

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF AN APPROXIMATELY 153.239-ACRE TRACT OF LAND KNOWN AS LOT 1, BLOCK 1 OF THE WILBARGER CREEK REGIONAL WASTEWATER TREATMENT FACILITY SUBDIVISION, LOCALLY ADDRESSED 10100 GREGG LANE FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO PARKS FACILITIES AND OPEN SPACE (PF); TO BE KNOWN AS THE WILBARGER CREEK REZONING (REZ2023-00233); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

**WHEREAS**, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to amend the zoning of an approximate 153.239-acre tract of land known as Lot 1, Block 1 of the Wilbarger Creek Regional Wastewater Treatment Facility subdivision, locally addressed 10100 Gregg Lane, from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF), as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on January 8, 2024, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 5-0; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:**

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The City Council finds:

That the Proposed Zoning is in accordance with the City’s Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in City streets and thoroughfares; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

**SECTION 3:** The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to change the zoning district of the property described in Exhibit A from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) for an approximate 153.239-acre tract of land known as Lot 1, Block 1 of the Wilbarger Creek Regional Wastewater Treatment Facility subdivision, locally addressed 10100 Gregg Lane. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Parks Facilities and Open Space (PF), as applicable, and all other applicable ordinances of the City.

**SECTION 4.** Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

**SECTION 5.** Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

**SECTION 6.** Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF PFLUGERVILLE,  
TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

ATTEST:

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TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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CHARLES E. ZECH, City Attorney  
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC

**EXHIBIT "A"**

## **SURVEY**

8/24/2023

\$129~~00~~

202300181

# FINAL PLAT WILBARGER CREEK REGIONAL WASTEWATER TREATMENT FACILITY (RWTF) SUBDIVISION

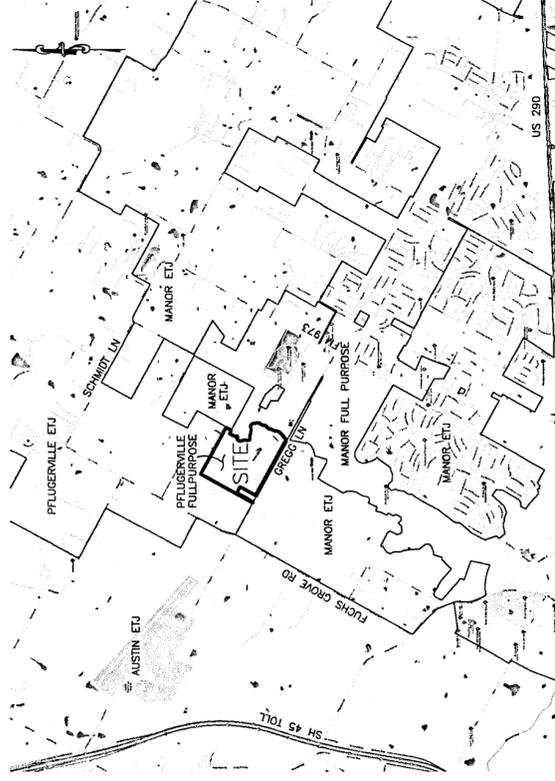
**NOTES:**

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER SHALL BE PROVIDED BY MANVILLE WSC 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. EASEMENT(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, 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. 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.
8. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1577-23-01-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
9. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
10. 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.
11. 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.
12. 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.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
14. 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. 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.
16. 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.

A PRELIMINARY STUDY TO REVISE THE FLOODPLAIN MAPPING IN THE WILBARGER CREEK BASIN IS CURRENTLY UNDERWAY. PRELIMINARY H8H MODELS DEVELOPED BY THE STUDY CONTRACTOR, HALFF ASSOCIATES, WERE OBTAINED BY THE CITY OF PFLUGERVILLE AND WERE INITIALLY PROVIDED TO GARVER FOR THE RWTF ANALYSIS ON JANUARY 12, 2021 ON JANUARY 27, 2022. GARVER WAS PROVIDED A COPY OF UPDATED H8H MODELS ALONG WITH A REPORT ENTITLED "WILBARGER CREEK WATERSHED STUDY - BASTROP COUNTY, TRAVIS COUNTY & CITY OF PFLUGERVILLE, TEXAS - BASTROP COUNTY FLOOD PROTECTION PLANNING GRANT" PREPARED BY HALFF ASSOCIATES AND DATED AUGUST 27, 2021 (HALFF STUDY).

THE H8H MODELING FOR THE PRELIMINARY FLOODPLAIN STUDY DEVELOPED BY HALFF ASSOCIATES AND PROVIDED TO GARVER BY THE CITY OF PFLUGERVILLE WAS BASED ON RECENT DATA, INCLUDING ATLAS 14 PRECIPITATION, AND IS THEREFORE CONSIDERED THE BEST AVAILABLE DATA FOR THE WILBARGER CREEK BASIN UPSTREAM OF THE PROJECT SITE. THE PRELIMINARY H8H MODELS WERE MODELED BY GARVER TO CALCULATE BASE FLOOD ELEVATIONS USED FOR THIS PROJECT.

