27'
C87	1.50'	090°00'00"	N72°21'28"E	2.12'	2.36'
C88	1.50'	090°00'00"	N17°38'32"W	2.12'	2.36'
C89	23.50'	090°00'00"	S72°21'28"W	33.23'	36.91'
C90	23.50'	039°39'54"	N42°48'34"W	15.95'	16.27'
C91	15.00'	090°00'00"	N72°21'28"E	21.21'	23.56'
C92	23.50'	039°39'54"	S07°31'31"W	15.95'	16.27'
C93	23.50'	084°35'57"	S69°39'27"W	31.63'	34.70'
C94	665.00'	006°01'03"	S71°03'06"E	69.81'	69.84'
C95	23.50'	051°05'00"	N48°31'07"W	20.26'	20.95'
C96	23.50'	036°05'20"	S80°41'10"E	14.56'	14.80'
C97	23.50'	090°00'00"	S17°38'32"E	33.23'	36.91'
C98	25.00'	090°00'00"	S72°21'28"W	35.36'	39.27'
C99	25.00'	090°00'00"	N17°38'32"W	35.36'	39.27'
C100	379.99'	007°51'07"	N30°40'49"E	52.03'	52.07'
C101	379.99'	003°49'08"	N36°30'57"E	25.32'	25.33'
C102	325.00'	001°30'05"	N41°51'47"E	8.52'	8.52'
C103	325.00'	006°33'06"	N37°50'12"E	37.14'	37.16'
C104	325.00'	006°33'06"	N31°17'06"E	37.14'	37.16'
C105	325.00'	000°46'05"	N27°37'30"E	4.36'	4.36'
C106	435.00'	000°46'05"	N27°37'30"E	5.83'	5.83'
C107	435.00'	006°33'06"	N31°17'06"E	49.71'	49.74'
C108	435.00'	006°33'06"	N37°50'12"E	49.71'	49.74'
C109	435.00'	001°30'05"	N41°51'47"E	11.40'	11.40'
C110	460.00'	001°24'59"	N41°54'20"E	11.37'	11.37'
C111	460.00'	004°46'34"	N38°48'33"E	38.33'	38.34'
C112	460.00'	004°46'34"	N34°01'59"E	38.33'	38.34'
C113	460.00'	004°24'15"	N29°26'35"E	35.35'	35.36'
C114	570.00'	004°24'15"	N29°26'35"E	43.80'	43.82'
C115	570.00'	004°46'34"	N34°01'59"E	47.50'	47.51'
C116	570.00'	004°46'34"	N38°48'33"E	47.50'	47.51'
C117	570.00'	001°24'59"	N41°54'20"E	14.09'	14.09'
C118	570.00'	015°22'22"	N34°55'38"E	152.48'	152.93'
C119	475.00'	001°00'42"	S62°08'11"E	8.39'	8.39'
C120	475.00'	006°12'31"	S58°31'34"E	51.45'	51.47'
C121	475.00'	008°02'08"	S51°24'15"E	66.56'	66.62'
C122	525.00'	003°05'46"	N73°21'45"W	28.37'	28.37'
C123	525.00'	005°12'38"	N69°12'33"W	47.73'	47.74'
C124	525.00'	003°57'42"	N64°37'23"W	36.29'	36.30'
C125	645.00'	003°57'42"	N64°37'23"W	44.59'	44.60'
C126	645.00'	005°12'38"	N69°12'33"W	58.64'	58.66'
C127	645.00'	003°05'46"	N73°21'45"W	34.85'	34.85'
C128	645.00'	012°16'06"	N68°46'35"W	137.85'	138.11'
C129	325.00'	001°45'19"	S71°40'55"E	9.96'	9.96'
C130	325.00'	010°37'51"	S77°52'31"E	60.22'	60.30'
C131	525.00'	005°17'39"	S59°59'42"E	48.49'	48.51'
C132	525.00'	000°16'35"	S62°46'49"E	2.53'	2.53'
C133	525.00'	004°08'54"	S64°59'34"E	38.00'	38.01'
C134	525.00'	004°08'54"	S69°08'28"E	38.00'	38.01'
C135	525.00'	003°39'31"	S73°02'40"E	33.52'	33.52'
C136	635.00'	003°37'08"	S73°04'07"E	40.10'	40.11'
C137	635.00'	004°13'22"	S69°08'52"E	46.79'	46.80'
C138	635.00'	004°13'22"	S64°55'30"E	46.79'	46.80'
C139	635.00'	000°10'17"	S62°43'40"E	1.90'	1.90'
C140	475.00'	005°57'46"	N71°55'45"W	49.41'	49.43'
C141	475.00'	005°57'20"	N65°58'12"W	49.35'	49.37'
C142	475.00'	000°21'01"	N62°49'02"W	2.90'	2.90'
C143	365.00'	000°21'01"	N62°49'02"W	2.23'	2.23'
C144	365.00'	005°57'20"	N65°58'12"W	37.92'	37.94'
C145	365.00'	005°57'46"	N71°55'45"W	37.97'	37.98'
C146	25.00'	078°28'50"	S23°24'07"E	31.63'	34.24'
C147	25.00'	011°31'10"	S21°35'53"W	5.02'	5.03'
C148	50.00'	056°25'13"	S38°49'40"E	47.27'	49.24'
C149	50.00'	038°56'23"	S86°30'29"E	33.33'	33.98'
C150	50.00'	038°56'23"	N54°33'08"E	33.33'	33.98'
C151	50.00'	059°44'26"	N05°12'44"E	49.80'	52.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N62°38'32"W	55.00'
L2	S27°09'09"W	25.00'
L3	N26°45'16"E	93.06'
L4	N55°48'53"E	6.52'
L5	N60°17'07"W	6.51'
L6	N27°21'17"E	67.60'
L7	S62°35'01"E	120.00'
L8	N40°37'15"E	59.45'
L9	N47°23'11"W	14.18'
L10	N47°23'11"W	50.00'
L11	N47°23'11"W	89.59'
L12	N48°25'28"W	30.00'
L13	N39°49'39"E	50.00'
L14	N42°36'49"E	31.33'
L15	S62°45'33"E	50.00'
L16	S27°14'27"W	30.00'
L17	S72°02'42"E	25.00'
L18	S10°17'07"W	50.00'
L19	S83°53'05"E	110.29'
L20	S64°26'52"E	92.88'
L21	N27°14'27"E	95.59'
L22	N75°00'52"E	6.37'
L23	S62°50'51"E	55.00'
L24	S65°24'54"W	5.54'
L25	N21°38'04"E	15.15'
L26	S62°45'33"E	42.18'
L27	S27°14'27"W	15.00'
L28	S17°45'32"E	5.66'
L29	S62°45'33"E	2.77'
L30	N62°38'32"W	95.85'
L31	N47°23'11"W	37.87'
L32	S42°36'49"W	30.83'
L33	S27°14'27"W	3

