

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1478-21-02-09 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY AMENDING THE HILL COUNTRY BIBLE CHURCH PLANNED UNIT DISTRICT (PUD) DISTRICT APPROVED IN ORD 1478-21-02-09, BY ADDING A USE WITHIN THE NON-RESIDENTIAL DISTRICTS TO ALLOW THE USE OF VETERINARY CLINIC FOR AN APPROXIMATELY 48.126 ACRES OF LAND, OUT OF THE T.J. CHAMBERS SURVEY, ASBTRACT NO. 7, THE JOHN VANWINKLE SURVEY, ABSTRACT NO. 786, AND THE ELNATHAN BEBEE SURVEY, ABSTRACT 53, ALL IN TRAVIS COUNTY, TEXAS, TO CONTINUE TO BE KNOWN AS THE HILL COUNTRY BIBLE CHURCH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2022-4-PUD); 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, 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 to amend the existing Hill Country Bible Church Planned Unit Development (PUD) approved in Ordinance No. 1478-21-02-09 by adding a use within the non-residential districts to allow the use of veterinary clinic, and modifications to the original development regulations as provided in **Exhibit B** attached hereto and fully incorporated herewith for all purposes (Proposed Zoning); and

WHEREAS, the Planning and Zoning Commission held a public hearing on February 6, 2023 and voted for the approval of the Proposed Zoning with a vote of 4-1, with one commissioner recusing; 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. 1478-21-02-09, as amended, to amended the existing Hill Country Bible Church Planned Unit District (PUD) to allow for the non-residential use of veterinary clinic on lots 2 and 4 of an identified 48.126 acre tract of land as depicted in **Exhibit A**.

The property described above shall be developed and used in accordance with the Amended Development Standards hereby approved for the Hill Country Bible Church Planned Unit Development (PUD) District, as described herein as **Exhibit B**, as applicable, and other applicable ordinances of the City. Where any unintentional conflict may occur, applicable City codes and ordinances shall prevail.

SECTION 4. This Ordinance shall be cumulative of all other ordinances of the City, and this Ordinance 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.

SECTION 5. 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. 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 _____ 2023

