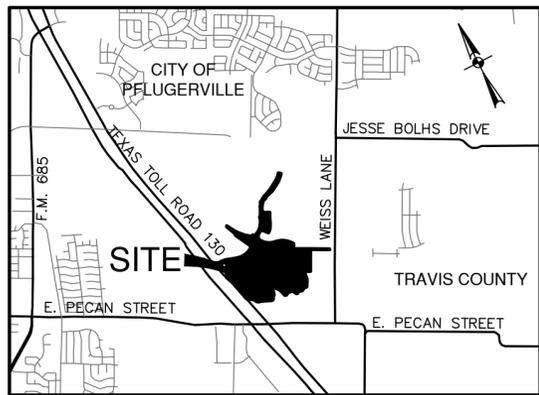
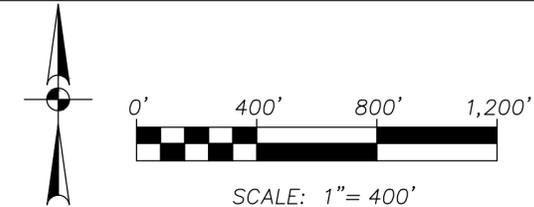


FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP

1" = 5000'

- OWNER:** NP LAKESIDE 130, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE MO. 64150
- OWNER:** LAKESIDE MEADOWS, LLC
4201 MARATHON BLVD. # 203
AUSTIN, TEXAS 78756
- OWNER:** TIMMERMAN FARMS, LTD.
230 KLATTENHOOF LANE. STE. 100
HUTTO, TX 78634
- OWNER:** VATGA DEVELOPERS, LLC
3109 KENAI DRIVE, UNIT 109
CEDAR PARK, TX 78613
- SURVEYOR:** PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711
- ENGINEER:** PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711

SUBMITTAL DATE: MARCH 30, 2021

LOT SUMMARY

TOTAL ACREAGE:	170.342 ACRES
TOTAL NUMBER OF BLOCKS:	4
(PVT) OSL & DE LOTS:	1 (7.648 ACRES)
PUBLIC PARKLAND, DE, ACCESS	1 (12.864 ACRES)
PRIVATE PARKLAND, DE, PUBLIC ACCESS	1 (34.024 ACRES)
MX-3 LOTS:	2 (6.099 ACRES)
COMMERCIAL LOTS:	1 (95.465 ACRES)
RIGHT OF WAY:	1 (14.242 ACRES)

LINEAR FEET OF NEW STREET

AMMERSEE LANE:	59 LF	0.035 AC	50' ROW
BALATON BLVD:	5175 LF	10.896 AC	VARIABLE WIDTH ROW
BODENSEE RUN:	60 LF	0.035 AC	50' ROW
COLORADO SANDS DRIVE:	1851 LF	3.325 AC	70' ROW
LOMOND WAY:	60 LF	0.035 AC	50' ROW
PINKSTON WAY:	66 LF	0.035 AC	50' ROW
TEXOMA DRIVE:	58 LF	0.035 AC	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.

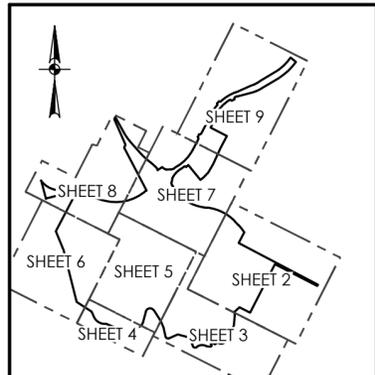
COMBINED SCALE FACTOR:
0.99989

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 03

BENCHMARK No. 105
CUT SQUARE IN CONCRETE
GRID N: 10130808.9'
GRID E: 3161514.2'
ELEV: 630.04'

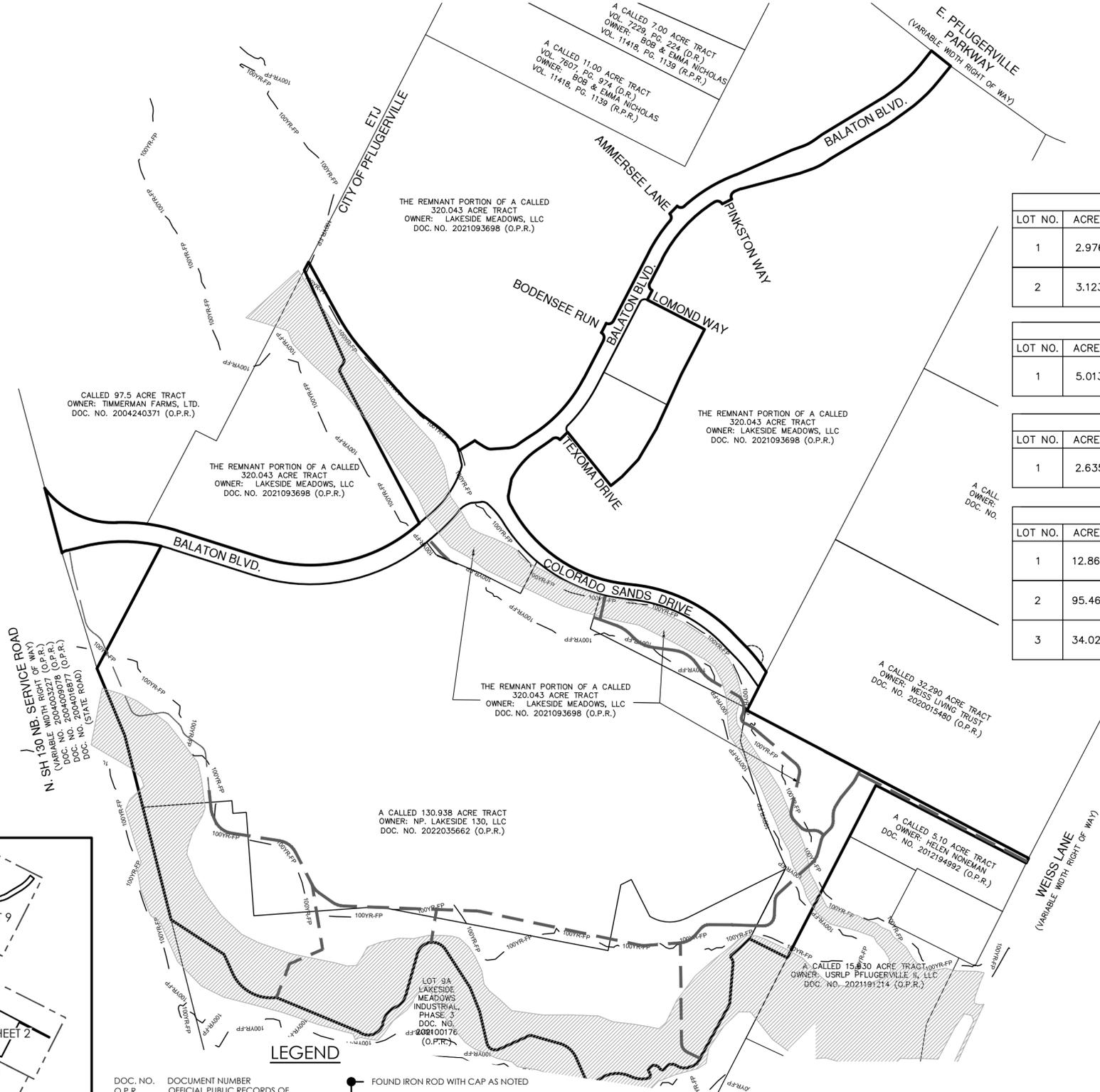
BENCHMARK No. 106
BOLT IN UTILITY POLE
GRID N: 10131421.9'
GRID E: 3161324.3'
ELEV: 635.98'

BENCHMARK No. 108
CUT SQUARE IN CONCRETE
GRID N: 10129531.5'
GRID E: 3165773.0'
ELEV: 612.72'