THE EFFECTIVE FLOODPLAIN FOR AN UNNAMED TRIBUTARY TO WILBARGER CREEK ON THE WESTERN CORNER OF THE RWTF SITE IS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 48453C0295H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008.



LOCATION MAP  
NOT TO SCALE

- SHEET INDEX
- SHEET 1 - COVER
  - SHEET 2 - MAP
  - SHEET 3 - NOTES
  - SHEET 4 - SIGNATURES

NO.	DIRECTION	DISTANCE
L1	S26°59'02"W	257.71'
(L1)	(S26°59'02"W)	(257.69')
L2	N62°49'58"W	155.36'
(L2)	(N62°49'58"W)	(155.36')
L3	S22°06'02"W	137.89'
(L3)	(S22°06'02"W)	(137.89')
L4	N70°46'58"W	13.00'
(L4)	(N70°46'58"W)	(13.00')
L5	S08°45'25"E	12.36'
(L5)	(S08°45'25"E)	(12.36')
L6	S34°42'25"W	55.35'
(L6)	(S34°42'25"W)	(55.35')
L7	S05°24'18"W	49.34'
(L7)	(S05°24'18"W)	(49.34')
L8	S15°36'04"E	56.41'
(L8)	(S15°36'04"E)	(56.41')
L9	S00°19'10"W	36.05'
(L9)	(S00°19'10"W)	(36.05')
L10	S89°05'59"W	54.70'
(L10)	(S89°05'59"W)	(54.70')
L11	N58°38'03"W	48.87'
(L11)	(N58°38'03"W)	(48.87')
L12	N79°51'17"W	39.39'
(L12)	(N79°51'17"W)	(39.39')
L13	S48°43'04"W	60.00'
(L13)	(S48°43'04"W)	(60.00')
L14	S34°54'31"W	42.87'
(L14)	(S34°54'31"W)	(42.87')
L15	S23°17'45"W	51.71'
(L15)	(S23°17'45"W)	(51.71')
L16	S09°26'58"E	65.60'
(L16)	(S09°26'58"E)	(65.60')
L17	S09°59'30"E	51.78'
(L17)	(S09°59'30"E)	(51.78')
L18	S26°26'40"E	51.72'
(L18)	(S26°26'40"E)	(51.72')
L19	S12°10'56"E	48.92'
(L19)	(S12°10'56"E)	(48.92')
L20	S08°20'45"W	91.81'
(L20)	(S08°20'45"W)	(91.81')
L21	S00°14'42"W	52.83'
(L21)	(S00°14'42"W)	(52.83')
L22	S2°40'43"E	61.82'
(L22)	(S2°40'43"E)	(61.82')
L23	S48°39'03"E	54.65'
(L23)	(S48°39'03"E)	(54.65')
L24	S82°54'47"E	58.96'
(L24)	(S82°54'47"E)	(58.96')
L25	N73°52'36"E	52.35'
(L25)	(N73°52'36"E)	(52.35')
L26	S78°19'56"E	54.07'
(L26)	(S78°19'56"E)	(54.07')
L27	S76°02'03"E	65.60'
(L27)	(S76°02'03"E)	(65.60')
L28	S76°23'07"E	54.75'
(L28)	(S76°23'07"E)	(54.75')
L29	S89°13'01"E	53.52'
(L29)	(S89°13'01"E)	(53.52')
L30	S83°41'50"E	51.08'
(L30)	(S83°41'50"E)	(51.08')
L31	S89°22'53"E	39.25'
(L31)	(S89°22'53"E)	(39.25')
L32	N66°38'21"E	51.94'
(L32)	(N66°38'21"E)	(51.94')
L33	N79°16'10"E	39.96'
(L33)	(N79°16'10"E)	(39.96')
L34	S82°53'28"E	51.24'
(L34)	(S82°53'28"E)	(51.24')
L35	S54°56'29"E	58.93'
(L35)	(S54°56'29"E)	(58.93')
L36	S44°39'48"E	45.77'
(L36)	(S44°39'48"E)	(45.77')
L37	S22°31'57"E	57.70'
(L37)	(S22°31'57"E)	(57.70')

