City of La Vernia

JOINT CITY COUNCIL AND PLANNING AND ZONING SPECIAL MEETING

102 E. Chihuahua St., La Vernia, Texas 78121
October 22, 2026
6:00 PM

AGENDA

1. **Call to Order**

2. **Invocation & Pledge of Allegiance**

3. **Citizens to Be Heard**
(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section, no council action may take place, and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

4. **Presentations**
   A. Presentation regarding a development concept for A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)

5. **Public Hearing**
   A. The La Vernia Planning and Zoning Commission will host a public hearing to discuss and consider a recommendation to the City Council on Ordinance No. 102226-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**, requesting to change from the current R-A Residential Agriculture to PDD Planned Development District.

   A.1 Open Public Hearing

   A.2 Requestor Presentation

   A.3 Staff Presentation

   A.4 Receive Public Comments

   A.5 Close Public Hearing

   A.6 Discuss and consider a recommendation to the City Council on Ordinance No. 102226-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),**

requesting to change from the current zoning R-A Residential Agriculture to PDD Planned Development District.

B. The City Council will host a public hearing to discuss and consider action on Ordinance No. 102226-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6)**, requesting to change from the current R-A Residential Agriculture to PDD Planned Development District.

B.1 Open Public Hearing

B.2 Requestor Presentation
B.3 Staff Presentation

B.4 Receive Public Comments

B.5 Close Public Hearing

B.6 Discuss and consider action on Ordinance No. 102226-01, a re-zone application for the property described as **A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787 (A-290 TRACT 4 & A-33 TRACT 6),** requesting to change from the current zoning R-A Residential Agriculture to PDD Planned Development District.

6. Items Specific to Future Line Items on the Agenda

7. Adjourn

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

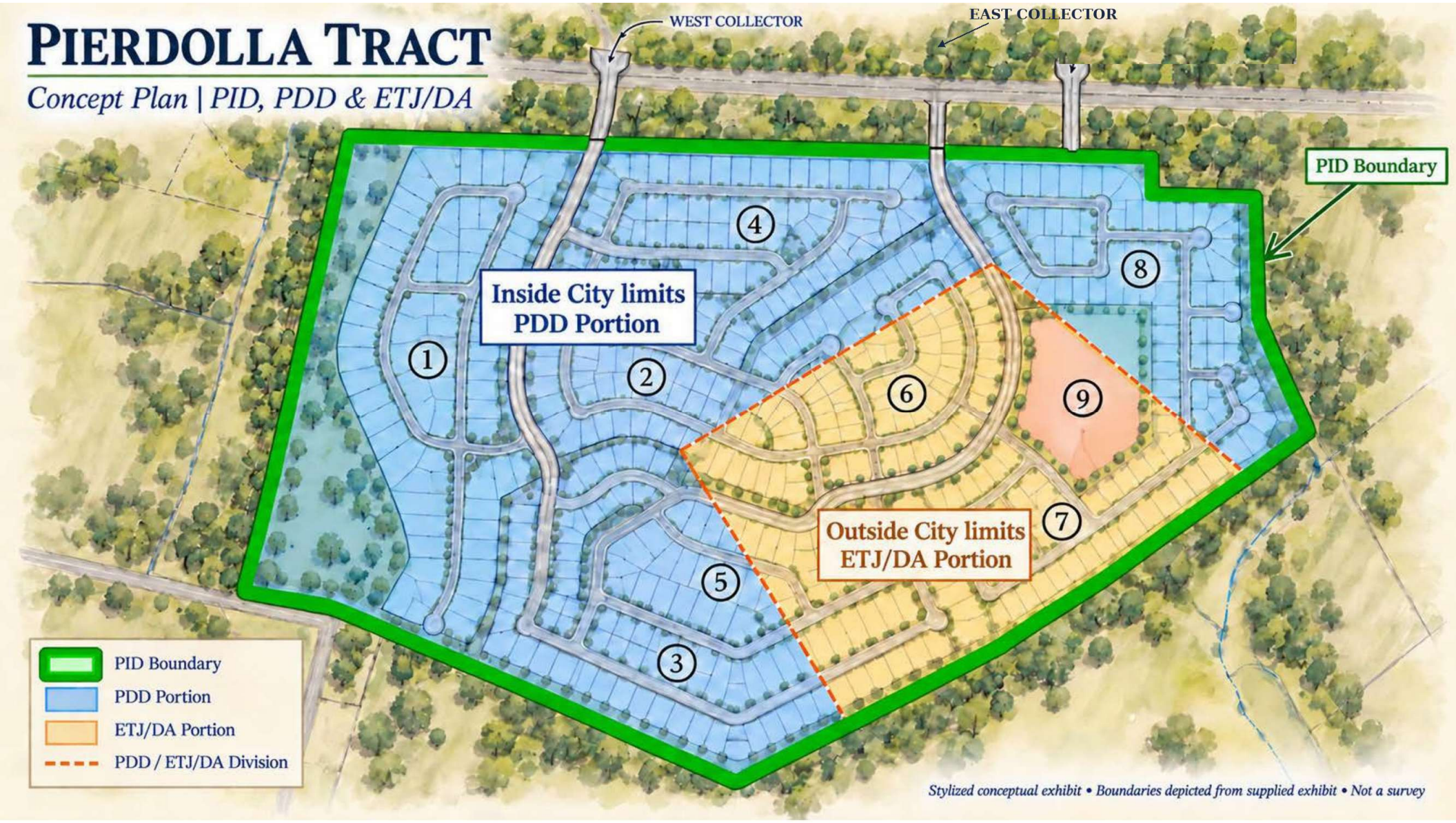
The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council meetings are available to all persons regardless of disability. The facility is wheelchair accessible and parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email mfarrow@lavernia-tx.gov