SHEET INDEX

- SHEET 1: OVERALL LAYOUT
- SHEET 2: FINAL PLAT
- SHEET 3: FINAL PLAT
- SHEET 4: FINAL PLAT
- SHEET 5: FINAL PLAT
- SHEET 6: FINAL PLAT
- SHEET 7: FINAL PLAT
- SHEET 8: FINAL PLAT
- SHEET 9: FINAL PLAT
- SHEET 10: PLAT NOTES AND SIGNATURE BLOCKS



LEGEND

- | | | | |
|----------|----------------------------|---|--|
| DOC. NO. | DOCUMENT NUMBER | ● | FOUND IRON ROD WITH CAP AS NOTED |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF | ○ | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP |
| P.R. | PLAT RECORDS OF | — | 100-YR FULLY DEVELOPED FLOODPLAIN |
| D.R. | DEED RECORDS OF | — | 10' SIDEWALK |
| FD. I.R. | FOUND IRON ROD | — | 10' HIKE & BIKE TRAIL |
| DE | DRAINAGE EASEMENT | — | EASEMENT DEPICTED |
| OSL | OPEN SPACE LOT | — | LOT BOUNDARY |
| PVT | PRIVATE | — | FLOODWAY PER LOMR CASE 21-06-0784P |
| P.U.E. | PUBLIC UTILITY EASEMENT | | |
| ROW | RIGHT OF WAY | | |
| VOL. | VOLUME | | |
| PG. | PAGE(S) | | |

BLOCK C			
LOT NO.	ACRES	LOT TYPE	MIN F.F.E. (FT.)
1	2.976	MX-3	N/A
2	3.123	MX-3	N/A

BLOCK W			
LOT NO.	ACRES	LOT TYPE	MIN F.F.E. (FT.)
1	5.013	PRIVATE OSL & DE	632.93

BLOCK X			
LOT NO.	ACRES	LOT TYPE	MIN F.F.E. (FT.)
1	2.635	PRIVATE OSL & DE	630.13

BLOCK Y			
LOT NO.	ACRES	LOT TYPE	MIN F.F.E. (FT.)
1	12.864	PUBLIC PARKLAND, DE, ACCESS	613.84
2	95.465	COMMERCIAL/LIGHT INDUSTRIAL (CONDOMINIUM)	617.00
3	34.024	PRIVATE PARKLAND, DE, PUBLIC ACCESS	614.67

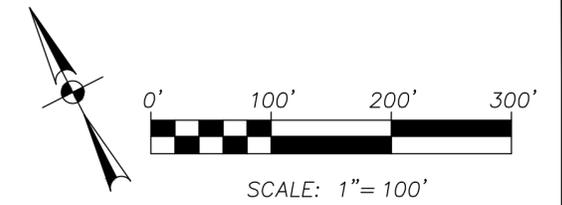


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

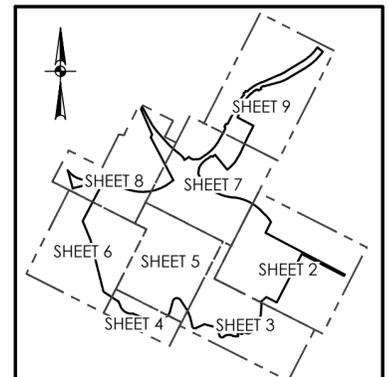
FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



MATCHLINE - SEE SHEET 7 OF 10

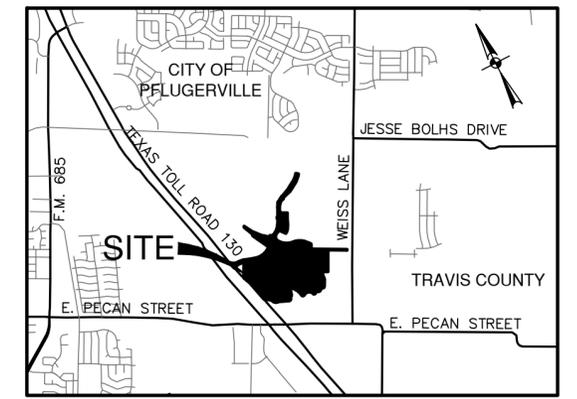
MATCHLINE - SEE SHEET 2 OF 10



SHEET INDEX

LEGEND

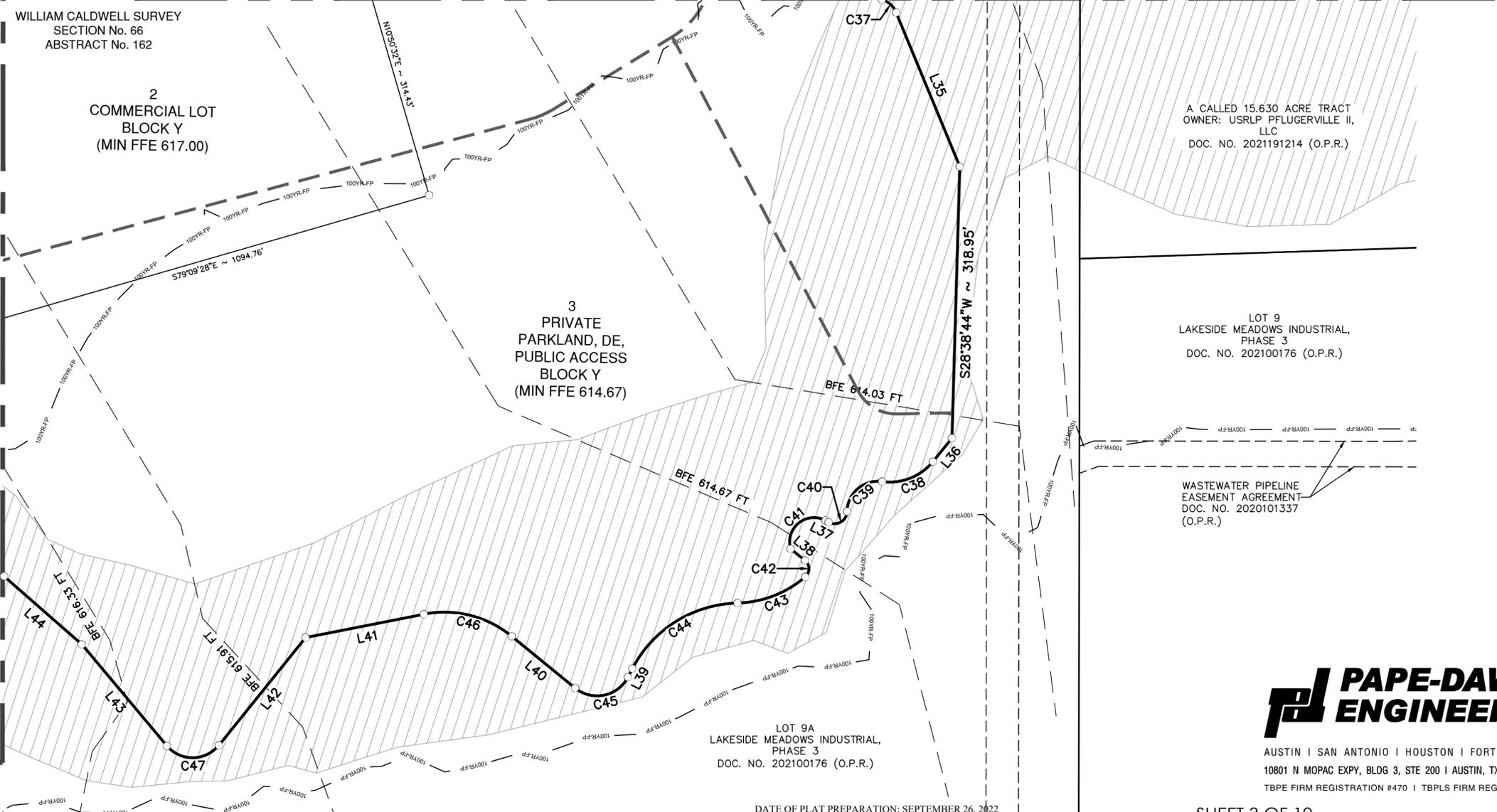
DOC. NO.	DOCUMENT NUMBER		FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS		SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS		100-YR FULLY DEVELOPED FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		10' SIDEWALK
FD. I.R.	FOUND IRON ROD		10' HIKE & BIKE TRAIL
DE	DRAINAGE EASEMENT		EASEMENT DEPICTED
OSL	OPEN SPACE LOT		LOT BOUNDARY
PVT	PRIVATE		FLOODWAY PER LOMR CASE 21-06-0784P
P.U.E.	PUBLIC UTILITY EASEMENT		
ROW	RIGHT OF WAY		
VOL.	VOLUME		
PG.	PAGE(S)		