NO.	DIRECTION	DISTANCE
L38	S10°14'35"E	42.68'
(L38)	(S10°14'35"E)	(42.68')
L39	S03°30'27"E	43.17'
(L39)	(S03°30'27"E)	(43.17')
L40	S10°00'43"E	39.99'
(L40)	(S10°00'43"E)	(39.99')
L41	S05°17'24"E	31.85'
(L41)	(S05°17'24"E)	(31.85')
L42	S00°28'28"W	33.97'
(L42)	(S00°28'28"W)	(33.97')
L43	S25°00'27"W	44.74'
(L43)	(S25°00'27"W)	(44.74')
L44	S36°09'53"W	43.97'
(L44)	(S36°09'53"W)	(43.97')
L45	S26°59'21"W	41.68'
(L45)	(S26°59'21"W)	(41.68')
L46	S34°11'10"W	54.41'
(L46)	(S34°11'10"W)	(54.41')
L47	S14°04'03"W	26.16'
(L47)	(S14°04'03"W)	(26.16')
L48	S01°50'08"W	35.86'
(L48)	(S01°50'08"W)	(35.86')
L49	S05°45'16"E	32.84'
(L49)	(S05°45'16"E)	(32.84')
L50	S08°50'46"W	41.41'
(L50)	(S08°50'46"W)	(41.41')
L51	S43°53'12"W	32.75'
(L51)	(S43°53'12"W)	(32.75')
L52	S45°04'59"W	51.38'
(L52)	(S45°04'59"W)	(51.38')
L53	S47°27'44"W	55.81'
(L53)	(S47°27'44"W)	(55.81')
L54	S32°55'35"W	52.23'
(L54)	(S32°55'35"W)	(52.23')
L55	S08°36'09"W	45.82'
(L55)	(S08°36'09"W)	(45.82')
L56	S19°47'34"W	56.22'
(L56)	(S19°47'34"W)	(56.22')
L57	S26°12'00"W	48.99'
(L57)	(S26°12'00"W)	(48.99')
L58	S20°31'26"W	49.47'
(L58)	(S20°31'26"W)	(49.47')
L59	S14°44'50"W	49.40'
(L59)	(S14°44'50"W)	(49.40')
L60	S12°03'40"W	59.87'
(L60)	(S12°03'40"W)	(59.87')
L61	S14°33'28"W	55.36'
(L61)	(S14°33'28"W)	(55.36')
L62	S20°50'58"W	58.26'
(L62)	(S20°50'58"W)	(58.26')
L63	S24°58'46"W	45.09'
(L63)	(S24°58'46"W)	(45.09')
L64	S36°20'34"W	43.28'
(L64)	(S36°20'34"W)	(43.28')
L65	S32°42'55"W	42.39'
(L65)	(S32°42'55"W)	(42.39')
L66	S43°43'26"W	48.00'
(L66)	(S43°43'26"W)	(48.00')
L67	S45°19'49"W	52.77'
(L67)	(S45°19'49"W)	(52.77')
L68	S48°30'24"W	46.23'
(L68)	(S48°30'24"W)	(46.23')
L69	S49°19'49"W	52.77'
(L69)	(S49°19'49"W)	(52.77')
L70	S49°19'49"W	52.77'
(L70)	(S49°19'49"W)	(52.77')
L71	S48°30'24"W	46.23'
(L71)	(S48°30'24"W)	(46.23')
L72	S51°0'42"W	48.58'
(L72)	(S51°0'42"W)	(48.58')
L73	S68°28'15"W	50.65'
(L73)	(S68°28'15"W)	(50.65')
L74	S73°18'55"W	46.91'
(L74)	(S73°18'55"W)	(46.91')
L75	N62°49'05"W	50.01'
(L75)	(N62°49'05"W)	(50.01')
L76	S62°48'47"E	50.02'
(L76)	(S62°48'47"E)	(50.02')