CITY OF PFLUGERVILLE,
TEXAS

By: _____
VICTOR GONZALES, Mayor

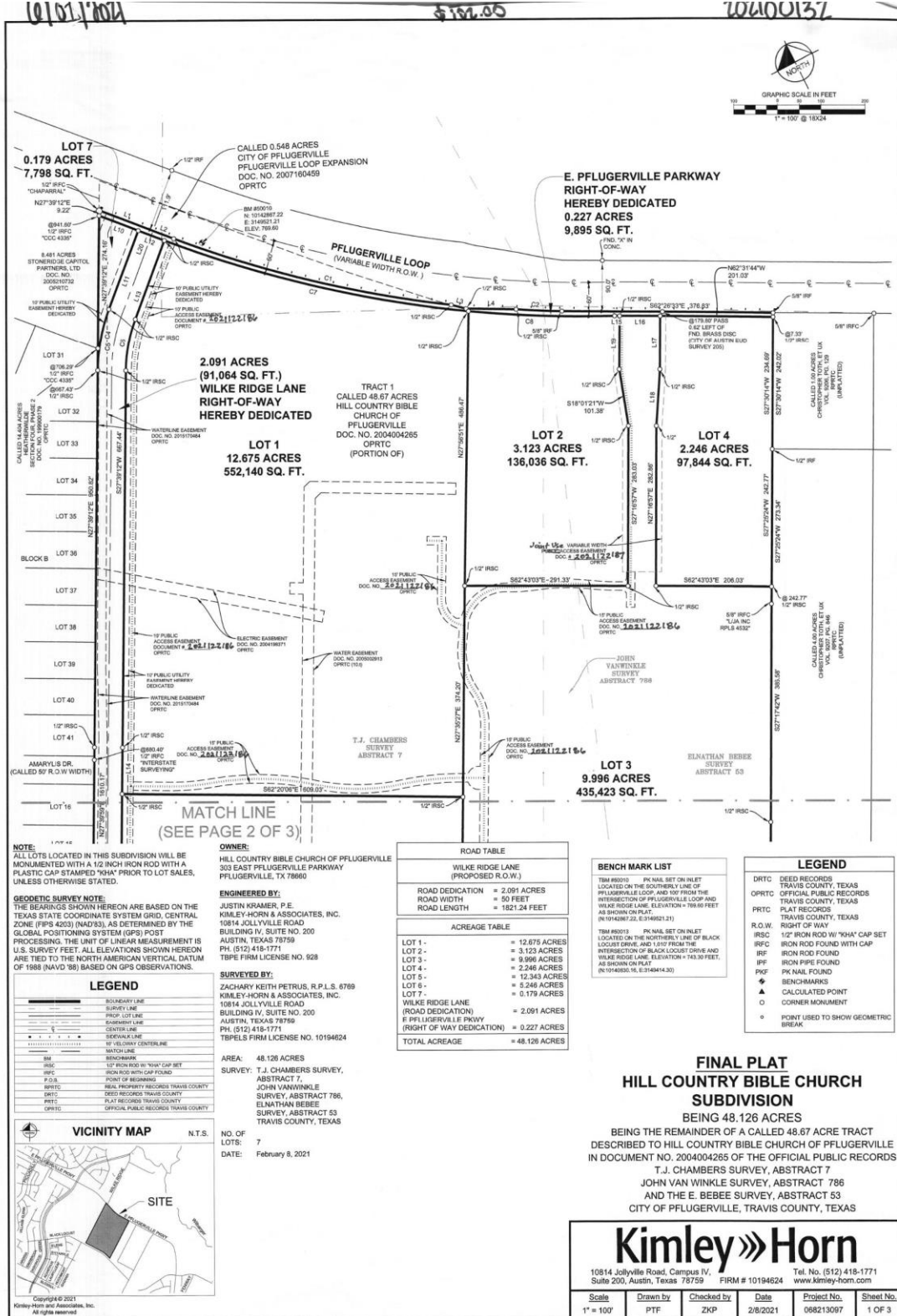
ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

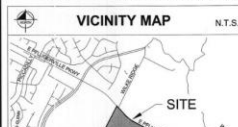
EXHIBIT A



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

GEODETIC SURVEY NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FPS 4203) (NAD 83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GPS OBSERVATIONS.

LEGEND table with symbols for boundary line, survey line, prop. lot line, easement line, center line, servitude line, velocity centerline, match line, bench mark, iron rod with cap found, point of beginning, real property records Travis County, deed records Travis County, plat records Travis County, official public records Travis County.



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. 200 AUSTIN, TEXAS 78759 PH. (512) 418-1771 TBPES FIRM LICENSE NO. 928

SURVEYED BY: ZACHARY KEITH PETRUS, R.P.L.S. 6789 10814 JOLLYVILLE ROAD BUILDING IV, SUITE NO. 200 AUSTIN, TEXAS 78759 PH. (512) 418-1771 TBPES FIRM LICENSE NO. 1019424

AREA: 48.126 ACRES

SURVEY: T.J. CHAMBERS SURVEY, ABSTRACT 7; JOHN VANWINKLE SURVEY, ABSTRACT 786; ELNATHAN BEBEE SURVEY, ABSTRACT 53 TRAVIS COUNTY, TEXAS

NO. OF LOTS: 7

DATE: February 8, 2021

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 -	= 12.675 ACRES
LOT 2 -	= 3.123 ACRES
LOT 3 -	= 9.996 ACRES
LOT 4 -	= 2.246 ACRES
LOT 5 -	= 12.343 ACRES
LOT 6 -	= 5.246 ACRES
LOT 7 -	= 0.179 ACRES
WILKE RIDGE LANE (ROAD DEDICATION)	= 2.091 ACRES
PFLUGERVILLE PKWY (RIGHT OF WAY DEDICATION)	= 0.227 ACRES
TOTAL ACREAGE	= 48.126 ACRES