LOCATION MAP
1" = 5000'

MATCHLINE - SEE SHEET 5 OF 10

MATCHLINE - SEE SHEET 2 OF 10

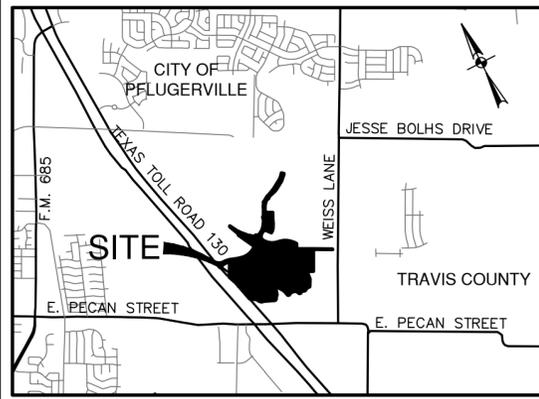


DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

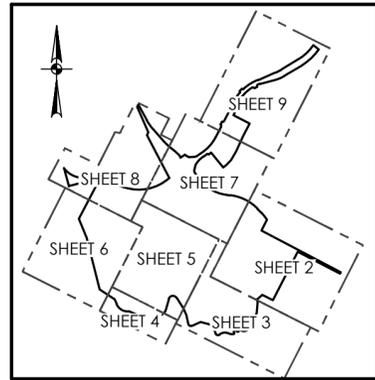


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 10



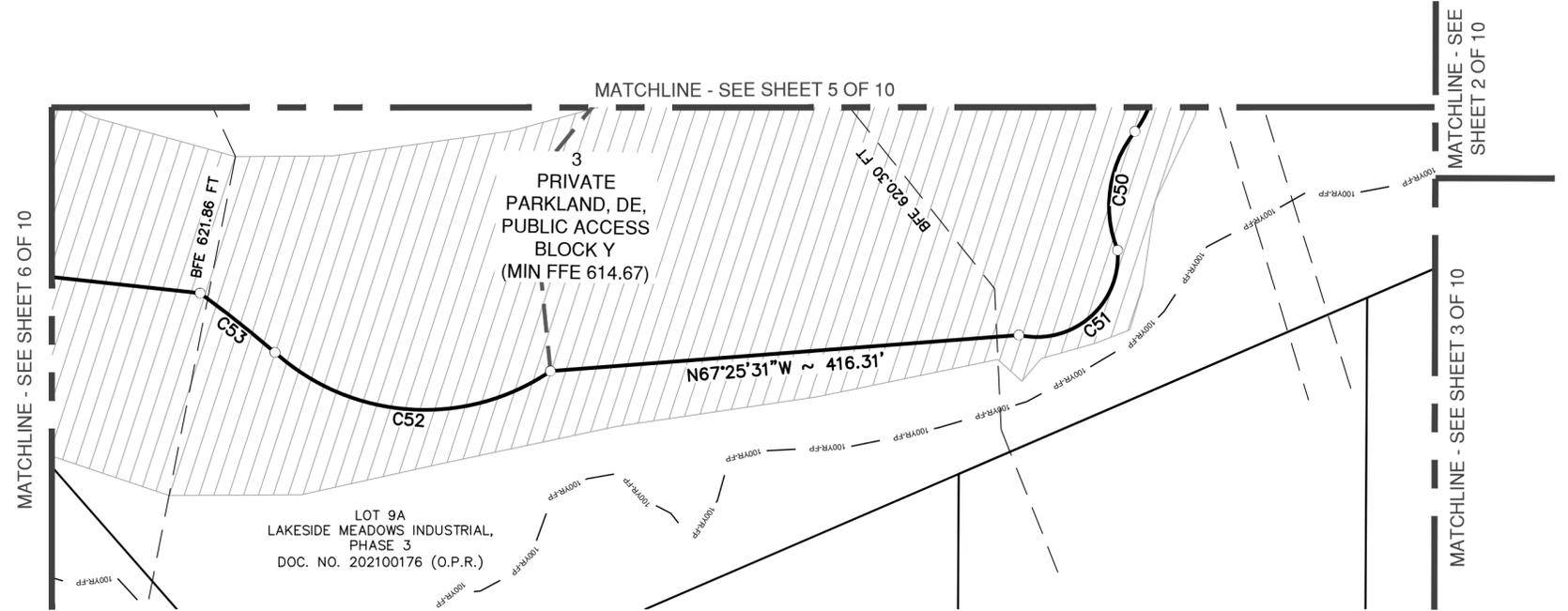
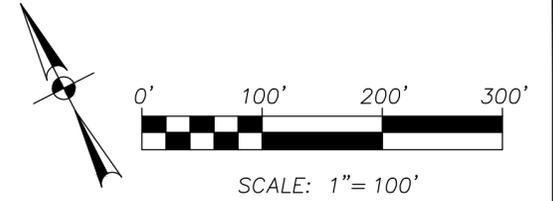
LOCATION MAP
1" = 5000'



SHEET INDEX

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

DOC. NO.	DOCUMENT NUMBER		FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS		SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS		100-YR FULLY DEVELOPED FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		10' SIDEWALK
FD. I.R.	FOUND IRON ROD		10' HIKE & BIKE TRAIL
DE	DRAINAGE EASEMENT		EASEMENT DEPICTED
OSL	OPEN SPACE LOT		LOT BOUNDARY
PVT	PRIVATE		FLOODWAY PER LOMR CASE 21-06-0784P
P.U.E.	PUBLIC UTILITY EASEMENT		
ROW	RIGHT OF WAY		
VOL.	VOLUME		
PG.	PAGE(S)		