FINAL PLAT
OF
MEADOWLARK PRESERVE, PHASE 1

A 40.175 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 97.882 ACRE TRACT (TRACT 1), CONVEYED TO MEADOWLARK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2021255886 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 SHALL BE PROVIDED BY MANVILLE WATER CORPORATION. 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 TEN (10) FOOT 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 BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
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. A MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL LOCAL STREETS.
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. 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.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AGREEMENT (MEADOWLARK PRESERVE) RECORDED IN DOCUMENT NO. 2023006374 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
11. THE COMMUNITY IMPACT FEE FOR WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO CITY OF PFLUGERVILLE ORDINANCE NO. 1557-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT 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, AS AMENDED.
14. 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.
15. 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.
16. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING 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.
17. 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.
18. 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.
19. LOT 1, 7, AND 20, BLOCK B; LOT 1 AND 2, BLOCK C; LOT 24, BLOCK L; LOT 8, BLOCK N; LOT 1, 2, AND 29 BLOCK Q; LOT 1, BLOCK R; LOT 1, BLOCK U ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THE ENTIRETY OF LOT 23, BLOCK B & LOT 23, BLOCK L SHALL BE A DRAINAGE EASEMENT.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, MEADOWLARK PRESERVE, LLC, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 97.882 ACRE TRACT (TRACT 1), CONVEYED IN DOCUMENT NUMBER 2021255886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 40.175 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "MEADOWLARK PRESERVE, PHASE 1" 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

MEADOWLARK PRESERVE, LLC
13620 FM 620 BLDG. B, SUITE 150
AUSTIN, TX 78717

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

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. 48453C0295H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.


I, DUSTIN GOSS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


10/15/2023
DUSTIN GOSS, P.E. 91805
ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 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; COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY CODE, AND 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.


10.16.2023
VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759



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 _____
OSCAR R. MITCHELL, P&Z COMMISSION CHAIR

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

BY _____
JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

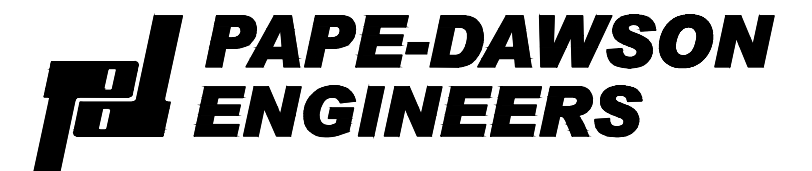
COUNTY CERTIFICATION:

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