

PFAIRWAY PARK

ALUR

- EXHIBIT A LEGAL DESCRIPTION OF THE LAND
- EXHIBIT B ALUR DEVELOPMENT CODE
- EXHIBIT C ALUR REGULATING PLAN

Pflugerville, Texas

PFAIRWAY PARK

LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

Pflugerville, Texas

FIELD NOTES
FOR

A 14.473 acre, or 630,423 square feet more or less, tract of land being all of Lot 3, Block A, Final Plat Pfairway Office Park recorded in Document No. 200500126 of the Public Records of Travis County, Texas in the City of Pflugerville, Travis County, Texas. Said 14.473 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found $\frac{3}{4}$ " iron rod, the southwest corner of said Lot 3, the northwest corner of Lot 1 of Puddin Hill recorded in Vol. 91, Page 271 of the Public Records of Travis County, Texas, the southeast corner a called 17.881 acre tract recorded in Document Number 2012080476 of the Official Public Records of Williamson County, Texas and the northeast corner of a called 2.08858 acre tract recorded in Vol. 1226, Pages 4-7 of the Deed Records of Williamson County, Texas;

THENCE: N 35°03'08" E, along and with the west line of said Lot 3 and the east line of said called 17.881 acre tract, a distance of 958.12 feet to a found $\frac{3}{4}$ " iron rod, the northwest corner of said Lot 3, the northeast corner of said called 17.881 acre tract and a point in the south line of called 82.83 acre tract recorded in Vol. 431, Pages 508-511 of the Deed Records of Williamson County, Texas;

THENCE: S 78°31'27" E, along and with the north line of said Lot 3 and the south line of said called 82.83 acre tract, a distance of 600.12 feet to a found $\frac{3}{4}$ " iron rod, the northeast corner of said Lot 3, a point in the south line of said called 82.83 acre tract and the northwest corner of Block E, Correction Final Plat Pflugerville Heights recorded in Vol. 204, Pages 316-317 of the Public Records of Travis County, Texas;

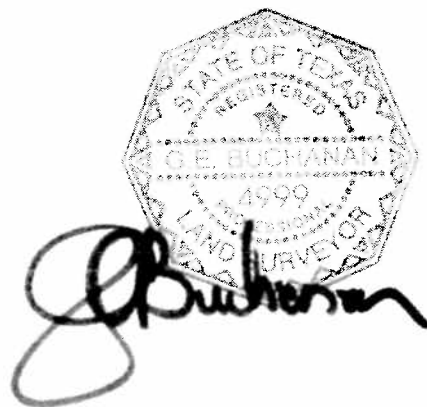
THENCE: S 27°00'58" W, departing the south line of said called 82.83 acre tract, along and with the east line of said Lot 3 and the west line of said Block E of Pflugerville Heights, at a distance of 545.66 feet passing the northwest corner of Violet Blue Drive, a 50' Right of Way recorded in said Correction Final Plat of Pflugerville Heights and a point in the east line of said Lot 3 at a distance of 595.66 feet passing the southwest right of way line of said Violet Blue Drive, the east line of said Lot 3, the northwest corner of Block F of said Pflugerville Heights, continuing along and with the east line of said Lot 3 and the west line of said Block F for a total distance of 977.50 feet to a found $\frac{3}{4}$ " iron rod, the southeast corner of said Lot 3, the southwest corner of said Block F, the northeast corner of Lot 2, Block A of the aforementioned Pfairway Office Park

and the northwest corner of a called 8.453 acre tract recorded in Vol. 13328, Pages 1038-1041 of the Real Public Records of Travis County, Texas;

THENCE: N 78°13'40" W, along and with the north line of said Lot 2 and the south line of said Lot 3, at a distance of 315.56 feet passing the northwest corner of said Lot 2 and the northeast corner of Lot 1, Block A of said Final Plat Pfairway Office Park, continuing along and with the south line of said Lot 3 and the north line of said Lot 1 of Pfairway Office Park a total distance of 630.38 feet to a found ¾" iron rod, a southwesterly corner of said Lot 3, the northwest corner of said Lot 1 of Pfairway Office Park and the northeast corner of the aforementioned Lot 1 of Puddin Hill;

THENCE: N 44°59'30" W, along and with the north line of said Lot 1 of Puddin Hill and a southwesterly line of said Lot 3, a distance of 109.27 feet to the **POINT OF BEGINNING** and containing 14.473 acres in the City of Pflugerville, Travis County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc..