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	55°34'41"	S64°17'01"E	372.97'	388.01'
C2	845.00'	19°48'09"	S82°10'16"E	290.60'	292.05'
C3	755.00'	59°35'01"	N77°56'18"E	750.24'	785.15'
C4	835.00'	12°25'07"	S34°55'58"E	180.63'	180.98'
C5	835.00'	11°19'58"	S46°48'31"E	164.89'	165.16'
C6	690.64'	9°48'43"	S47°34'00"E	118.13'	118.27'
C7	90.00'	30°11'56"	S27°33'16"E	46.89'	47.44'
C8	390.00'	9°44'59"	S57°38'19"E	66.28'	66.36'
C9	40.00'	31°19'59"	S78°10'48"E	21.60'	21.87'
C10	90.00'	32°28'32"	N69°54'56"E	50.33'	51.01'
C11	835.00'	4°31'23"	N55°56'22"E	65.90'	65.92'
C12	690.08'	31°05'22"	N42°48'25"E	369.87'	374.45'
C13	25.00'	90°00'01"	N17°44'23"W	35.36'	39.27'
C14	25.00'	90°00'00"	N72°15'37"E	35.36'	39.27'
C15	760.00'	13°17'09"	N33°54'11"E	175.83'	176.23'
C16	25.00'	86°16'32"	N2°35'30"W	34.19'	37.64'
C17	25.00'	86°25'14"	S88°56'24"E	34.23'	37.71'
C18	760.02'	21°23'46"	N58°32'53"E	282.17'	283.82'
C19	192.50'	16°47'42"	N62°21'17"E	56.23'	56.43'
C20	642.50'	15°42'07"	N46°26'40"E	175.53'	176.08'
C21	757.50'	15°42'07"	S46°26'40"W	206.94'	207.59'
C22	307.50'	16°47'42"	S62°21'17"W	89.82'	90.14'
C23	690.00'	2°59'36"	S67°49'56"W	36.04'	36.05'
C24	25.00'	95°15'28"	S18°42'25"W	36.94'	41.56'
C25	25.00'	93°38'14"	N75°28'14"W	36.46'	40.86'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	690.00'	30°27'02"	S42°29'08"W	362.41'	366.71'
C27	25.00'	90°00'00"	S17°44'23"E	35.36'	39.27'
C28	25.00'	89°06'43"	N83°25'20"W	35.08'	38.88'
C29	759.97'	5°27'10"	S54°44'54"W	72.30'	72.33'
C30	378.50'	29°47'42"	S42°34'38"W	194.62'	196.83'
C31	28.50'	26°28'40"	S14°26'27"W	13.05'	13.17'
C32	90.00'	29°46'28"	S13°41'07"E	46.25'	46.77'
C33	690.00'	54°42'30"	S55°55'36"E	634.10'	658.84'
C34	760.00'	39°12'50"	S63°40'25"E	510.06'	520.15'
C35	760.00'	8°58'40"	S39°34'40"E	118.96'	119.09'
C36	10.13'	94°16'45"	S1°20'02"W	14.84'	16.66'
C37	26.53'	50°25'18"	S20°35'41"E	22.60'	23.34'
C38	65.17'	58°34'41"	N84°36'30"W	63.76'	66.63'
C39	36.17'	96°23'23"	S76°29'09"W	53.92'	60.85'
C40	14.74'	116°56'05"	S86°37'59"W	25.13'	30.09'
C41	28.53'	134°03'12"	S77°47'40"W	52.53'	66.75'
C42	12.61'	100°07'35"	S26°01'13"W	19.34'	22.04'
C43	125.75'	39°31'39"	N84°09'10"W	85.05'	86.76'
C44	142.30'	61°16'45"	S84°58'17"W	145.04'	152.19'
C45	40.65'	102°03'31"	N74°38'20"W	63.20'	72.40'
C46	124.14'	50°32'52"	N48°53'01"W	106.01'	109.52'
C47	39.29'	101°25'31"	N63°35'48"W	60.82'	69.55'
C48	72.41'	131°32'07"	S81°20'17"W	132.07'	166.24'
C49	85.93'	49°39'35"	S40°24'01"W	72.17'	74.48'
C50	106.91'	59°56'21"	S35°15'38"W	106.81'	111.84'

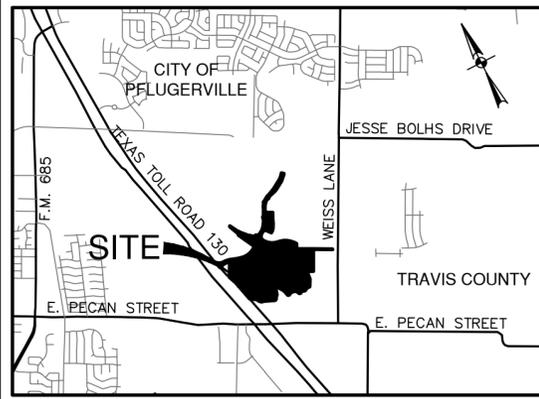
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	71.69'	107°17'02"	S76°15'18"W	115.46'	134.23'
C52	197.80'	76°25'35"	N59°06'29"W	244.71'	263.84'
C53	1163.13'	4°10'26"	N24°27'57"W	84.71'	84.73'
C54	755.00'	27°17'50"	S89°58'10"W	356.31'	359.70'
C55	50.00'	27°28'17"	S62°35'06"W	23.74'	23.97'
C56	25.00'	90°00'00"	S72°15'37"W	35.36'	39.27'
C57	760.00'	17°26'58"	S35°59'06"W	230.56'	231.46'
C58	25.00'	83°34'33"	S2°55'18"W	33.32'	36.47'
C59	690.00'	8°58'40"	N39°34'40"W	108.01'	108.12'
C60	690.00'	39°12'50"	N63°40'25"W	463.08'	472.25'
C61	760.00'	7°58'55"	N79°17'23"W	105.79'	105.88'
C62	760.00'	25°27'55"	N62°33'58"W	335.01'	337.78'
C63	759.82'	18°10'37"	N40°44'46"W	240.04'	241.05'
C64	390.00'	16°54'12"	N40°06'46"W	114.64'	115.06'
C65	40.00'	46°41'07"	N71°54'25"W	31.70'	32.59'
C66	120.69'	33°02'16"	S58°45'23"W	68.63'	69.59'
C67	836.00'	9°13'45"	S43°31'55"W	134.52'	134.66'
C68	845.00'	1°54'13"	S49°05'53"W	28.07'	28.07'
C69	845.00'	51°44'35"	S75°55'17"W	737.44'	763.11'
C70	845.00'	5°56'13"	N75°14'18"W	87.52'	87.56'
C71	755.00'	4°06'43"	N74°19'33"W	54.17'	54.19'
C72	436.51'	30°25'55"	N31°55'51"E	229.13'	231.85'
C73	40.00'	26°15'32"	N0°40'28"E	18.17'	18.33'
C74	175.00'	58°59'50"	S87°02'45"E	172.34'	180.20'



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

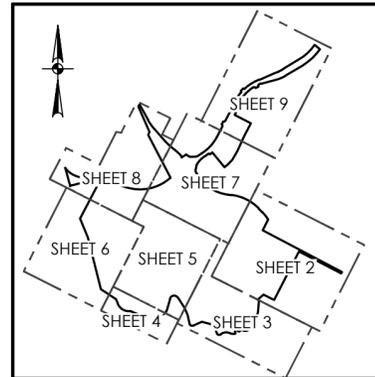
DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 4 OF 10



LOCATION MAP

1" = 5000'



SHEET INDEX

LINE #	BEARING	LENGTH
L1	N48°08'47"E	6.95'
L2	N27°35'56"E	53.34'
L3	N27°10'10"E	42.81'
L4	S52°28'30"E	56.02'
L5	N57°35'52"E	89.68'
L6	N86°09'13"E	78.90'
L7	N27°15'37"E	203.90'
L8	N27°15'37"E	50.00'
L9	N44°07'31"E	50.00'
L10	N70°45'09"E	55.49'
L11	N53°57'26"E	50.40'
L12	N54°17'43"E	46.99'
L13	N38°35'36"E	86.67'
L14	S51°28'15"E	115.00'
L15	S38°35'36"W	86.80'
L16	S54°17'43"W	108.05'
L17	S53°57'26"W	14.39'
L18	S70°45'09"W	55.49'
L19	S62°49'59"W	50.02'

LINE #	BEARING	LENGTH
L20	S27°15'37"W	128.12'
L21	S27°15'37"W	50.00'
L22	S24°31'40"W	282.34'
L23	S30°32'12"W	166.18'
L24	S43°30'44"W	110.54'
L25	S50°45'00"W	67.33'
L26	S45°36'38"W	50.23'
L27	S10°43'19"W	69.54'
L28	S28°33'24"E	15.81'
L29	S83°16'51"E	50.18'
L30	S44°04'00"E	88.45'
L31	S35°05'20"E	32.64'
L32	S27°18'28"W	25.90'
L33	N63°04'55"W	196.56'
L34	S48°28'24"W	114.49'
L35	S4°36'58"W	195.60'
L36	S66°06'09"W	35.44'
L37	N35°10'44"W	4.31'
L38	S24°02'34"E	21.71'

LINE #	BEARING	LENGTH
L39	S54°19'54"W	11.39'
L40	N23°36'35"W	95.73'
L41	N74°09'27"W	141.20'
L42	S65°41'27"W	162.13'
L43	N12°53'03"W	155.34'
L44	N21°43'17"W	121.09'
L45	N56°48'00"W	296.20'
L46	S76°19'13"W	88.38'
L47	N14°54'38"W	315.15'
L48	N35°05'20"W	69.21'
L49	N44°04'00"W	88.45'
L50	N83°16'51"W	50.18'
L51	S84°45'01"W	45.10'
L52	S48°08'45"W	50.98'
L53	N48°08'46"E	100.88'
L54	N12°27'18"W	61.33'
L55	N63°27'20"E	55.28'
L56	N85°50'32"E	63.00'
L57	S4°09'28"E	59.17'