BENCH MARK LIST

- TM 89010 - 1/4" NAL SET ON INLET LOCATED ON THE SOUTHERLY LINE OF PFLUGERVILLE LANE, 450' WEST FROM THE INTERSECTION OF PFLUGERVILLE LOOP AND WILKE RIDGE LANE. ELEVATION = 599.90 FEET, AS SHOWN ON PLAT IN 1014624 (E.C. 344951.31)
- TM 89019 - 1/4" NAL SET ON INLET LOCATED ON THE NORTHERLY LINE OF BLACK LOCUST DRIVE, 150' FROM THE INTERSECTION OF BLACK LOCUST DRIVE AND WILKE RIDGE LANE. ELEVATION = 143.30 FEET, AS SHOWN ON PLAT IN 1014624 (E.C. 344944.30)

LEGEND

- DRTC DEED RECORDS TRAVIS COUNTY, TEXAS
- OPRTC OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- PRTC PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RFC 1/2" IRON ROD WITH "KH" CAP SET
- RFIC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- RFV 1/4" NAL FOUND
- BENCHMARK
- ▲ CALCULATED POINT
- CORNER MONUMENT
- POINT USED TO SHOW GEOMETRIC BREAK

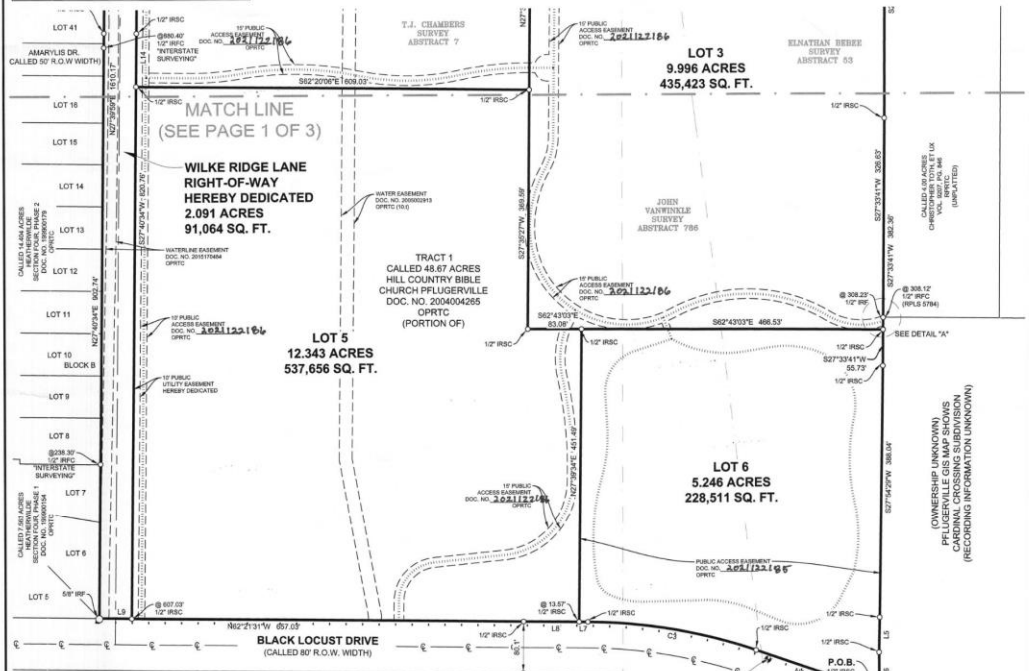
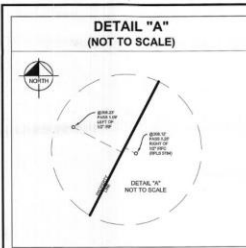
FINAL PLAT
HILL COUNTRY BIBLE CHURCH
SUBDIVISION
BEING 48.126 ACRES
BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T.J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 786 AND 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 1" = 100' Drawn by PTF Checked by ZKP Date 2/8/2021 Project No. 088213097 Sheet No. 1 OF 3

10' 11" 10" 15" 17"



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.

