

MATCH LINE
(SEE PAGE 2 OF 3)

OWNER:
HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE
303 EAST PFLUGERVILLE PARKWAY
PFLUGERVILLE, TX 78660

ENGINEERED BY:
JUSTIN KRAMER, P.E.
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 300
AUSTIN, TEXAS 78759
PH. (512) 418-1771
TBPE FIRM LICENSE NO. 928

SURVEYED BY:
ZACHARY KEITH PETRUS, R.P.L.S.
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
ZACH.PETRUS@KIMLEY-HORN.COM

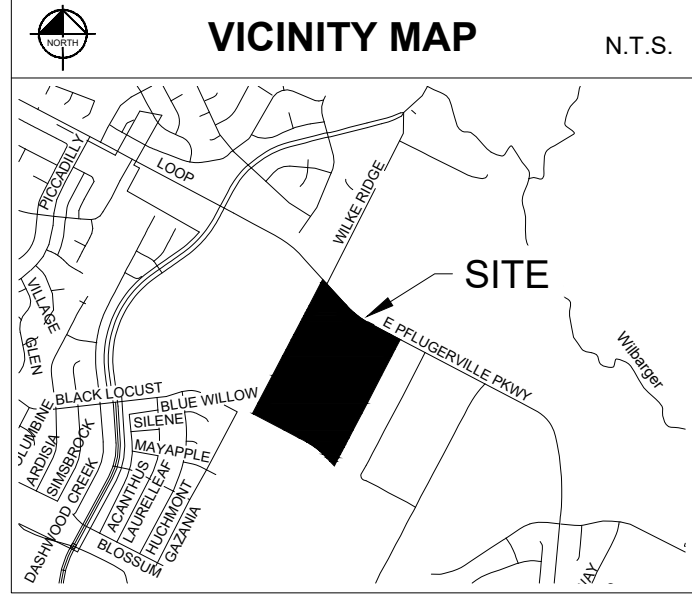
NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTER LINE
	10' VELOWAY LINE
	MATCH LINE
	BENCHMARK
	5/8" IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	POINT OF BEGINNING
	POINT OF COMMENCING
	DEED RECORDS TRAVIS COUNTY
	PLAT RECORDS TRAVIS COUNTY
	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

ROAD TABLE	
WILKE RIDGE LANE (PROPOSED R.O.W.)	
ROAD DEDICATION	= 2.091 ACRES
ROAD WIDTH	= 50 FEET
ROAD LENGTH	= 1821.24 FEET

ACREAGE TABLE	
LOT 1 -	= 12.525 ACRES
LOT 2 -	= 3.123 ACRES
LOT 3 -	= 10.018 ACRES
LOT 4 -	= 2.246 ACRES
LOT 5 -	= 12.472 ACRES
LOT 6 -	= 5.246 ACRES
LOT 7 -	= 0.179 ACRES
WILKE RIDGE LANE (ROAD DEDICATION)	= 2.091 ACRES
E PFLUGERVILLE PKWY (RIGHT OF WAY DEDICATION)	= 0.227 ACRES
TOTAL ACREAGE	= 48.127 ACRES

NOTE: ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.



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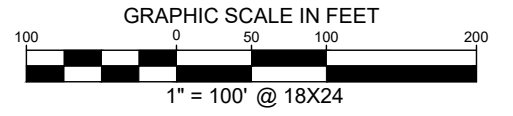
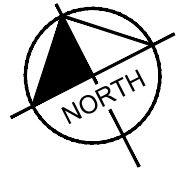
FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION
BEING 48.126 ACRES
BEING OUT OF THE
JOHN VAN WINKLE SURVEY, ABSTRACT 786
AND THE E. BEBEE SURVEY, ABSTRACT 53
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771
FIRM # 10194624 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	JGM	1/28/2021	068213097	1 OF 3

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068213097 - SOLEA PFLUGERVILLE\DWG\PLAT-FR1.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 1/28/2021 4:08 PM LAST SAVED: 1/28/2021 2:30 PM



LOT 3
9.996 ACRES
435,423 SQ. FT.

MATCH LINE
(SEE PAGE 1 OF 3)

TRACT 1
CALLED 48.67 ACRES
HILL COUNTRY BIBLE
CHURCH PFLUGERVILLE
DOC. NO. 2004004265
OPRTC
(PORTION OF)

LOT 5
12.343 ACRES
537,656 SQ. FT.

LOT 6
5.246 ACRES
228,511 SQ. FT.