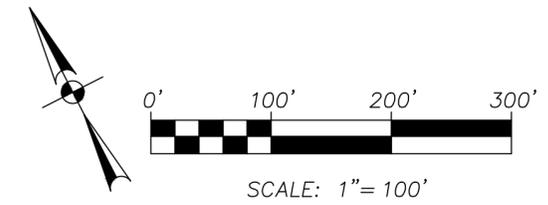
MATCHLINE - SEE SHEET 7 OF 10

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- | | | |
|----------|---|--|
| DOC. NO. | DOCUMENT NUMBER | FOUND IRON ROD WITH CAP AS NOTED |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS | SET 1/2" IRON ROD WITH PAPE-DAWSON CAP |
| P.R. | PLAT RECORDS OF TRAVIS COUNTY, TEXAS | 100-YR FULLY DEVELOPED FLOODPLAIN |
| D.R. | DEED RECORDS OF TRAVIS COUNTY, TEXAS | 10' SIDEWALK |
| FD. I.R. | FOUND IRON ROD | 10' HIKE & BIKE TRAIL |
| DE | DRAINAGE EASEMENT | EASEMENT DEPICTED |
| OSL | OPEN SPACE LOT | LOT BOUNDARY |
| PVT | PRIVATE | FLOODWAY PER LOMR CASE 21-06-0784P |
| P.U.E. | PUBLIC UTILITY EASEMENT | |
| ROW | RIGHT OF WAY | |
| VOL. | VOLUME | |
| PG. | PAGE(S) | |



MATCHLINE - SEE SHEET 6 OF 10

MATCHLINE - SEE SHEET 3 OF 10

2
COMMERCIAL LOT
BLOCK Y
(MIN FFE 617.00)

WILLIAM CALDWELL SURVEY
SECTION No. 66
ABSTRACT No. 162

3
PRIVATE
PARKLAND, DE,
PUBLIC ACCESS
BLOCK Y
(MIN FFE 614.67)

LOT 9A
LAKESIDE MEADOWS INDUSTRIAL,
PHASE 3
DOC. NO. 202100176 (O.P.R.)



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

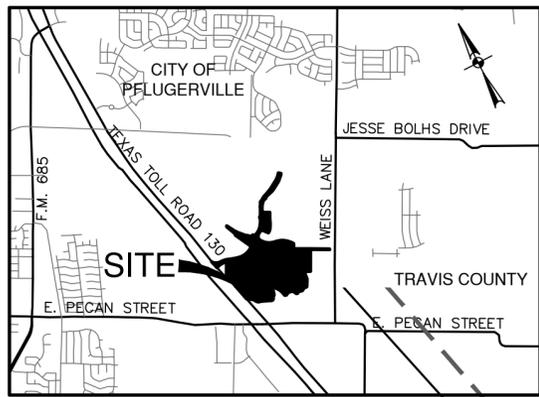
DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 5 OF 10

LAKESIDE MEADOWS, PHASE 1
Survey Job No. 50627-00
Date: Dec 01, 2022, 3:18pm User: ID: vzurcher
File: H:\Survey\CIVIL\50627-03\Plat\Lakeside Meadows, Phase 1\PL50627-03_06.dwg

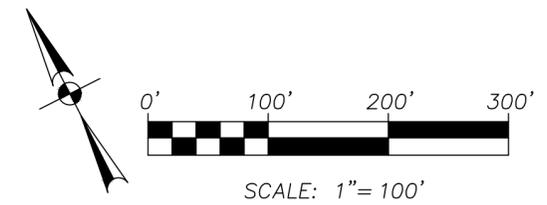
FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, L.T.D., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP

1" = 5000'



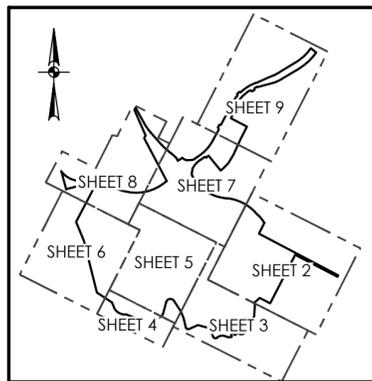
SCALE: 1" = 100'

BENCHMARK 105
FOUND CUT SQUARE IN
CONCRETE
ELEVATION = 630.04'

MATCHLINE - SEE SHEET 8 OF 10

2
COMMERCIAL LOT
BLOCK Y
(MIN FFE 617.00)

3
PRIVATE
PARKLAND, DE,
PUBLIC ACCESS
BLOCK Y
(MIN FFE 614.67)



SHEET INDEX

LEGEND

DOC. NO.	DOCUMENT NUMBER		FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS		SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS		100-YR FULLY DEVELOPED FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		10' SIDEWALK
FD. I.R.	FOUND IRON ROD		10' HIKE & BIKE TRAIL
DE	DRAINAGE EASEMENT		EASEMENT DEPICTED
OSL	OPEN SPACE LOT		LOT BOUNDARY
PVT	PRIVATE		FLOODWAY PER LOMR CASE 21-06-0784P
P.U.E.	PUBLIC UTILITY EASEMENT		
ROW	RIGHT OF WAY		
VOL.	VOLUME		
PG.	PAGE(S)		

N. SH 130 NB SVC PD
(VARIABLE WIDTH RIGHT OF WAY)
DOC. NO. 2004040221 (O.P.R.)
DOC. NO. 2004040222 (O.P.R.)
DOC. NO. 2004040223 (O.P.R.)
(STATE ROAD)

GRID N: 10129578.1
GRID E: 3161921.1

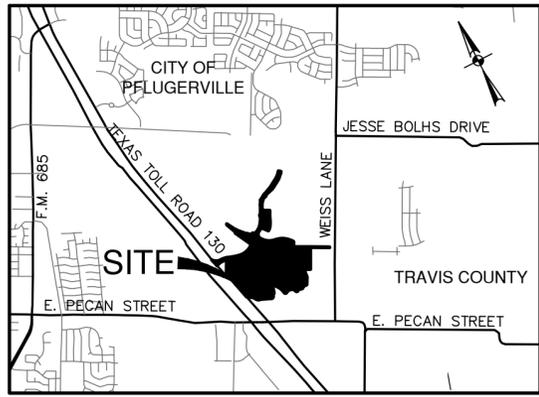
MATCHLINE - SEE SHEET 5 OF 10



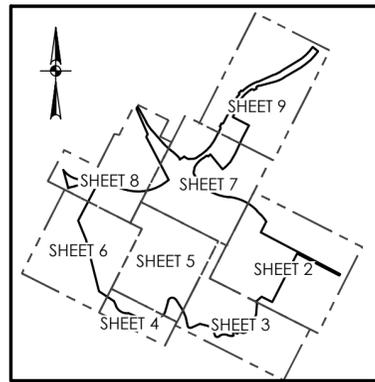
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 6 OF 10

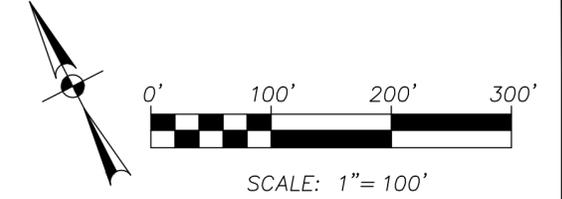


LOCATION MAP
1" = 5000'