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: December 28, 2012
JOB NO. 59007-12
DOC. ID. H:\AUSTIN SURVEY\SURVEY 12\12-59000\59007-12\Field Notes\Field Notes.docx



PFAIRWAY PARK
ALUR DEVELOPMENT CODE

EXHIBIT B

Pflugerville, Texas

PFAIRWAY PARK

DEVELOPMENT CODE

1.0 Purpose and Intent

The purpose of the Pfairway Park Development Code and Regulating plan is to (i) provide for variety in the development patterns of the City, and (ii) to establish a framework of zoning guidelines and criteria which support the development of Pfairway Park. The requirements of this Development Code and Regulating Plan are intended and shall apply to the property, consisting of approximately 14.473 acres of land located within the City of Pflugerville, Texas, as more particularly described in the Regulating Plan.

2.0 Community Features

The Developer intends to provide various Community Features that will enhance the development. These amenities include, but are not limited to:

- a. Common Open Space
 - i. An approximately 1.0 acre lot will be provided that will accommodate a detention pond, landscaping, covered pavilion, seating, and play elements.
 - ii. Landscape lots totaling approximately 0.15 acres will be provided that will accommodate landscaping, trees, and benches.
- b. Residential Construction
 - iii. Residential structures shall have 4 sides consisting of brick, ledge stone, field stone, stucco, cementitious fiberboard, or other similar stone veneer material

3.0 Code Amendments

The Pfairway Park Development Code and Regulating Plan will adhere to the City of Pflugerville Unified Development Code (UDC) and Engineering Design Guidelines (EDG) for development according to the Single-Family Suburban zoning district except as amended by this document. Amendments to the UDC are as follows:

Modifications related to Subchapter 4(A)(4) General Regulations Suburban Districts

General Regulations Suburban Districts	SF-S
	SF Detached
Minimum Lot Area	5,000 sq ft
Minimum Lot Width	40'
Minimum Width (cul-de-sac chord length)	32'
Minimum Lot Depth	115'
Minimum Front Setback	15'
Maximum Front Setback	NA
Minimum Side Setback (corner lots)	15'
Minimum Interior Side Setback	5'
Minimum Interior Side Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	5'

Minimum Rear Setback	20'
Minimum Rear Setback (abutting SF-S zoning or existing single family detached unit, not SF-U)	20'
Single Family Adjacency Vegetative Bufferyard	NA
Maximum Lot Coverage	NA
Maximum Density	NA
Minimum Dwelling Unit Area	1,200 sq ft
Unit Mix Required	NA
Maximum Units per Structure	1
Maximum Building Length	NA

Modifications related to Subchapter 9(A)(4) Architectural Details Required
This section replaces Subchapter 9(A)(4) of the UDC

(4) Architectural Details Required.

- (a) Covered rear patios or decks of a minimum of sixty-four square feet (64 SF) are required on all floor plans.
- (b) All windows and doors not bordered by masonry must have a minimum of three-inch (3") trim.
- (c) "Box-on-box" (two-story) homes must include a single-story element on rear elevations consisting of bay windows, cantilevers, or dormers.
- (d) Distinctive architectural details present on the front of a dwelling that must be provided on all sides and on all stories of the dwelling and shall consist of trim, door and window details.
- (e) Similarity Restricted. No Building Permit may be issued for any new single-family dwelling unit which is similar in appearance to any dwelling unit near the Proposed Unit as further defined in (f) below.
- (f) Calculation of Differences in Appearance.
 - (i) Differences in design standards may be reviewed for two Lots on either side of the Proposed Unit on the same side of the street.
 - (ii) There must be a minimum of one full Lot between the same floor plan with different elevations on the opposite side of the street.
 - (iii) There must be a minimum of four full Lots between the same floor plan with the same elevation on the same or opposite side of the street.
 - (iv) There must be a minimum of two full Lots between houses with the same color building materials on the same side of the street.
 - (v) There must be a minimum of one full Lot between houses with the same color building material on the opposite side of the street.
 - (vi) Where Lots are interrupted by an intervening street, parkland, or similar feature of at least 50 feet in width, no review is necessary.
 - (vii) The Proposed Unit must be considered different from any Vacant Lot for which a building permit has not been issued without requiring further documentation.