(OWNERSHIP UNKNOWN)
PFLUGERVILLE GIS MAP SHOWS
CARDINAL CROSSING SUBDIVISION
(RECORDING INFORMATION UNKNOWN)

BLACK LOCUST DRIVE
(CALLED 80' R.O.W. WIDTH)

BM #50013
N: 10140830.164
E: 3149414.306
ELEV: 743.305

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	CENTER LINE
	10' VELOWAY LINE
	MATCH LINE
	BM
	IRSC
	IRFC
	P.O.B.
	P.O.C.
	DRTC
	PRTC
	OPRTC

ROAD TABLE

WILKE RIDGE LANE (PROPOSED R.O.W.)	
ROAD DEDICATION	= 2.091 ACRES
ROAD WIDTH	= 50 FEET
ROAD LENGTH	= 1821.24 FEET

ACREAGE TABLE

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WILKE RIDGE LANE (ROAD DEDICATION)	= 2.091 ACRES
E PFLUGERVILLE PKWY (RIGHT OF WAY DEDICATION)	= 0.227 ACRES
TOTAL ACREAGE	= 48.127 ACRES

NOTE: ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

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303 EAST PFLUGERVILLE PARKWAY
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FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION

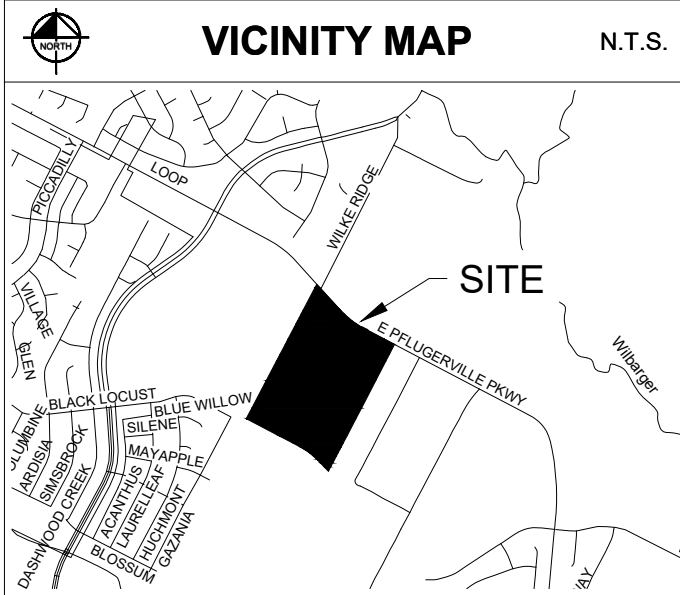
BEING 48.126 ACRES
BEING OUT OF THE
JOHN VAN WINKLE SURVEY, ABSTRACT 786
AND THE E. BEBEE SURVEY, ABSTRACT 53
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**METES AND BOUNDS DESCRIPTION OF
48.126 ACRES TRACT OF LAND**