SHEET INDEX

MATCHLINE - SEE SHEET 9 OF 10

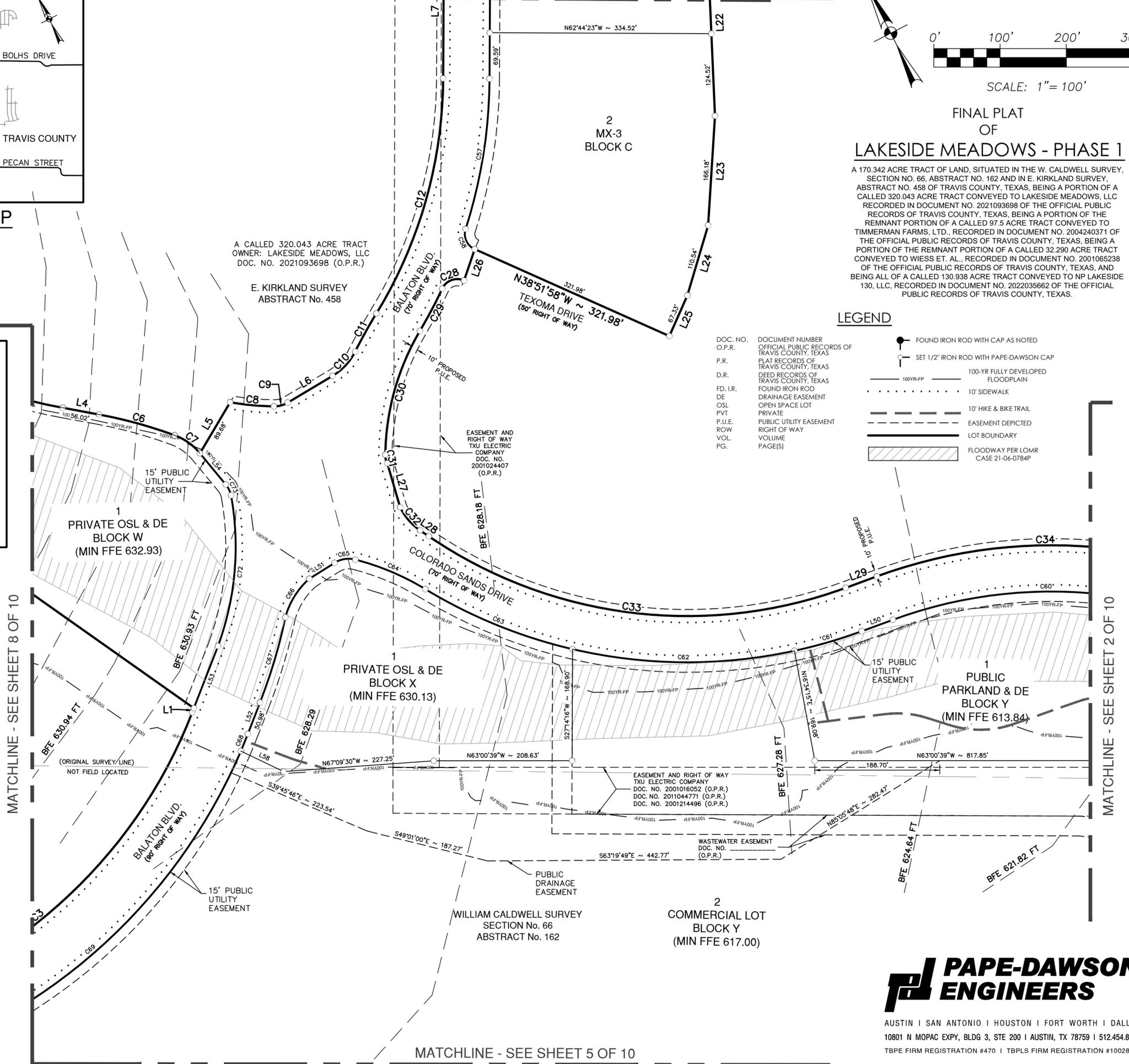


**FINAL PLAT
OF
LAKESIDE MEADOWS - PHASE 1**

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

DOC. NO.	DOCUMENT NUMBER	FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS	100YR-FP 100-YR FULLY DEVELOPED FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS	10' SIDEWALK
FD. I.R.	FOUND IRON ROD	10' HIKE & BIKE TRAIL
DE	DRAINAGE EASEMENT	EASEMENT DEPICTED
OSL	OPEN SPACE LOT	LOT BOUNDARY
PVT	PRIVATE	FLOODWAY PER LOMR CASE 21-06-0784P
P.U.E.	PUBLIC UTILITY EASEMENT	
ROW	RIGHT OF WAY	
VOL.	VOLUME	
PG.	PAGE(S)	



MATCHLINE - SEE SHEET 8 OF 10

MATCHLINE - SEE SHEET 2 OF 10

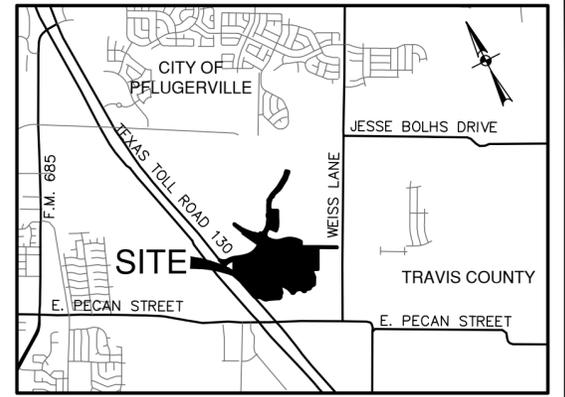
MATCHLINE - SEE SHEET 5 OF 10



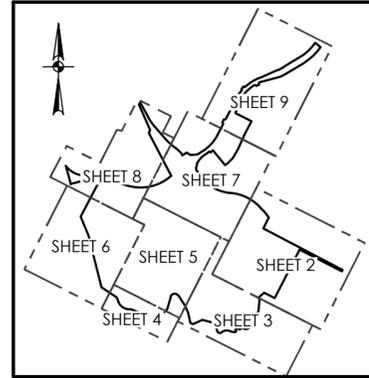
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



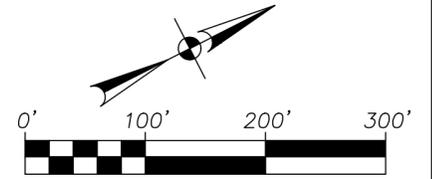
LOCATION MAP
1" = 500'