**GENERAL INFORMATION:**

**OWNERS:**  
CITY OF PFLUGERVILLE  
PLANNING DEPARTMENT  
100 W. MAIN STREET  
PFLUGERVILLE, TX 78691

**ENGINEER:**  
GARVER ENGINEERING  
3755 S. CAPITAL OF TEXAS HIGHWAY  
SUITE 325  
AUSTIN, TX 78704

**SURVEYOR:**  
INLAND GEODETICS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX, 78681

**NUMBER OF BLOCKS:**  
1

**TOTAL NUMBER OF LOTS:**  
1

**TOTAL ACREAGE:**  
153.239 AC. (6,575,103 SQ. FT.)

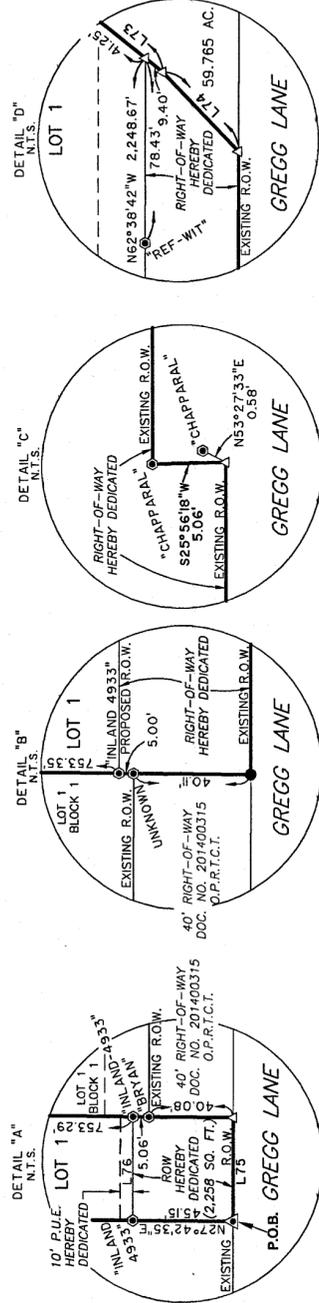
**NEW STREETS:**  
150.872 AC. (6,563,285 SQ. FT.)  
GREGG LANE RIGHT OF WAY HEREBY DEDICATED  
3" BRASS DISK IN CONCRETE SET STAMPED:  
"SE-2P-VILLE"  
N=10,116,565.4563, E=3,175,934.3979  
ELEV=552.08'  
3" BRASS DISK IN CONCRETE SET STAMPED:  
"SE-4P-VILLE"  
N=10,118,126.9008, E=3,175,887.5688  
ELEV=550.80'

**PATENT SURVEY:**  
SUMNER BACON SURVEY NO. 62  
ABSTRACT NO. 63  
04/23/2023

**DATE OF PREPARATION:**  
05/08/2023

**SUBMITTAL DATE:**  
05/08/2023

**PROPOSED LAND USE:**  
WASTEWATER TREATMENT PLANT



SHEET 1 OF 4

**INLAND GEODETICS  
LAND SURVEYORS**

1504 CHISHOLM TRAIL RD.  
SUITE 103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

202300181

# FINAL PLAT WILBARGER CREEK REGIONAL WASTEWATER TREATMENT FACILITY (RWWTF) SUBDIVISION

- LEGEND:
- △ = CALCULATED POINT
  - = 1/2" IRON ROD SET w/ "INLAND GEODETICS" CAP
  - = CAPPED IRON ROD FOUND "INLAND GEODETICS" CAP
  - = 1/2" IRON ROD FOUND
  - = MAG NAIL w/ DISC STAMPED "CHAPARRAL" FOUND
  - = O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - = PROPOSED 10' PUBLIC UTILITY EASEMENT



ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999990000.

