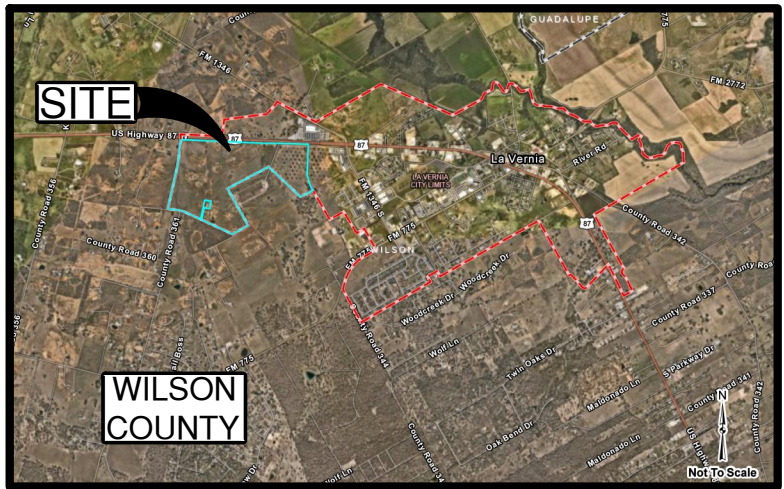




LOCATION MAP
NOT-TO-SCALE

PROPERTY LEGAL DESCRIPTION

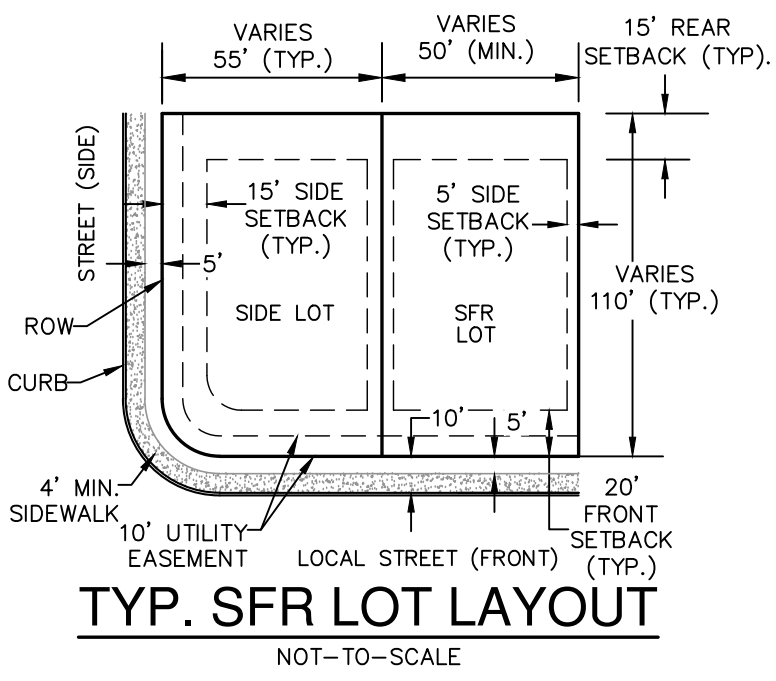
BEING A 205.38-ACRE TRACT OF LAND SITUATED IN WILSON COUNTY, TEXAS, OUT OF AND PART OF THE F. HERRERA SURVEY, ABSTRACT NO. 15, TRACTS 38, 38A, 39, AND 39A (ALSO REFERENCED AS ABSTRACT NO. 290, TRACT 4, AND ABSTRACT NO. 33, TRACT 6, LABEL TEX0525105), AND THE J. H. SAN MIGUEL SURVEY, ABSTRACT NO. 290, TRACT 4A.

UTILITY PURVEYORS

SANITARY SEWER: CITY OF LA VERNIA
WATER DISTRIBUTION: CITY OF LA VERNIA & S S WATER SUPPLY CO
GAS & ELECTRIC: GVEC
FIBER/TELE/CABLE TV: GVEC, SPECTRUM, FRONTIER