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that

I posted true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **October 16, 2026 at 5:00 PM** and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

_____
Madison Farrow, City Secretary


PIERDOLLA TRACT
Concept Plan | PID, PDD & ETJ/DA
WEST COLLECTOR
EAST COLLECTOR
PID Boundary
Inside City limits
PDD Portion
Outside City limits
ETJ/DA Portion
1
2
3
4
5
6
7
8
9
PID Boundary
PDD Portion
ETJ/DA Portion
PDD / ETJ/DA Division
Stylized conceptual exhibit • Boundaries depicted from supplied exhibit • Not a survey

PIERDOLLA | LA VERNIA

The decision before the City

Primary request: Planned Development District

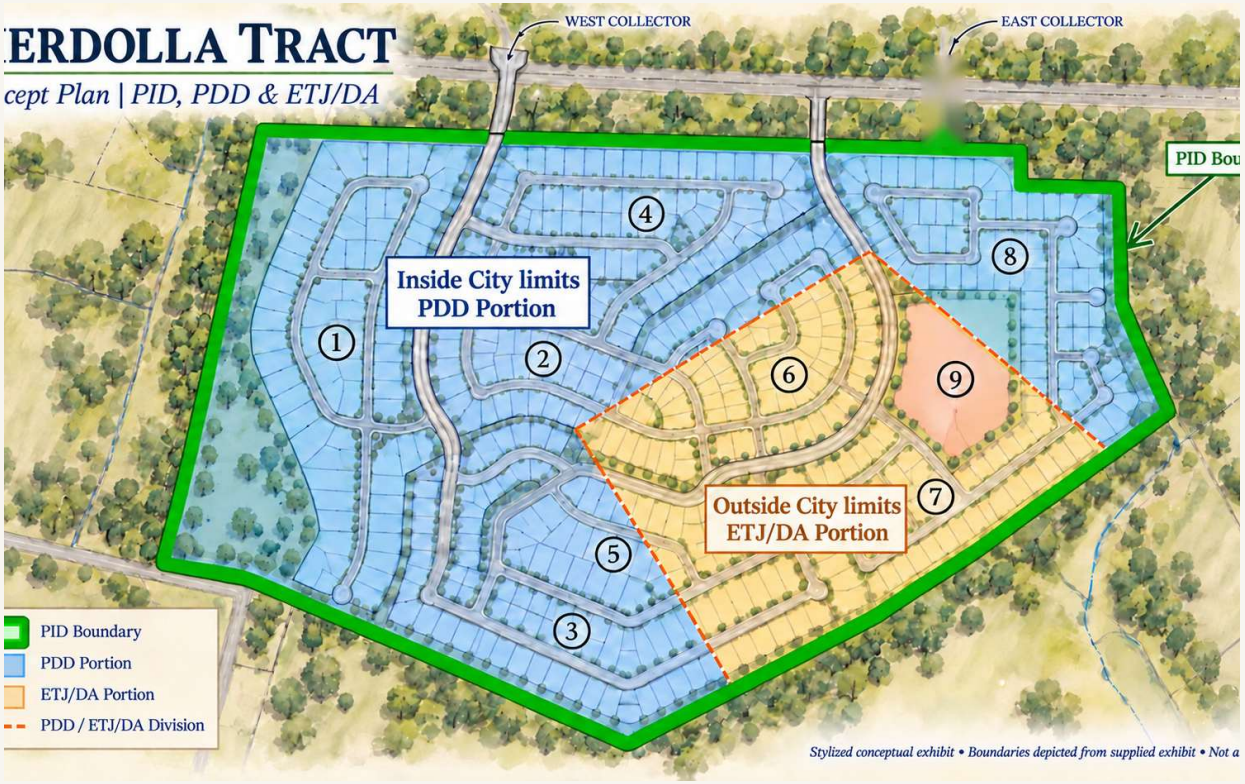
Consider PDD zoning for approximately 177 acres already within La Vernia city limits, with clearly identified development standards and requested deviations.