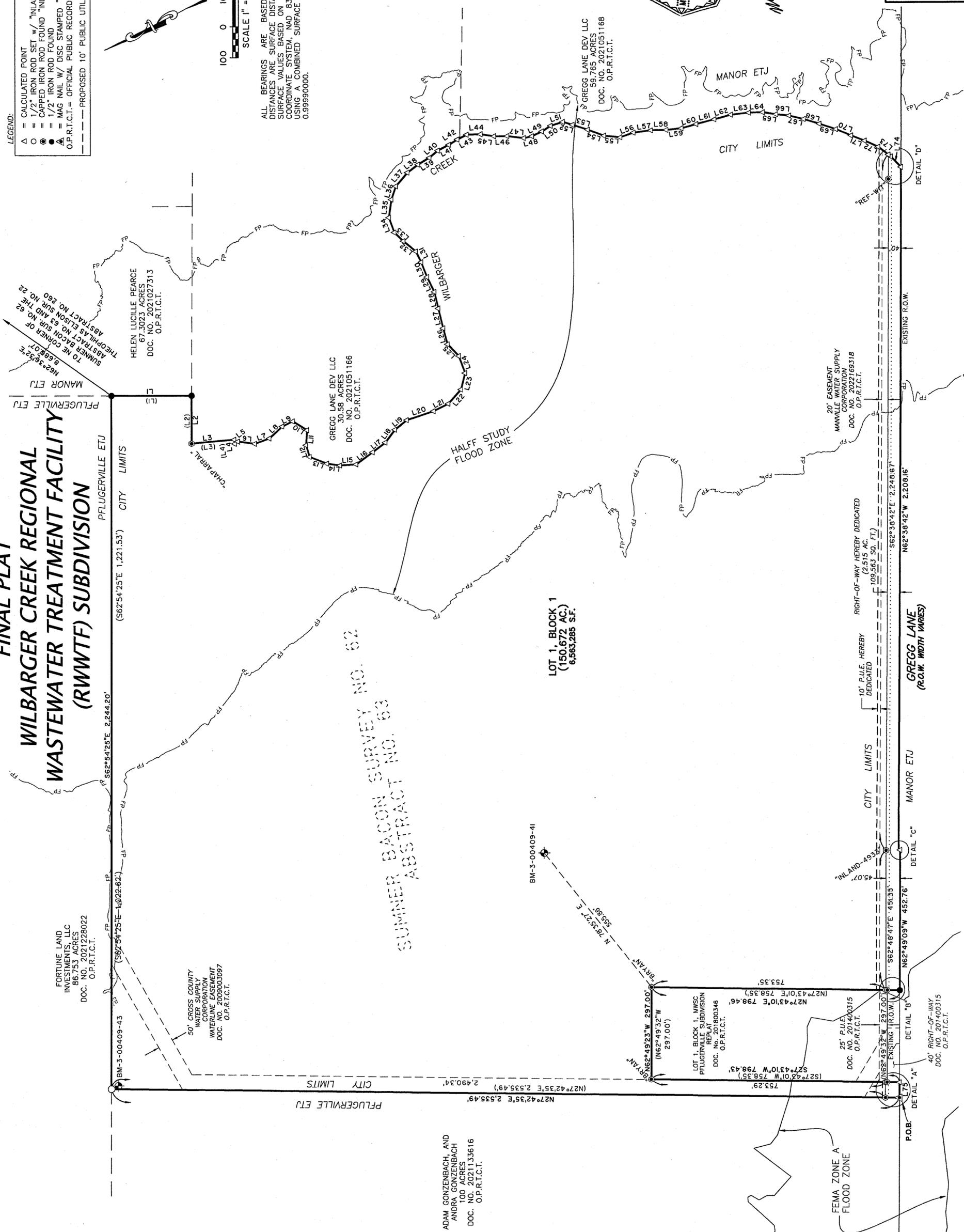


Miguel Angel Escobar  
Professional Land Surveyor  
No. 5630  
State of Texas  
July 25, 2023

**INLAND GEODETICS**  
LAND SURVEYORS

1504 CHISHOLM TRAIL RD.  
SUITE 103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

SHEET 2 OF 4



FORTUNE LAND INVESTMENTS, LLC  
88.753 ACRES  
DOC. NO. 2021228022  
O.P.R.T.C.T.

50' CROSS-COUNTY WATER SUPPLY CORPORATION WATERLINE EASEMENT  
DOC. NO. 20090003097  
O.P.R.T.C.T.

SUMNER BACON SURVEY NO. 62  
ABSTRACT NO. 63

ADAM GONZENBACH AND ANDRA GONZENBACH  
100 ACRES  
DOC. NO. 2021133616  
O.P.R.T.C.T.

LOT 1, BLOCK 1  
(150.672 AC.)  
6,565,285 S.F.

BM-3-00409-41

LOT 1, BLOCK 1, MWSC PFLUGERVILLE SUBDIVISION REPLAT  
DOC. NO. 201800346  
O.P.R.T.C.T.

25' P.U.E. O.P.R.T.C.T.  
DOC. NO. 201400315  
O.P.R.T.C.T.

40' RIGHT-OF-WAY  
DOC. NO. 201400315  
O.P.R.T.C.T.

RIGHT-OF-WAY HEREBY DEDICATED  
(2.515 AC.)  
109,563 SQ. FT.  
O.P.R.T.C.T.

GREGG LANE  
(R.O.W. WIDTH VARIES)

MANOR ETJ

DETAIL "C"

DETAIL "A"

DETAIL "B"

DETAIL "D"

CITY LIMITS

HALFF STUDY FLOOD ZONE

FEMA ZONE A FLOOD ZONE

EXISTING R.O.W.

20' EASEMENT SUPPLY MANVILLE CORPORATION  
DOC. NO. 2022168318  
O.P.R.T.C.T.

10' P.U.E. HEREBY DEDICATED

CITY LIMITS

MANOR ETJ

DETAIL "C"

DETAIL "B"

DETAIL "D"

EXISTING R.O.W.

20' EASEMENT SUPPLY MANVILLE CORPORATION  
DOC. NO. 2022168318  
O.P.R.T.C.T.

10' P.U.E. HEREBY DEDICATED

CITY LIMITS

MANOR ETJ

DETAIL "C"

DETAIL "B"

DETAIL "D"

EXISTING R.O.W.

20' EASEMENT SUPPLY MANVILLE CORPORATION  
DOC. NO. 2022168318  
O.P.R.T.C.T.

10' P.U.E. HEREBY DEDICATED

CITY LIMITS

MANOR ETJ

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DETAIL "B"

DETAIL "D"

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EXISTING R.O.W.