ZONING

EXISTING: (R-A) SINGLE FAMILY AGRICULTURE & OCL
PROPOSED: (PDD) PLANNED DEVELOPMENT DISTRICT



TYP. SFR LOT LAYOUT
NOT-TO-SCALE

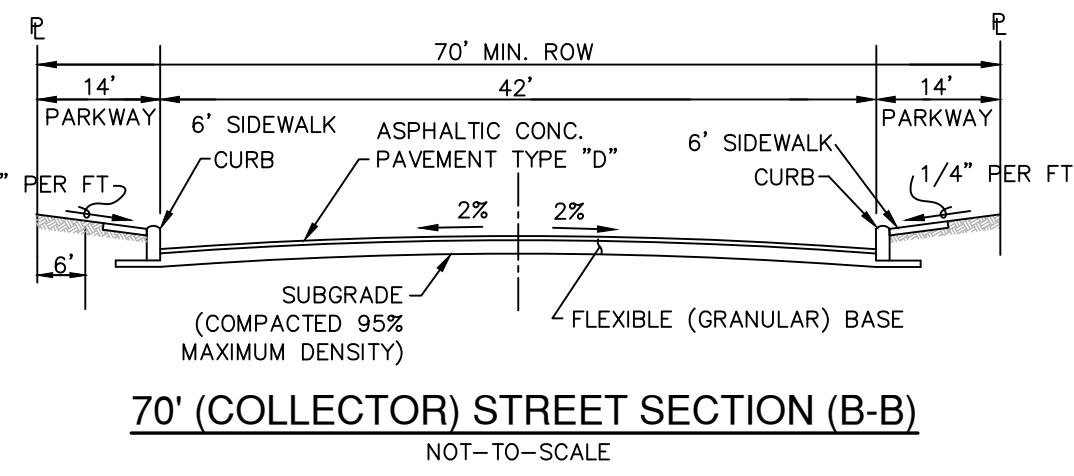
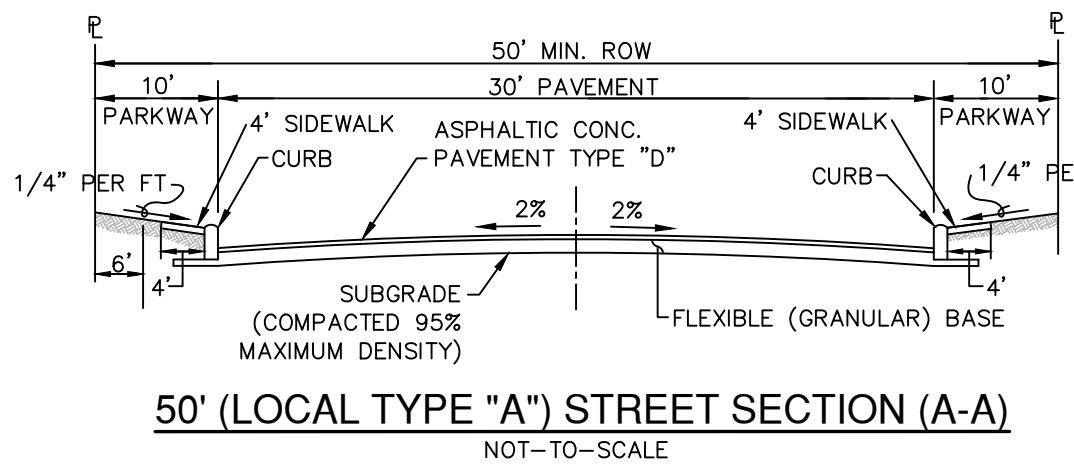
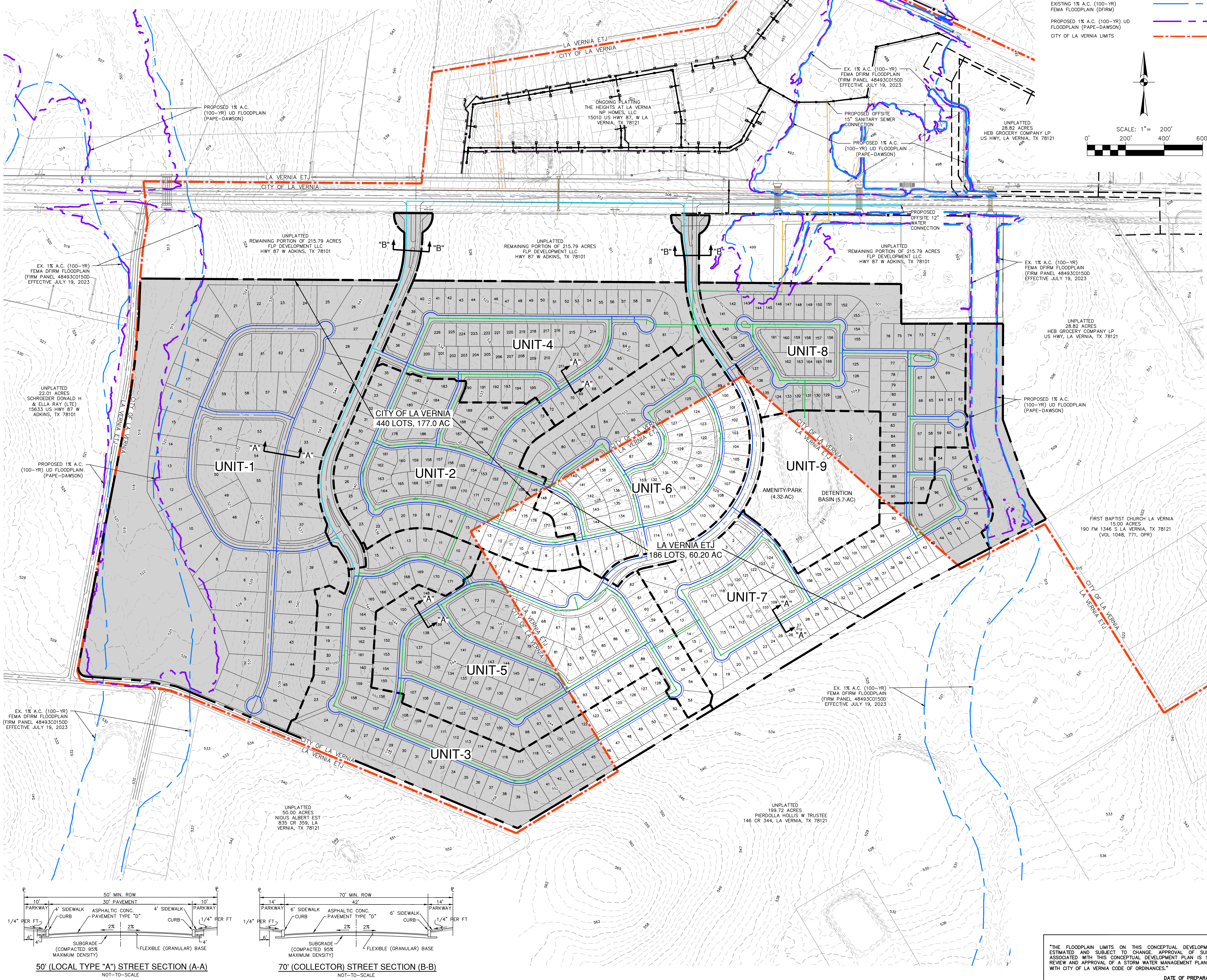
GENERAL NOTES:

- THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) IS LOCATED WITHIN THE CITY OF LA VERNIA & LA VERNIA ETJ, WILSON COUNTY, TEXAS.
- THIS CDP IS LOCATED WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT.
- THE PROPOSED ZONING FOR THIS CDP IS PDD (PLANNED DEVELOPMENT DISTRICT).
- THIS CDP IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING/SURVEYING.
- ZONE A FEMA FLOODPLAIN LIES WITHIN THE LIMITS OF PROJECT BASED ON FIRM PANEL 48493C01500 EFFECTIVE JULY 19, 2023.
- THIS CDP IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- DRAINAGE AND DETENTION FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LA VERNIA DRAINAGE CRITERIA AND APPLICABLE WILSON COUNTY REQUIREMENTS.
- A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUESTED FROM THE CITY OF LA VERNIA FOR ANY DEVELOPMENT ACTIVITY WITHIN THE FIRM ZONE A FLOODPLAIN LIMITS SHOWN ON THIS CDP.
- THE SURVEY BEARINGS & DISTANCES WERE NOT PROVIDED, THE SITE PLAN IS BASED ON WILSON COUNTY CAD, NOT ACTUAL SURVEYS CONDUCTED BY PAPE-DAWSON ENGINEERS.
- ALL PROPOSED STREETS & SIDEWALKS WITHIN THIS CDP ARE SUBJECT TO THE TYPICAL STREET CROSS SECTION STANDARDS PER THE CITY OF LA VERNIA CODE.
- THE ROW DEDICATION IN THIS CDP WILL COMPLY WITH THE LA VERNIA MAJOR THOROUGHFARE PLAN.
- THIS CDP COMPLIES WITH THE CONNECTIVITY RATIO STANDARDS PER THE CITY OF LA VERNIA.
- ALL STREET INTERSECTIONS WITHIN THIS CDP WILL COMPLY WITH CLEAR VISION REQUIREMENTS.
- ALL STREET BLOCK LENGTHS WITHIN THIS CDP WILL COMPLY WITH CITY OF LA VERNIA.
- ALL INTERNAL STREETS WILL MEET THE INTERSECTION & MAX STREET LENGTH REQUIREMENTS PER THE CITY OF LA VERNIA.
- THE DEVELOPMENTS WILL NOT EXCEED 30 DWELLING UNITS WITHOUT PROVIDING SECONDARY ACCESS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS WITHIN THIS CDP WILL COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUD).
- A TXDOT PERMIT WILL BE REQUIRED FOR ANY PROPOSED INFRASTRUCTURE IMPROVEMENTS WITHIN TXDOT ROW.
- THE TYPICAL SINGLE FAMILY RESIDENTIAL LOT SIZES WITHIN THIS CDP ARE 0.5 ACRE, 50-FT, 60-FT & 70-FT WIDE.
- ALL UNITS ARE CONSIDERED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
- WATER SERVICE WITHIN THE CITY LIMITS WILL BE PROVIDED BY THE CITY OF LA VERNIA. AREAS WITHIN THE ETJ MAY BE SERVED BY SS WATER SUPPLY CORPORATION.
- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LA VERNIA.
- ELECTRIC SERVICE WILL BE PROVIDED BY GVEC.
- TELEPHONE, INTERNET & CABLE TV SERVICE WILL BE PROVIDED BY GVEC, SPECTRUM AND/OR FRONTIER.
- ALL UTILITY EASEMENTS WILL BE DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDER.
- PARKLAND DEDICATION, IF REQUIRED, WILL COMPLY WITH THE CITY OF LA VERNIA.
- THIS CDP WILL BE SUBJECT TO DEVELOPMENT AGREEMENT WITH THE CITY OF LA VERNIA AND THE OWNER/DEVELOPER.
- TOTAL GROSS ACREAGE AND LOT COUNT ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING AND PLATING.
- PROPOSED STREET NAMES WILL BE SUBJECT TO APPROVAL BY THE CITY OF LA VERNIA, WILSON COUNTY 911 ADDRESSING, AND/OR USPS PRIOR TO PLAT RECORDATION.