Modifications related to Subchapter 9(A)(6) Yard Standards
This section replaces Subchapter 9(A)(6) of the UDC

- (6) Yard Standards.
 - (a) Rear yard setbacks for two-story dwellings must be no less than thirty (30') feet.
 - (b) The front yard setback lines must be staggered to achieve a range of six feet or more over four contiguous Lots with no front yard setback less than fifteen feet.
 - (c) All setbacks are measured from the property lines on the parcel involved.
 - (d) The covered patio may extend into the minimum Rear Yard setback no more than ten feet.

4.0 Revision of the Development Code and Regulating Plan

The City, Owner, and Developer acknowledge that changes to this Development Code and the Regulating Plan may be necessary during the development of the Property.

A. Minor Changes and Revisions. Minor changes, revisions, and modifications to, and variances from, this Development Code and the Regulating Plan that do not substantially increase the overall density of development in Pfairway Park may be approved administratively by the City Manager if the City Manager determines in his sole and absolute discretion to be a minor change, revision, modification or variance. Examples of minor changes, revisions, modifications, and variances include, but are not limited to, the following: street alignments, lot types and sizes, and location and size of Open Space.

B. Major Changes and Revisions. Major changes, amendments, and/or revisions of this Development Code and the Regulating Plan must be approved in accordance with the City's procedures for amendments to the ALUR process.

5.0 Regulating Plan

The Regulating Plan establishes street locations, street types, and Open Space. Development of the land must be consistent with the Regulating Plan. The street types indicated in the Regulating Plan shall conform to the requirements of the Engineering Design Guidelines for local streets.

6.0 Development Procedure

Development standards in this Development Code and the Regulating Plan will take precedence over the City's applicable development codes. Where the Development Code is silent on specific requirements and regulations, the City's codes, including the Single-Family Suburban district requirements as amended, shall prevail. Zoning is approved by the adoption of this Development Code and the Regulating Plan and will remain in force unless the property is re-zoned.

PFAIRWAY PARK

ALUR REGULATING PLAN

EXHIBIT C

Pflugerville, Texas

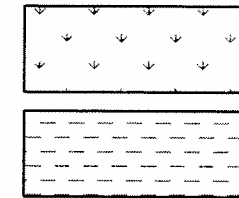
PLAT 3-7 D.R. W.C.)

17.881 ACRES
(DCC. #2012080476
O.P.R. W.C.)

WILLIAMSON COUNTY, TEXAS
TRAVIS COUNTY, TEXAS.

D·R·HORTON [®] **DHI**
Listed
NYSE
America's Builder

LEGEND:



PRIVATE OPEN SPACE/
DETENTION POND

PRIVATE LANDSCAPE

EV

BLOCK "A"

BLOCK "A"

LOCAL 50' ROW

BLOCK "B"

LOCAL 50' ROW

BLOCK "C"

BLOCK "A"

82.83 ACRES
(VOL. 431, PC.
508-511 D.R. W.C.)

LOT 28
PRIVATE LANDSCAPE
0.09AC

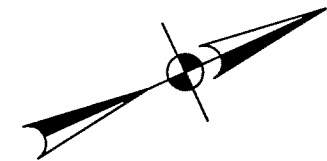
LOT 29
OPEN SPACE/
DETENTION POND
1.04 AC

LOCAL 50' ROW

VIOLET BLUE

PLAT PFAIRWAY OFFICE PARK
LOT 2, BLOCK A
#200500126 P.R. W.C.)

8.453 ACRES
(VOL. 13328,
PCS. 1038-1041 O.P.R. T.C.)



SCALE: 1"= 100'



PAPE-DAWSON
ENGINEERS

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SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**PFAIRWAY PARK
REGULATING PLAN**