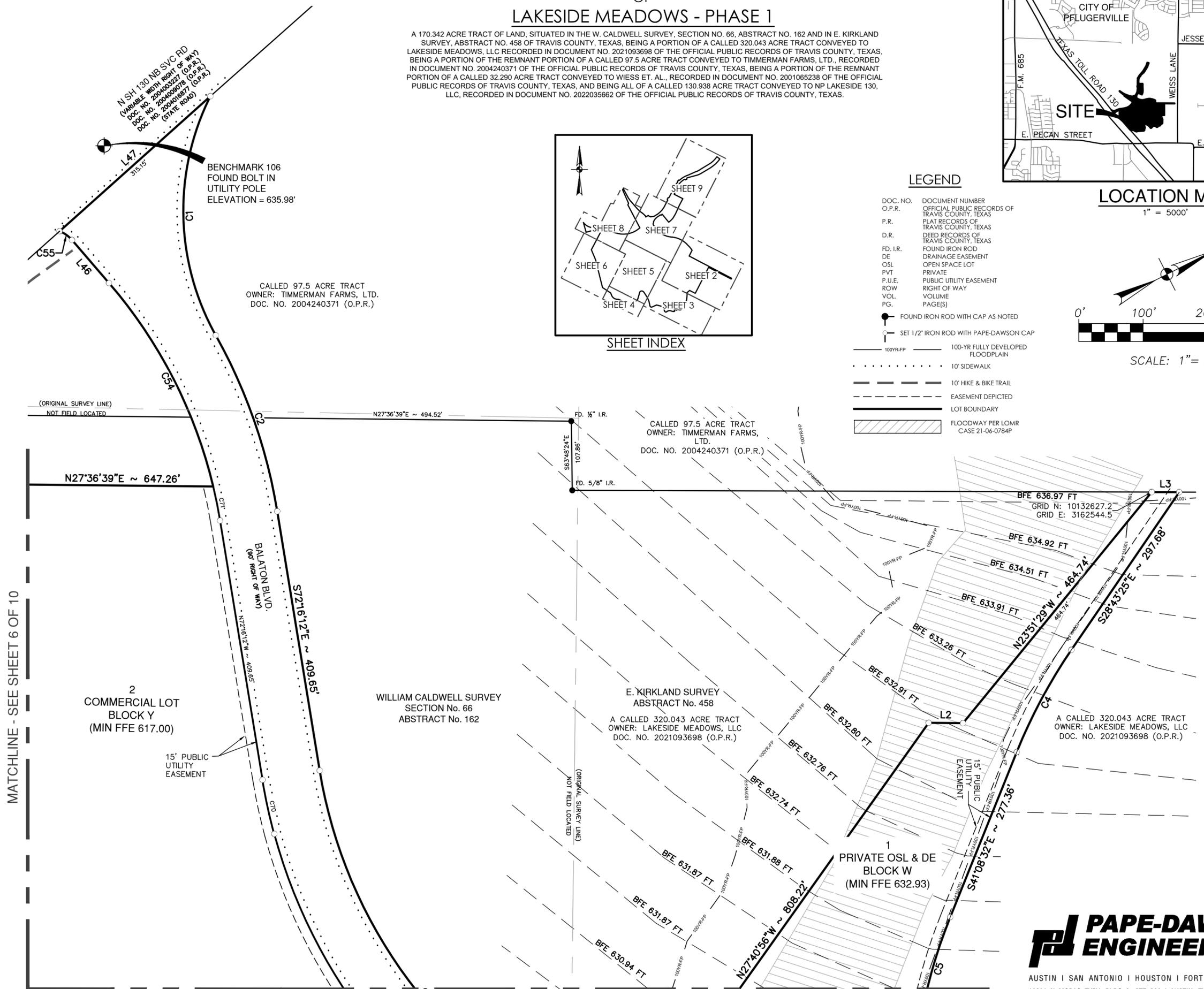
SHEET INDEX

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 |
| DE | DRAINAGE EASEMENT |
| OSL | OPEN SPACE LOT |
| PVT | PRIVATE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| ROW | RIGHT OF WAY |
| VOL. | VOLUME |
| PG. | PAGE(S) |
-
- FOUND IRON ROD WITH CAP AS NOTED
 -
 - 100-YR FULLY DEVELOPED FLOODPLAIN
 - 10' SIDEWALK
 - 10' HIKE & BIKE TRAIL
 - EASEMENT DEPICTED
 - LOT BOUNDARY
 - FLOODWAY PER LOMR CASE 21-06-0784P



SCALE: 1" = 100'



MATCHLINE - SEE SHEET 6 OF 10

MATCHLINE - SEE SHEET 5 OF 10

MATCHLINE - SEE SHEET 7 OF 10

DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 8 OF 10



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 | TBLS FIRM REGISTRATION #10028801

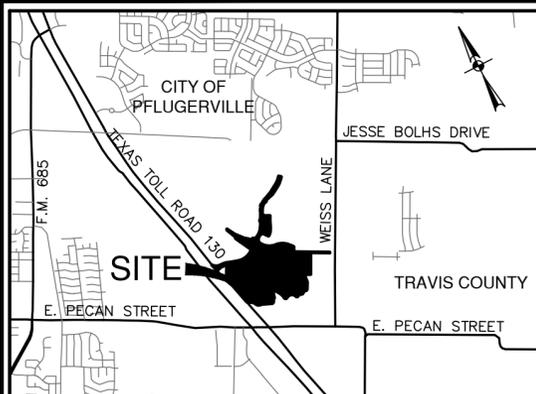
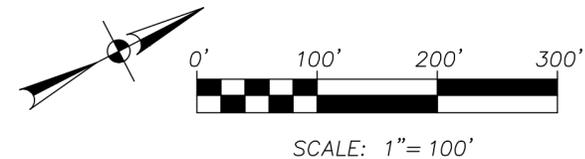
Survey Job No. 50627-00

Date: Dec 01, 2022, 3:20pm User: ID: vzurcher
File: H:\Survey\Civil\50627-00\Plat\Lakeside Meadows - Phase 1\PL50627-03_08.dwg

LAKESIDE MEADOWS, PHASE 1

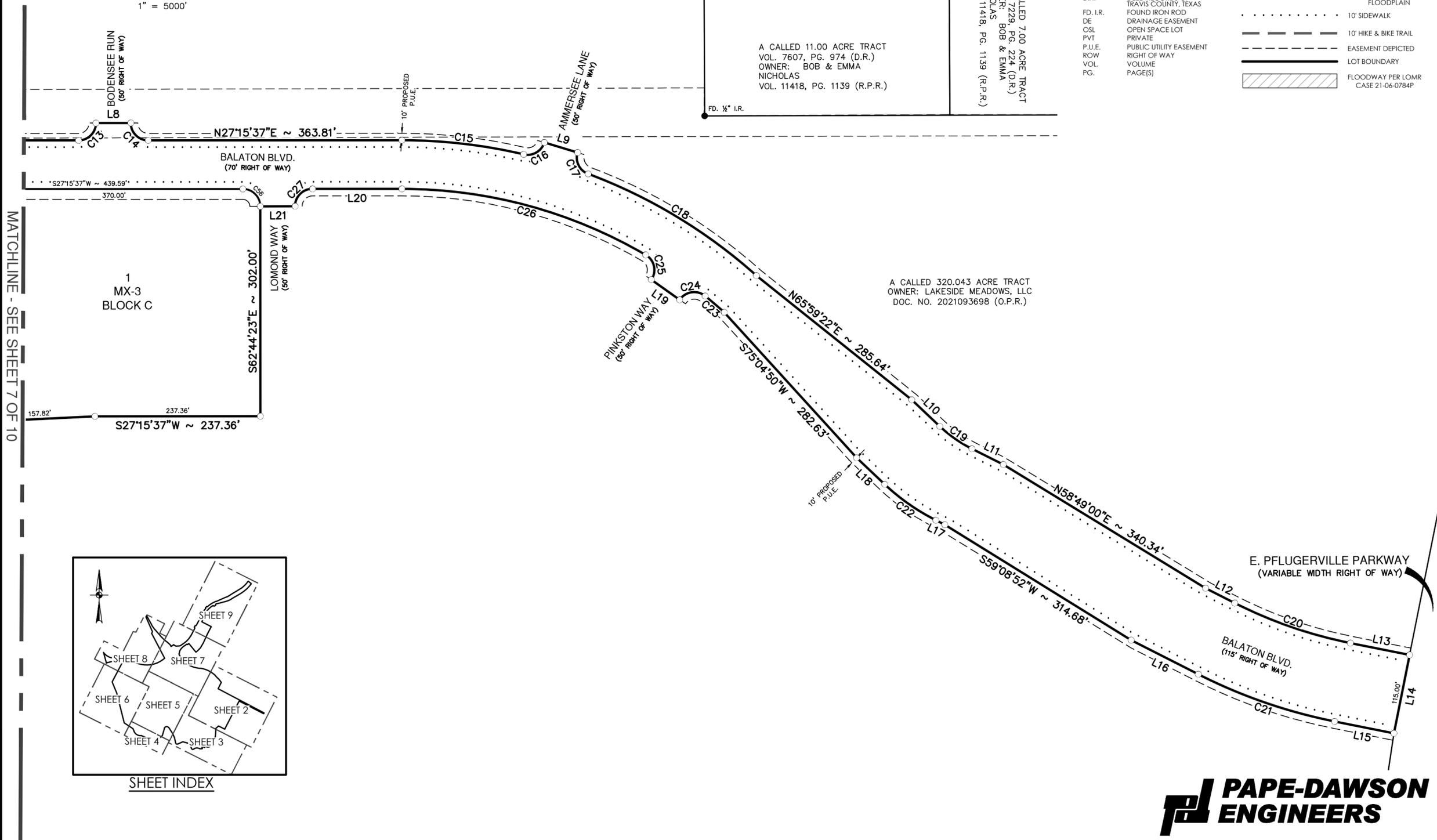
FINAL PLAT OF LAKESIDE MEADOWS - PHASE 1

A 170.342 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND IN E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING A PORTION 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, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT CONVEYED TO TIMMERMAN FARMS, LTD., RECORDED IN DOCUMENT NO. 2004240371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 32.290 ACRE TRACT CONVEYED TO WIESS ET. AL., RECORDED IN DOCUMENT NO. 2001065238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 130.938 ACRE TRACT CONVEYED TO NP LAKESIDE 130, LLC, RECORDED IN DOCUMENT NO. 2022035662 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
1" = 5000'