CONCEPTUAL DEVELOPMENT PLAN SUMMARY TABLE								
PHASE	UNITS	AREA (ACRES)	DWELLINGS (SFR LOTS)	AMENITY/PARK (ACRES)	DETENTION BASIN (ACRES)	PROPOSED LAND USE	ESTIMATED CIVIL CONSTRUCTION START	ESTIMATED FINISHED LOT DELIVERY
1	1, 3, 4, 8 & 9	147.23	293	4.32	5.70	SFR	JULY 2027	JULY 2028
2	5, 6 & 7	70.24	253	0.00	0.00	SFR	JANUARY 2030	JANUARY 2031
3	2	19.73	80	0.00	0.00	SFR	JULY 2032	JULY 2033
TOTAL		237.20	626	4.32	5.70			

LOT DENSITY		
SFR LOTS	SFR ACRES	RATIO
626	237.20	2.64

CONNECTIVITY RATIO		
LINKS	NODES	RATIO
81	66	1.23



LEGEND

- CDP BOUNDARY
- UNIT BOUNDARY
- EXISTING CONTOURS
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 15" SANITARY SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- EXISTING 1% A.C. (100-YR) FEMA FLOODPLAIN (DFIRM)
- PROPOSED 1% A.C. (100-YR) UD FLOODPLAIN (PAPE-DAWSON)
- CITY OF LA VERNIA LIMITS

PAPE-DAWSON

PIERDOLLA TRACT
CITY OF LA VERNIA, TEXAS

CONCEPTUAL DEVELOPMENT PLAN

PLAT NO. -
JOB NO. 13596-03
DATE AUGUST 2026
DESIGNER CR
CHECKED JA, DRAWN CR
SHEET 1 OF 1

"THE FLOODPLAIN LIMITS ON THIS CONCEPTUAL DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS CONCEPTUAL DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH CITY OF LA VERNIA CODE OF ORDINANCES."

DATE OF PREPARATION: 08/21/26