BEING A 48.126 ACRES (2,096,366 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SURVEY, ABSTRACT 482, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF A CALLED 48.69 ACRE TRACT OF LAND BEING DESCRIBED TO HILL COUNTRY BIBLE CHURCH PFLUGERVILLE AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET IN THE NORTH RIGHT OF WAY LINE OF BLACK LOCUST DRIVE (80' R.O.W. WIDTH), AT THE SOUTHWEST CORNER OF A CALLED 5.00 ACRE TRACT CONVEYED TO TERESA C. KUEMPEL BY DEED RECORDED IN VOLUME 7947, PAGE 743 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF A CALLED 48.67 ACRE TRACT 1 CONVEYED TO HILL COUNTRY BIBLE CHURCH PFLUGERVILLE BY DEED RECORDED IN DOCUMENT NUMBER 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF BLACK LOCUST DRIVE AND THE SOUTH LINE OF SAID 48.67 TRACT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. NORTH 44°10'30" WEST, 201.24 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET AT A POINT OF CURVATURE;
2. IN A NORTHWESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 18°11'47", A RADIUS OF 835.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 53°15'58" WEST, 264.07 FEET, AND A TOTAL ARC LENGTH OF 265.19 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 62°19'27" WEST, 99.33 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 62°21'31" WEST, 657.03 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTH CORNER OF LOT 6, BLOCK K, HEATHERWILDE SECTION FOUR, PHASE 1, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 199900154 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 48.67 ACRE TRACT 1 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 27°40'34" EAST, DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID BLACK LOCUST DRIVE, WITH THE WEST LINE OF SAID 48.67 ACRE TRACT 1 AND THE EAST LINE OF HEATHERWILDE SECTION FOUR, PHASE 1, AT 238.30 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "INTERSTATE SURVEYING" FOUND AT THE NORTHEAST CORNER OF SAID HEATHERWILDE SECTION FOUR, PHASE 1, AND THE SOUTHEAST CORNER OF HEATHERWILDE SECTION FOUR, PHASE 2 PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900179 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT 880.40 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "INTERSTATE SURVEYING" FOUND IN THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 2, AND THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT 1, CONTINUING ALONG SAID BEARING FOR A TOTAL DISTANCE OF 902.74 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 27°39'12" EAST, WITH THE EAST LINE OF HEATHERWILDE SECTION FOUR, PHASE 2 AND THE WEST LINE OF SAID 48.67 ACRE TRACT 1, AT 706.29 FEET PASSING A 1/2" IRON ROD FOUND WITH PLASTIC SURVEYORS CAP STAMPED "CCC 4335" AT THE NORTHEAST CORNER OF HEATHERWILDE SECTION FOUR, PHASE 2, AND AT THE SOUTHEAST CORNER OF A CALLED 8.481 ACRE TRACT CONVEYED TO STONERIDGE CAPITAL PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2005210732, AT 950.26 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "CHAPARRAL", CONTINUING ALONG SAID BEARING FOR A TOTAL DISTANCE OF 950.82 TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF PFLUGERVILLE LOOP (VARIABLE WIDTH R.O.W.), SAME BEING THE SOUTHEAST CORNER OF CALLED 0.548 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS BY DEED RECORDED IN DOCUMENT NO. 2007160459 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, CROSSING SAID 48.67 ACRE TRACT 1 WITH THE SOUTH RIGHT OF WAY LINE OF PFLUGERVILLE LOOP, SAME BEING THE SOUTH LINE OF SAID 0.548 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 42°24'50" EAST, 142.02 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET AT A POINT OF CURVATURE;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 14°16'27", A RADIUS OF 2050.22 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49°33'04" EAST, 509.45 FEET, AND A TOTAL ARC LENGTH OF 510.77 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF PFLUGERVILLE LOOP AND THE NORTH LINE OF SAID 48.67 ACRE TRACT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 48°32'42" EAST, 27.32 TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 61°57'43" EAST, 89.08 TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET AT A POINT OF CURVATURE;
3. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 03°59'23", A RADIUS OF 1172.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60°29'01" EAST, 81.62 FEET, AND A TOTAL ARC LENGTH OF 81.62 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 62°26'33" EAST, AT 179.80 FEET PASSING A BRASS DISC STAMPED "CITY OF AUSTIN EUD SURVEY 205" WHICH BEARS 0.62 FEET TO THE NORTH OF SAID BEARING, CONTINUING FOR A TOTAL DISTANCE OF 376.83 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO CHRISTOPHER TOT, ET UX BY DEED RECORDED IN VOLUME 9206, PAGE 129 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 48.67 TRACT 1, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 27°30'14" WEST, 242.02 DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID PFLUGERVILLE LOOP WITH THE WEST LINE OF SAID TOT 1.00 ACRE TRACT AND THE EAST LINE OF SAID 48.67 ACRE TRACT 1 TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TOT 1.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 4.00 ACRE TRACT CONVEYED TO CHRISTOPHER TOT, ET UX BY DEED RECORDED IN VOLUME 9207, PAGE 844 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF SAID 48.67 ACRE TRACT 1, AND THE WEST LINE OF SAID TOT 4.00 ACRE TRACT THE FOLLOWING 6 COURSES AND DISTANCES;

1. SOUTH 27°25'24" WEST, PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET, CONTINUING FOR A TOTAL DISTANCE OF 273.34 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC SURVEYORS CAP STAMPED "LJA INC. RPLS 4532" AT AN ANGLE CORNER FOR THIS TRACT;
2. SOUTH 27°17'42" WEST, 386.58 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. SOUTH 27°33'41" WEST, AT 308.12 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "RPLS 5784" WHICH BEARS 0.25 FEET SOUTHEAST OF SAID BEARING, AT 308.23 FEET PASSING A 1/2" IRON ROD FOUND WHICH BEARS 1.09 FEET NORTHWEST OF SAID BEARING, CONTINUING ALONG SAID BEARING 382.36 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 27°54'29" WEST, 388.04 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. SOUTH 28°09'11" WEST, 53.68 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
6. SOUTH 26°39'20" WEST, 61.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.126 ACRE OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS; THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN SAN ANTONIO, TEXAS.