LEGEND			
DOC. NO.	DOCUMENT NUMBER		FOUND IRON ROD WITH CAP AS NOTED
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS		SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS		100-YR FULLY DEVELOPED FLOODPLAIN
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		10' SIDEWALK
FD. I.R.	FOUND IRON ROD		10' HIKE & BIKE TRAIL
DE	DRAINAGE EASEMENT		EASEMENT DEPICTED
OSL	OPEN SPACE LOT		LOT BOUNDARY
PVT	PRIVATE		FLOODWAY PER LOMR CASE 21-06-0784P
P.U.E.	PUBLIC UTILITY EASEMENT		
ROW	RIGHT OF WAY		
VOL.	VOLUME		
PG.	PAGE(S)		

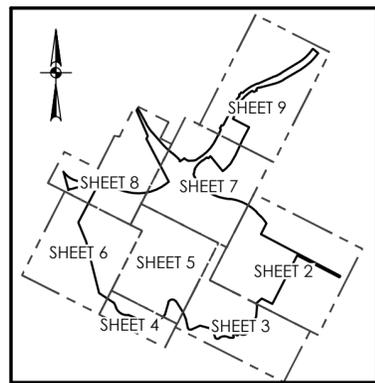


A CALLED 11.00 ACRE TRACT
VOL. 7607, PG. 974 (D.R.)
OWNER: BOB & EMMA
NICHOLAS
VOL. 11418, PG. 1139 (R.P.R.)

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

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

MATCHLINE - SEE SHEET 7 OF 10



SHEET INDEX



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: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 9 OF 10

LAKESIDE MEADOWS, PHASE 1
Survey Job No. 50627-00
Date: Dec 01, 2022, 3:24pm User: ID: vzurcher
File: H:\Survey\CIVIL\50627-03\Plat\Lakeside Meadows, Phase 1\PL50627-03_06.dwg

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.
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. 10-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF BALATON BOULEVARD AND COLORADO SANDS DRIVE 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 CONSISTENT WITH THE LAKESIDE MEADOWS PUD ORDINANCE NO. 1427-20-01-28 AND ORDINANCE NO. 1203-15-02-24 AND ORDINANCE NO. 1539-22-02-22 (THE "PUD ORDINANCES").
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. 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. ALL ON AND OFF-SITE PUBLIC INFRASTRUCTURE NEEDED TO SERVE THIS DEVELOPMENT MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OR FISCAL POSTED IN THE AMOUNT OF 110% OF THE COST OF THOSE IMPROVEMENTS PRIOR TO PLAT RECORDATION. THIS SHALL INCLUDE THE EXTENSION OF COLORADO SANDS DRIVE TO THE INTERSECTION WITH WEISS LANE.
18. PRIVATE OPEN SPACE LOTS (BLOCK X, LOT 1; BLOCK W, LOT 1; & BLOCK Y, LOT 3) SHALL ALSO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION HAS BEEN ESTABLISHED UNDER DOC. NO. 2021150968. A 12.355 ACRE PORTION OF LOT 1 BLOCK Y TO BE DEDICATED AS PUBLIC PARKLAND. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ACROSS THE ENTIRETY OF LOT 3, BLOCK Y.
19. THE EXTENTS OF THE DRAINAGE EASEMENT ON THE FOLLOWING LOTS SHALL BE LIMITED TO THE EXTENTS OF THE 100-YR FLOODPLAIN AS SHOWN ON THE PLAT. BLOCK X, LOT 1; BLOCK Y, LOTS 1 & 2; BLOCK W, LOT 1.
20. HIKE AND BIKE TRAILS DEPICTED ON THIS FINAL PLAT SHALL BE CONSTRUCTED WITH THE LAKESIDE MEADOWS PHASE 1 IMPROVEMENTS. TRAIL LOCATIONS ARE APPROXIMATE AND SHALL BE APPROVED WITH THE CONSTRUCTION PLANS. A TRAIL CONNECTION SHALL BE PROVIDED TO EACH ADJACENT LAND USE (SINGLE FAMILY, MULTI-FAMILY, INDUSTRIAL, AND COMMERCIAL).
21. AT THE TIME OF PLAT RECORDATION, LAKESIDE MEADOWS, LLC (OR ITS SUCCESSORS OR ASSIGNS) SHALL POST A BOND IN THE AMOUNT OF \$2,000,000 SECURING THE FUTURE COMPLETION OF COLORADO SANDS DRIVE EAST FROM ITS CURRENT TERMINUS SHOWN HEREON TO CONNECT TO WEISS LANE (THE "EAST EXTENSION"). UNTIL THE COMPLETION OF THE EAST EXTENSION, THE DEVELOPMENT OF THE PORTIONS OF THE PROPERTY IN THIS PLAT SHALL BE LIMITED AS FOLLOWS: (i) NO MORE THAN THREE (3) BUILDINGS MAY BE CONSTRUCTED AND OCCUPIED ON LOT 2, BLOCK Y WITHIN THE CAMPUS INDUSTRIAL PORTION OF THE PROPERTY UNTIL SUCH TIME AS THE EAST EXTENSION IS COMPLETED; (ii) THE TOTAL SQUARE FOOTAGE CONSTRUCTED ON LOT 2, BLOCK Y MAY NOT EXCEED 800,000 TOTAL BUILDING SQUARE FOOTAGE UNTIL SUCH TIME THE EAST EXTENSION IS COMPLETED; AND (iii) LOT 2, BLOCK Y SHALL BE REQUIRED TO REDIRECT TRUCK TRAFFIC EASTWARD UPON COMPLETION OF THE EAST EXTENSION TO WEISS LANE; AND (iv) TRUCK TRAFFIC FROM LOT 2, BLOCK Y SHALL BE DIRECTED SOUTHWEST TO SH130 VIA BALATON AND SHALL NOT BE DIRECTED NORTH/NORTHEAST TO PFLUGERVILLE PARKWAY.
22. CONNECTION TO NORTH STATE HIGHWAY 130 FRONTAGE ROAD IS CONTROLLED BY TXDOT AND IS SUBJECT TO TXDOT APPROVAL.
23. 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.
24. THE SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
25. MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) OF BUILDINGS WITHIN THIS PROPERTY MUST BE 2 FEET ABOVE THE HIGHEST BFE ADJACENT TO THIS PARCEL. SEE SHEET 6 FOR MFFE.
26. EVIDENCE OF TXU APPROVAL OF THE PROPOSED IMPROVEMENTS IS TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
27. 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 TO ISSUANCE OF ANY BUILDING PERMIT ISSUED AFTER 12/31/21.
28. THE TRAFFIC IMPACT ANALYSIS UPDATE WILL BE COMPLETED PRIOR TO APPROVAL OF ANY CERTIFICATE OF OCCUPANCY.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, LAKESIDE MEADOWS, LLC, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2014095553 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 170.342 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, 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 _____, 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

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, TIMMERMAN FARMS, LTD, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 97.5 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2004240371 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 THE REMNANT PORTION OF SAID 97.5 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, 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 _____, 20____ AD

NAME
TITLE

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, NP LAKESIDE 130, LLC, BEING THE OWNER OF A CALLED 130.938 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2022035662 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 130.938 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, 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 _____, 20____ AD

NATHANIEL HAGEDORN

MANAGER, NPD MANAGEMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE REPRESENTATIVE

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

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 AND DEVELOPMENT SERVICES DIRECTOR

ATTEST: _____
TRISTA EVANS, CITY SECRETARY

FINAL PLAT OF
LAKESIDE MEADOWS - PHASE 1

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, VATGA DEVELOPERS, LLC, BEING THE OWNER OF A CALLED 6.099 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 170.342 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, 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 _____, 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

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. 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
STATE OF TEXAS

I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, 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 | TBLPS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 26, 2022
DATE OF PLAT SUBMITTAL:

SHEET 10 OF 10