Broader framework

A development agreement and voluntary annexation for the ETJ tract, plus a proposed PID for eligible public improvements.

PIERDOLLA | LA VERNIA

One property. Three coordinated components.



177.0 acres

Inside City • PDD

60.2 acres

ETJ • DA + annexation

237.2 acres

Overall • proposed PID

PIERDOLLA | LA VERNIA

The residential concept

237.2	626	2.64	2
total acres	planned lots	gross lots / acre	planned access points

LOT MIX | 50’ lots: 166 • 60’ lots: 226 • 70’ lots: 171 • Half-acre lots: 63 | 626 total

Single-family homes • 50’, 60’, 70’ and approximately half-acre lots

Mandatory HOA • centralized amenity area • phased delivery

PIERDOLLA | LA VERNIA

The PDD creates a defined development framework

What it establishes

Site-specific standards for lot layout, building placement, landscaping and infrastructure within the city-limits tract.

Why it matters

A coordinated plan offers predictability for the City, future residents and the developer rather than a series of disconnected approvals.

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Existing zoning and requested action

EXISTING

R-A single-family residential

REQUESTED

R-1 single-family / PDD with specified deviations



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Four specific PDD deviations

01 Side yard

5-foot minimum setback

02 Rear yard

15-foot minimum setback

03 Front yard

15 feet for designated irregular lots; 20 feet for standard lots

04 Sewer

Approximately 63 half-acre lots: individual OSSF rather than public sewer connection

PIERDOLLA | LA VERNIA

Core standards remain part of the proposal

Residential scale

Minimum 6,000-square-foot lots; overall density no greater than four units per acre; structures no taller than 2½ stories.

Neighborhood character

Sidewalks, landscaping and irrigation standards; HOA stewardship; defined access and neighborhood amenities.

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Elevated standards

Landscape & site design

Enhanced minimum planting standards

Improved mandatory planting requirements

Community features

Amenity center

Sidewalks on both sides

Masonry (defined as Stone, Stucco Board, or Brick); 25% of front elevation

Other design elements

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A phased plan for implementation

PHASE 1

293 lots • estimated start July 2027

PHASE 2

253 lots • estimated start January 2030

PHASE 3

80 lots • estimated start July 2032

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ETJ agreement: bringing the full site into one plan

60.2 acres currently in the ETJ

The developer proposes a development agreement addressing the ETJ portion, with voluntary annexation into La Vernia.

Benefit to the City

An opportunity to coordinate development expectations and extend municipal jurisdiction through the applicable statutory processes.

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PID: a proposed infrastructure financing tool

What a PID can support

Eligible streets, drainage, water and wastewater facilities, sidewalks, parks and other qualifying public improvements under Chapter 372.

How it is structured

The City considers district creation and assessments through separate proceedings. Project-specific financing terms remain subject to City review.