OWNER: HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE 303 EAST PFLUGERVILLE PARKWAY PFLUGERVILLE, TX 78960

ENGINEERED BY: JUSTIN KRAMER, P.E. KIMLEY-HORN & ASSOCIATES, INC. 10814 JOLLYVILLE ROAD BUILDING IV, SUITE NO. 200 AUSTIN, TEXAS 78759 PH: (512) 418-1771 TBPELS FIRM LICENSE NO. 928

SURVEYED BY: ZACHARY KEITH PETRUS, R.P.L.S. 8789 KIMLEY-HORN & ASSOCIATES, INC. 10814 JOLLYVILLE ROAD BUILDING IV, SUITE NO. 200 AUSTIN, TEXAS 78759 PH: (512) 418-1771 TBPELS FIRM LICENSE NO. 10194624

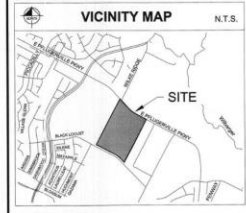
ROAD TABLE: WILKE RIDGE LANE (PROPOSED R.O.W.) ROAD DEDICATION = 2.091 ACRES ROAD WIDTH = 50 FEET ROAD LENGTH = 1821.24 FEET

ACREAGE TABLE: LOT 1 = 12.875 ACRES, LOT 2 = 3.125 ACRES, LOT 3 = 9.996 ACRES, LOT 4 = 2.246 ACRES, LOT 5 = 12.343 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 = 48.126 ACRES

BENCH MARK LIST: BM 880013 PK MALL SET ON INLET LOCATED ON THE SOUTHERLY LINE OF BLACK LOCUST DRIVE, 1.107 FEET FROM THE INTERSECTION OF BLACK LOCUST DRIVE AND WILKE RIDGE LANE, ELEVATION = 743.30 FEET, AS SHOWN ON PLAT (R11014830.16, E3148414.30)

AREA: 48.126 ACRES SURVEY: T.J. CHAMBERS SURVEY, ABSTRACT 7, JOHN VAN WINKLE SURVEY, ABSTRACT 786, ELMATHAN BEEBEE SURVEY, ABSTRACT 53 TRAVIS COUNTY, TEXAS NO. OF LOTS: 7 DATE: February 8, 2021

LEGEND: BOUNDARY LINE, SURVEY LINE, PROP. LOT LINE, EXISTING LINE, CENTER LINE, EASEMENT LINE, 1/2 VELOCITY CENTERLINE, MATCH LINE, BENCH MARK, 1/2" IRON ROD W/ "KHA" CAP SET, IRON ROD WITH CAP FOUND, POINT OF BEGINNING, REAL PROPERTY RECORDS TRAVIS COUNTY, DEED RECORDS TRAVIS COUNTY, PLAT RECORDS TRAVIS COUNTY, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



FINAL PLAT HILL COUNTRY BIBLE CHURCH SUBDIVISION BEING 48.126 ACRES BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T.J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 786 AND THE E. BEEBEE SURVEY, ABSTRACT 53 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 www.kimley-horn.com Tel. No. (512) 418-1771 Scale 1" = 100' Drawn by PTF Checked by ZKP Date 2/8/2021 Project No. 068213087 Sheet No. 2 OF 3

VERTICAL CURVE: 100' PARABOLIC CURVE (VERTICAL CURVE) (RECORDING INFORMATION UNKNOWN) (OWNER IS UNKNOWN) (P.L.S. 574) (RECORDING INFORMATION UNKNOWN)

10100132

METERS AND BOUNDS DESCRIPTION OF 48.126 ACRES TRACT OF LAND

BEING 48.126 ACRES (206,989 SQUARE FEET) TRACT OF LAND, SITUATED IN THE T. J. CHAMBERS SURVEY, ABSTRACT 7, THE JOHN WINKLE SURVEY, ABSTRACT 796, AND THE ELATHAN BEEBE SURVEY, ABSTRACT 53, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF THE REMAINDER OF A CALLED 48.67 ACRE TRACT OF LAND, CALLED TRACT 1, DESCRIBED IN HILL COUNTRY BIBLE CHURCH SUBDIVISION RECORDED IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEINGING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF BLACK LOCUST DRIVE (CALLED BY R.O.W. WIDTH) AT THE SOUTHWEST CORNER OF AN UNKNOWN TRACT OUT OF THE CARROLL CROSSING SUBDIVISION RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BLACK LOCUST DRIVE AND THE SOUTH BOUNDARY LINE OF SAID 48.67 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 44°16'27" WEST, 201.34 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE;