20'

**FINAL PLAT  
WILBARGER CREEK REGIONAL  
WASTEWATER TREATMENT FACILITY  
(RWWTF) SUBDIVISION**

**LEGAL DESCRIPTION:**

DESCRIPTION OF A 153.239 ACRE PARCEL OF LAND SITUATED IN THE SUMNER BACON SURVEY NUMBER 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 72.883 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF PFLUGERVILLE, TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008130172, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 85.796 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO THE CITY OF PFLUGERVILLE, BY INSTRUMENT RECORDED IN DOCUMENT NO. 200818667, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 153.239 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag Nail with disc stamped "Chaparral" found on the existing northerly right-of-way (ROW) line of Gregg Lane (variable ROW width), said point being the southeasterly corner of that called 100 acre tract of land described in Special Warranty Deed (With Reservation of Life Estate) described to Adam Gonzenbach, and Andra Gonzenbach, by instrument recorded in Document No. 2021133616, of the Official Public Records of Travis County, Texas, same point being the southeasterly corner of said 72.883 acre tract, for the southeasterly corner of the herein described parcel;

1) THENCE, N 27°42'35" E, departing said existing northerly ROW line of Gregg Lane, with the common boundary line of said 100 acre tract and said 72.883 acre tract, for a distance of 2,535.49 feet to a 1/2 inch iron rod with plastic cap stamped "Inland-Geodetics" set on the southerly boundary of that called 86.753 acre tract of land described in a Special Warranty Deed to Fortune Land Investments, LLC by instrument recorded in Document No. 2021228022, of the Official Public Records of Travis County, Texas, for the northeast corner of said 100 acre tract, for the northeasterly corner of said 72.883 acre tract, and for the northeasterly corner of the herein described tract;

2) THENCE, S 62°54'25" E, with the southerly boundary line of said 86.753 acre tract, same line being the northerly boundary line of said 72.883 acre tract and continuing with the southerly boundary line of said 85.796 acre tract, for a distance of 2,244.20 feet to a 1/2 inch iron rod found, on the westerly boundary line of that called 67.3023 acre tract of land described in a Life Estate Deed to Helen Lucille Pearce by instrument recorded in Document No. 2021027313, of the Official Public Records of Travis County, Texas, for the southeasterly corner of said 86.753 acre tract, for the northeast corner of said 85.796 acre tract, and for the northeasterly corner of the herein described tract;

3) THENCE, S 26°59'02" W, with the easterly boundary line of said 85.796 acre tract, same line being the westerly boundary line of said 67.3023 acre tract, for a distance of 257.71 feet to a 1/2 inch iron rod found, on the northerly boundary line of that called 30.58 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Gregg Lane Dev LLC by instrument recorded in Document No. 2021051166, of the Official Public Records of Travis County, Texas, for the southeasterly corner of said 67.3023 acre tract, and for an ell corner hereof;

THENCE, with the common boundary line said 30.58 acre tract and said 85.796 acre tract, the following three (3) courses:

- 4) N 62°49'58" W, for a distance of 155.36 feet to a 1/2 inch iron rod with cap stamped "Chaparral" found, for an ell corner hereof;
- 5) S 22°06'02" W, for a distance of 137.89 feet to a calculated ell corner hereof;
- 6) N 70°46'58" W, for a distance of 13.00 feet to a calculated point in the centerline of Wilbarger Creek;

THENCE, with the meanders of said Wilbarger Creek, and with the common westerly boundary line said 30.58 acre tract, the easterly boundary line of the remainder of said 85.796 acre tract, and the westerly boundary line of that called 59.765 acre tract described to Gregg Lane Dev LLC by instrument recorded in Document No. 2021051168, of the Official Public Record of Travis County Texas, the following sixty nine (69) courses:

- 7) S 08°45'25" E, for a distance of 12.36 feet to a calculated point;
- 8) S 34°41'25" W, for a distance of 55.35 feet to a calculated point;