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE.
2. WATER AND WASTEWATER FOR THE SITE WILL 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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24, AS AMENDED. THE GRANTOR HILL COUNTRY BIBLE CHURCH PFLUGERVILLE, 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 TO 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.
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. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE LED AND IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
8. 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.
9. THE 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.
10. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. 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.
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 PRIOR TO ANY CONSTRUCTION.
15. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #8453C0280J FOR TRAVIS COUNTY, EFFECTIVE DATE: AUGUST 18TH, 2014.
16. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT 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 RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. PAYMENT OF THE PARKLAND FEE IN LIEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE 196 PROPOSED UNITS TO BE PROVIDED WITHIN THE RESPECTIVE SUBDIVISION PHASE WILL BE REQUIRED AT TIME OF PLAT.
19. THE TIA FOR THIS PROJECT WAS CONDITIONALLY APPROVED ON 1/28/2021. TIA MITIGATION PAYMENT OR OTHER MITIGATION APPROVED BY CITY IS DUE AT THE TIME OF FINAL PLAT. SEE TIA FOR PHASING OF FEE/IMPROVEMENTS.
20. HILL COUNTRY BIBLE CHURCH RETAINS OWNERSHIP OF LOT 7 AND IS RESPONSIBLE FOR MAINTENANCE OF THE PROPERTY.
21. THE VELOWAY SHALL BE COMPLETED DURING PHASE I OF THE DEVELOPMENT.
22. WILKE RIDGE LANE ROADWAY AGREEMENT SHALL BE APPROVED PRIOR TO APPROVAL OF THE SUBDIVISION PUBLIC CONSTRUCTION PLANS.
23. THE PROPERTY OWNER'S AGREEMENT HAS BEEN ESTABLISHED BY DOCUMENT NO. _____
24. 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

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No.	DATE	REVISION DESCRIPTION
1		

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°11'47"	835.00'	265.19'	N53°15'58"W	264.07'
C2	14°16'27"	2050.22'	510.77'	S49°33'04"E	509.45'
C3	3°59'23"	1172.39'	81.64'	S60°29'01"E	81.62'
C4	19°55'57"	269.25'	93.67'	S37°37'11"W	93.20'
C5	19°54'04"	319.75'	111.06'	N37°37'11"E	110.50'
C6	14°53'51"	2120.52'	551.36'	N49°58'17"W	549.81'
C7	7°03'23"	2120.52'	261.15'	N60°56'54"W	260.99'

**OWNER'S DEDICATION STATEMENT
STATE OF TEXAS:**

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT HILL COUNTRY BIBLE CHURCH, ACTING BY AND THROUGH MICHAEL WALDON, BEING THE OWNER OF 48.126 ACRES OF LAND OUT OF THE J. VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, AND THE E. BEBEE SURVEY NO. 5, ABSTRACT NO. 53 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 2004004265, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 48.126 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HILL COUNTRY BIBLE CHURCH SUBDIVISION, 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

MICHAEL WALDON
303 E. PFLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:

COUNTY OF _____:

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 OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.
(SEAL)

NOTARY PUBLIC'S SIGNATURE

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:
STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF 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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ZACHARY KEITH PETRUS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

January 28, 2021

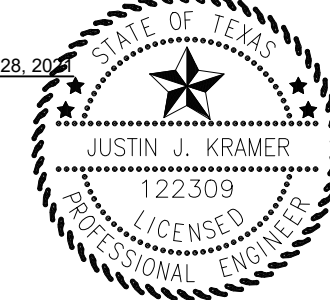
ZACHARY KEITH PETRUS, R.P.L.S.
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
NO. (512) 418-1771
ZACH.PETRUS@KIMLEY-HORN.COM

ENGINEER'S CERTIFICATION:

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48453C0280J, EFFECTIVE DATE: AUGUST 18TH, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS

January 28, 2021

JUSTIN KRAMER, P.E. 107368
KIMLEY-HORN & ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE NO. 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771



CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOIR, CLERK OF 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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

**FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION**

BEING 48.126 ACRES

BEING OUT OF THE

JOHN VAN WINKLE SURVEY, ABSTRACT 786

AND THE E. BEBEE SURVEY, ABSTRACT 53

CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759

FIRM # 10194624

Tel. No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	JGM	1/28/2021	068213097	3 OF 3

DWG NAME: K:\AUS - SURVEY\AUSTIN SURVEY PROJECTS\068213097 - SOLEA PFLUGERVILLE\DWG\PLAT\1-DWG PLOTTED BY MCLAUGHLIN, MICHAEL 1/28/2021 4:08 PM\LAST SAVED 1/28/2021 2:30 PM