THENCE, NORTH 27°31'44" WEST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BLACK LOCUST DRIVE, ALONG THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION, AT 208.35 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT THE NORTHEAST CORNER OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION AND THE SOUTHWEST CORNER OF THE HEATHERWILDE SECTION FOUR, PHASE 2 SUBDIVISION AS SHOWN ON A PLAN OF WHICH IS RECORDED IN DOCUMENT NO. 19899707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT 86.41 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, IN A TOTAL DISTANCE OF 342.3 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 6, BLOCK K OF THE HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION, AS SHOWN ON A PLAN RECORDED IN DOCUMENT NO. 19899707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 27°31'44" WEST, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION AND THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT, AT 61.26 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, IN A TOTAL DISTANCE OF 342.3 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT THE SOUTHWEST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 27°31'44" WEST, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID HEATHERWILDE SECTION FOUR, PHASE 1 SUBDIVISION AND THE WEST BOUNDARY LINE OF SAID 48.67 ACRE TRACT, AT 61.26 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, IN A TOTAL DISTANCE OF 342.3 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT THE SOUTHWEST CORNER OF SAID 48.67 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, SOUTH 27°31'44" WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST PFLUGERVILLE LOOP ALONG THE WEST BOUNDARY LINE OF SAID 1.00 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 1.00 ACRE TRACT, AT 13.57 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, IN A TOTAL DISTANCE OF 342.3 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 40.96 ACRE TRACT OF LAND DESCRIBED AS CHRISTOPHER TOTH ET AL AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5037, PAGE 84 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE CORNER OF THIS TRACT.

THENCE, ALONG THE EAST LINE OF SAID 48.67 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1. SOUTH 47°34'58" EAST, 142.03 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, FOR AN ANGLE CORNER OF THIS TRACT;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 141°02'27", A RADIUS OF 2893.22 FEET, A CHORD BEARING AND DISTANCE OF 487°03'48" EAST, 58.8 FEET, AND A TOTAL ARC LENGTH OF 511.77 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET IN THE NORTH BOUNDARY LINE OF SAID 48.67 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;
3. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 57°52'27", A RADIUS OF 1172.39 FEET, A CHORD BEARING AND DISTANCE OF 104°02'20" EAST, 31.24 FEET, AND A TOTAL ARC LENGTH OF 81.84 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF THIS TRACT;
4. SOUTH 82°02'52" EAST, AT 17.5 FEET PASSING TO STATIONING CORNER, PARSONS LTD., BY INSTRUMENT RECORDED IN DOCUMENT NO. 20020778 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT 101.84 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, THEN CONTINUING FOR A TOTAL DISTANCE OF 390.82 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "CHAMBERLAIN" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PFLUGERVILLE LOOP (JURABLE WIDTH 30 FEET), AT THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED TO CHRISTOPHER TOTH ET AL AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5037, PAGE 84 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 48.67 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;
5. SOUTH 27°31'44" WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST PFLUGERVILLE LOOP ALONG THE WEST BOUNDARY LINE OF SAID 1.00 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 1.00 ACRE TRACT, AT 13.57 FEET PASSING A 1/2" IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "NM" SET AT A POINT OF CURVATURE, IN A TOTAL DISTANCE OF 342.3 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 40.96 ACRE TRACT OF LAND DESCRIBED TO CHRISTOPHER TOTH ET AL AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5037, PAGE 84 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE CORNER OF THIS TRACT;
6. SOUTH 29°32'02" WEST, 61.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 48 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

GENERAL NOTES

- 1. THIS PLAN 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 UTILITIES.
3. A 1.5:1 PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 10064-20-04, AS AMENDED. THE GRANTEE HEREOF SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES AND INSURANCE POLICIES. THE GRANTEE SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW ON 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, MAINTENANCE, REPAIR, MAINTENANCE, RELOCATION, 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 CUTOFF AND ON.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1224-20-04 AND CITY RESOLUTION # 1224-04-08-26-8.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1443-20-04-1. 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 (FIRM #8050280) 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 SIGNAGE 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 UNDERTAKES AND ACKNOWLEDGES THAT PLANT VALUATION OR REPLACING 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 LEU AND A BOND FOR THE DEVELOPMENT FEE ASSOCIATED WITH THE 190 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 12/8/2021. 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 VELOCITY SHALL BE COMPLETED DURING PHASE 1 OF THE DEVELOPMENT.
22. WALKER 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. 2021120469 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-2. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ISSUED AFTER 12/31/2021.