- 9) S 06°24'18" W, for a distance of 49.34 feet to a calculated point;
- 10) S 15°36'04" E, for a distance of 56.41 feet to a calculated point;
- 11) S 00°19'10" W, for a distance of 38.05 feet to a calculated point;
- 12) S 09°05'59" W, for a distance of 54.70 feet to a calculated point;
- 13) N 58°38'03" W, for a distance of 48.87 feet to a calculated point;
- 14) N 79°51'17" W, for a distance of 39.39 feet to a calculated point;
- 15) S 48°43'04" W, for a distance of 60.00 feet to a calculated point;
- 16) S 34°54'31" W, for a distance of 42.87 feet to a calculated point;
- 17) S 23°17'46" W, for a distance of 51.71 feet to a calculated point;
- 18) S 09°26'58" E, for a distance of 65.60 feet to a calculated point;
- 19) S 09°59'30" E, for a distance of 51.78 feet to a calculated point;
- 20) S 26°26'40" E, for a distance of 51.72 feet to a calculated point;
- 21) S 12°10'56" E, for a distance of 48.92 feet to a calculated point;
- 22) S 08°20'45" W, for a distance of 91.81 feet to a calculated point;
- 23) S 00°14'42" W, for a distance of 52.83 feet to a calculated point;
- 24) S 21°40'43" E, for a distance of 61.82 feet to a calculated point;
- 25) S 48°39'03" E, for a distance of 54.65 feet to a calculated point;
- 26) S 82°54'47" E, for a distance of 58.96 feet to a calculated point;
- 27) N 73°52'38" E, for a distance of 52.35 feet to a calculated point;
- 28) S 78°19'56" E, for a distance of 54.07 feet to a calculated point;
- 29) S 76°02'03" E, for a distance of 65.60 feet to a calculated point;
- 30) S 76°23'07" E, for a distance of 54.75 feet to a calculated point;
- 31) S 89°13'01" E, for a distance of 53.52 feet to a calculated point;
- 32) S 83°41'50" E, for a distance of 51.08 feet to a calculated point;
- 33) S 89°22'53" E, for a distance of 39.25 feet to a calculated point;
- 34) N 66°38'21" E, for a distance of 51.94 feet to a calculated point;
- 35) N 71°16'10" E, for a distance of 39.96 feet to a calculated point;
- 36) S 82°53'28" E, for a distance of 51.24 feet to a calculated point;
- 37) S 54°56'29" E, for a distance of 58.93 feet to a calculated point;
- 38) S 44°39'48" E, for a distance of 45.77 feet to a calculated point;
- 39) S 22°31'57" E, for a distance of 57.70 feet to a calculated point;
- 40) S 10°14'35" E, for a distance of 42.68 feet to a calculated point;
- 41) S 03°30'27" E, for a distance of 43.17 feet to a calculated point;
- 42) S 13°37'54" E, for a distance of 36.17 feet to a calculated point;
- 43) S 01°00'43" E, for a distance of 39.99 feet to a calculated point;
- 44) S 05°17'24" E, for a distance of 31.85 feet to a calculated point;
- 45) S 00°28'28" W, for a distance of 33.97 feet to a calculated point;
- 46) S 25°00'27" W, for a distance of 44.74 feet to a calculated point;
- 47) S 36°09'53" W, for a distance of 43.97 feet to a calculated point;
- 48) S 26°59'21" W, for a distance of 41.68 feet to a calculated point;
- 49) S 34°11'10" W, for a distance of 54.41 feet to a calculated point;
- 50) S 14°04'03" W, for a distance of 26.76 feet to a calculated point;
- 51) S 01°15'08" W, for a distance of 35.86 feet to a calculated point;
- 52) S 05°45'16" E, for a distance of 32.84 feet to a calculated point;
- 53) S 08°50'46" W, for a distance of 41.41 feet to a calculated point;
- 54) S 43°53'12" W, for a distance of 32.75 feet to a calculated point;
- 55) S 45°04'59" W, for a distance of 51.38 feet to a calculated point;
- 56) S 47°27'44" W, for a distance of 55.81 feet to a calculated point;
- 57) S 32°55'35" W, for a distance of 52.23 feet to a calculated point;
- 58) S 08°36'09" W, for a distance of 45.62 feet to a calculated point;
- 59) S 19°47'54" W, for a distance of 56.22 feet to a calculated point;
- 60) S 26°12'00" W, for a distance of 48.98 feet to a calculated point;
- 61) S 20°31'26" W, for a distance of 49.47 feet to a calculated point;
- 62) S 11°44'50" W, for a distance of 49.40 feet to a calculated point;
- 63) S 12°03'40" W, for a distance of 59.87 feet to a calculated point;
- 64) S 11°43'28" W, for a distance of 55.36 feet to a calculated point;
- 65) S 20°50'58" W, for a distance of 58.26 feet to a calculated point;
- 66) S 24°58'46" W, for a distance of 45.09 feet to a calculated point;
- 67) S 36°20'34" W, for a distance of 43.28 feet to a calculated point;
- 68) S 32°42'55" W, for a distance of 42.39 feet to a calculated point;
- 69) S 41°05'22" W, for a distance of 48.00 feet to a calculated point;
- 70) S 43°43'26" W, for a distance of 52.86 feet to a calculated point;
- 71) S 45°14'55" W, for a distance of 55.36 feet to a calculated point;

- 72) S 49°19'49" W, for a distance of 52.77 feet to a calculated point;
- 73) S 48°30'24" W, for a distance of 46.23 feet to a calculated point;
- 74) S 51°04'42" W, for a distance of 48.58 feet to a calculated point;
- 75) S 65°28'15" W, for a distance of 50.65 feet to a calculated point;
- 76) S 73°18'55" W, for a distance of 46.91 feet to a calculated point; being on the existing northerly ROW line of said Gregg Lane, said point being the southwesterly corner of said 59.765 acre tract, said point also being the southeasterly corner of said 85.796 acre tract, for the southeasterly corner of hereof;