OWNER'S DESIGNATION STATEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE, ACTING BY AND THROUGH MICHAEL WALDON, BEING THE OWNER OF 48.126 ACRES OF LAND OUT OF THE J. VAN WINKLE SURVEY, ABSTRACT NO. 796, AND THE E. BEEBE SURVEY NO. 53, ABSTRACT NO. 53 IN TRAVIS COUNTY, TEXAS, SAME BEING COVERED BY DEED OF RECORD IN INSTRUMENT NUMBER 2004004265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE SAID 48.126 ACRES OF LAND IN ACCORDANCE WITH THIS PLAN 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 8 DAY OF FEB, 2021

Michael Waldon

303 E. PFLUGERVILLE PKWY PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Waldon, 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 8 DAY OF FEBRUARY, 2021 A.D.

Jane L Chandler

NOTARY PUBLIC SIGNATURE

TRAVIS COUNTY CLERK REGISTRATION CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 15th DAY OF JUNE, 2021, AT 10:00 A.M. PLAT RECORD NO. 20210613097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SEAL OF OFFICE OF THE COUNTY CLERK, THIS 15th DAY OF JUNE, 2021 A.D.

Dana Debeavor

TRAVIS COUNTY CLERK

STATE OF TEXAS

COUNTY OF TRAVIS

FILED FOR RECORD AT 1:11 P.M. THIS 15th DAY OF JUNE, 2021 A.D. DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

Samantha Lopez

DEPUTY SAMANTHA LOPEZ

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT JACZARY KEITH PETRUS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN 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.

Jaczary Keith Petrus

KIMLEY-HORN & ASSOCIATES, INC.

1934 JULLYVILLE ROAD BUILDING IV, SUITE NO. 200 AUSTIN, TEXAS 78791 PHONE: (512) 418-1171 JACZARY@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. 484530280, EFFECTIVE DATE: AUGUST 18TH, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS

Jaczary Keith Petrus

STATE OF TEXAS

COUNTY OF TRAVIS

APPROVED THIS 3 DAY OF FEB, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

Robert Beatty

CHAIRMAN

Edith Thompson

EDITH THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK REGISTRATION CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 15th DAY OF JUNE, 2021, AT 10:00 A.M. PLAT RECORD NO. 20210613097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SEAL OF OFFICE OF THE COUNTY CLERK, THIS 15th DAY OF JUNE, 2021 A.D.

Dana Debeavor

TRAVIS COUNTY CLERK

STATE OF TEXAS

COUNTY OF TRAVIS

FILED FOR RECORD AT 1:11 P.M. THIS 15th DAY OF JUNE, 2021 A.D. DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

Samantha Lopez

DEPUTY SAMANTHA LOPEZ

STATE OF TEXAS

COUNTY OF TRAVIS

FINAL PLAT HILL COUNTRY BIBLE CHURCH SUBDIVISION BEING 48.126 ACRES BEING THE REMAINDER OF A CALLED 48.67 ACRE TRACT DESCRIBED TO HILL COUNTRY BIBLE CHURCH OF PFLUGERVILLE IN DOCUMENT NO. 2004004265 OF THE OFFICIAL PUBLIC RECORDS T. J. CHAMBERS SURVEY, ABSTRACT 7 JOHN VAN WINKLE SURVEY, ABSTRACT 796 AND THE E. BEEBE SURVEY, ABSTRACT 53 CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley Horn logo and contact information: 10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759. FIRM # 10194624. Tel. No. (512) 418-1171 www.kimley-horn.com

Table with 4 columns: CURVE TABLE, LINE TABLE, LINE TABLE, LINE TABLE. Each table has columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD, NO., BEARING, LENGTH.

Revision table with columns: No., DATE, REVISION DESCRIPTION. Row 1: 1, Copyright © 2021 Kimley-Horn & Associates, Inc. All rights reserved.

VERTICAL SCALE: 1"=50' HORIZONTAL SCALE: 1"=100'

EXHIBIT B