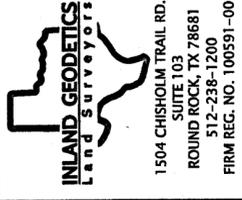
THENCE, along the northerly ROW line of said Gregg Lane, same being the southerly boundary lines of said 85.796 acre tract, and said 72.883 acre tract, the following four (4) courses:

- 77) N 62°38'42" W, for a distance of 2,208.16 feet to an iron rod with plastic cap stamped "Chaparral" found, for an ell corner hereof;
- 78) S 25°56'18" W, for a distance of 5.06 feet to a calculated point, from which point an iron rod with plastic cap stamped "Chaparral" found bears N 53°27'33" E, a distance of 0.58 feet;
- 79) N 62°49'09" W, for a distance of 452.76 feet to a 1/2 inch iron rod found, for the southeasterly corner of a 40 foot ROW Dedication tract recorded in Document No. 201400315, of the Official Public Records of Travis County, Texas, for an ell corner hereof;
- 80) N 27°43'10" E, for a distance of 40.11 feet to an iron rod with unknown plastic cap found, for the southeasterly corner of Lot 1, Block 1, MWSC PFLUGERVILLE SUBDIVISION REPLAT, recorded in Document No. 201800346, of the Official Public Records of Travis County, Texas, for an ell corner hereof;

THENCE, with the easterly, northerly, and westerly boundary line of said Lot 1, the following three (3) courses:

- 81) N 27°43'10" E, for a distance of 758.35 feet to an iron rod with plastic cap stamped "Bryan" found, said point being the northeasterly corner of said Lot 1;
- 82) N 62°49'23" W, for a distance of 297.00 feet to an iron rod with plastic cap stamped "Bryan" found, said point being the northwesterly corner of said Lot 1;
- 83) S 27°43'10" W, for a distance of 798.43 feet to a calculated point, on the northerly ROW line of said Gregg Lane, for the southwesterly corner of said Lot 1, said point being the southwesterly corner of said 40 foot ROW Dedication, for an ell corner hereof;

84) THENCE, N 62°49'09" W, along said existing northerly ROW line of said Gregg Lane, same line being the southerly boundary line of said 72.883 acre tract a distance of 50.01 feet to the POINT OF BEGINNING, containing 153.239 acres of land, more or less.



202300181

FINAL PLAT  
WILBARGER CREEK REGIONAL  
WASTEWATER TREATMENT FACILITY  
(RWWTF) SUBDIVISION

OWNER'S CERTIFICATION

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS:

THAT THE CITY OF PFLUGERVILLE, TEXAS, BEING THE OWNER OF 153.239 ACRES OF LAND OUT OF THE SUMMER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 72.883 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF PFLUGERVILLE, TEXAS, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008130172 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 85.796 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO THE CITY OF PFLUGERVILLE, BY INSTRUMENT RECORDED IN DOCUMENT NO. 200818667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 153.239 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

WILBARGER CREEK REGIONAL WASTEWATER TREATMENT FACILITY (RWWTF) SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 14 DAY OF August, 2023, AD.

Sheriah Breland  
SERENIAH BRELAND  
CITY MANAGER  
CITY OF PFLUGERVILLE  
P.O. BOX 589  
PFLUGERVILLE, TEXAS 78691

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sheriah Breland, 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 14 DAY OF August, 2023, A.D.

Trista Kathryn Evans  
NOTARY PUBLIC'S SIGNATURE



CITY CERTIFICATION FOR MINOR PLAT:

APPROVED THIS 15<sup>th</sup> DAY OF August, 2023 BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

JEREMY RAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

Trista Evans  
TRISTA EVANS, CITY SECRETARY



SURVEYOR'S CERTIFICATION

THAT I, MIGUEL A. ESCOBAR, 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 PERSONAL 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.

Miguel A. Escobar  
MIGUEL A. ESCOBAR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630  
LICENSED STATE LAND SURVEYOR  
STATE OF TEXAS  
FIRM REGISTRATION NO. 100591-00



ENGINEER'S CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS INDICATED ON THE "WILBARGER CREEK WATERSHED STUDY - BASTROP COUNTY, TRAVIS COUNTY & CITY OF PFLUGERVILLE, TEXAS - BASTROP COUNTY FLOOD PROTECTION PLANNING GRANT" PREPARED BY HALFF ASSOCIATES DATED AUGUST 27, 2021 AND THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453 C 0295 H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

Greg T. Swoboda  
GREG T. SWOBODA  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 76706



TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, 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 24 DAY OF August, A.D. 2023, AT 1:05 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE

AS DOCUMENT NUMBER 202300181 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS 24 DAY OF August, 2023

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Samantha Lopez  
SAMANTHA LOPEZ  
DEPUTY