PIERDOLLA | LA VERNIA

Illustrative home design



Illustrative concept only. Final home designs, elevations, materials and finishes may vary; this image does not guarantee the product to be delivered at Pierdolla.

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Relevant experience | Flat Creek, Castroville

255-acre planned community

669 proposed residential lots

50’, 60’ and 70’ lot products

Active development of Units 1 and 2



13

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Other relevant experience

Verdin | San Antonio

130-acre community

435 lots

40’ and 45’ lots

Active development of Units 1 and 2 — 131 lots

Schlather Ranch | Cibolo

116-acre community

106 lots

Half-acre lots

Active development of Unit 1 — 106 lots

Weston Oaks | San Antonio

345-acre community

King Fish developed 100 acres

1,112 total lots; 349 developed by King Fish

45’, 55’ and 60’ lots

Development complete

PIERDOLLA | LA VERNIA

What this approach offers La Vernia

Predictability

Defined PDD standards and a coherent concept plan

Coordination

City and ETJ acreage planned together

Infrastructure

A proposed mechanism for funding eligible public improvements

Requested action | PDD public hearing

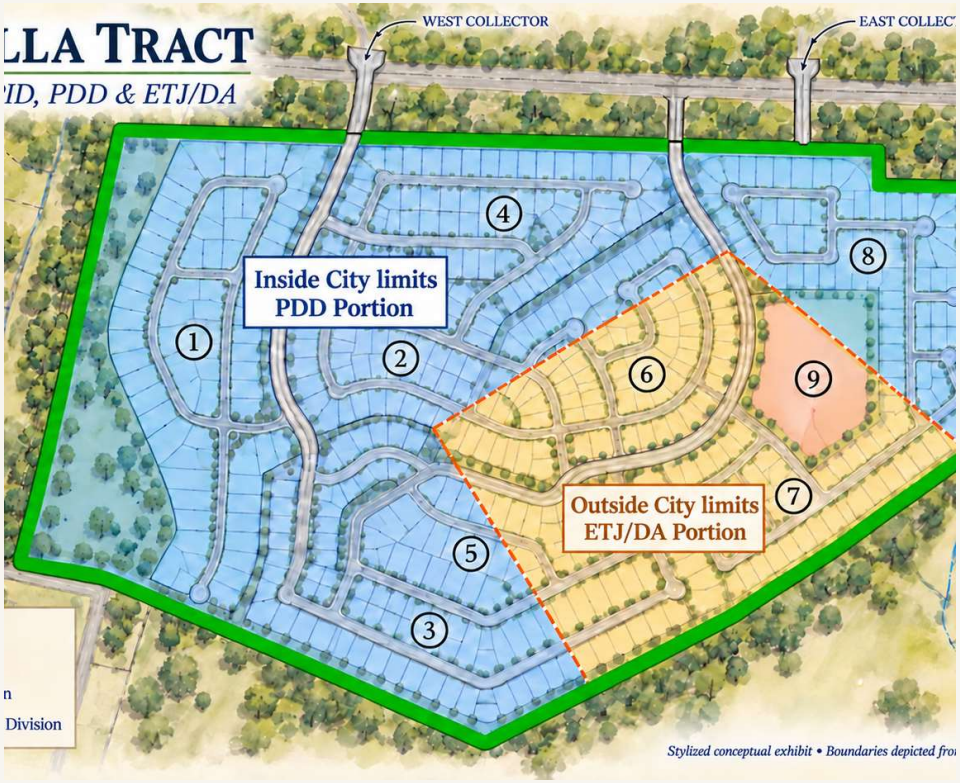
Support the proposed PDD framework for the approximately 177 acres within the City, including the specifically identified deviations.

PIERDOLLA | LA VERNIA

Discussion & questions

Pierdolla Residential Subdivision

King Fish Development, LLC



ORDINANCE NO. 102226-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF (R-A) RESIDENTIAL AGRICULTURE TO (PDD) PLANNED DEVELOPMENT DISTRICT FOR THE PROPERTY DESCRIBED AS A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, an application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as (R-A) Residential Agriculture; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to (PDD) Planned Development District and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning of the affected property and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public

utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from the present classification of R-A Residential Agriculture to PDD Planned Development District for the following property:

A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 22ND DAY OF OCTOBER, 2026.

_____
Gary Gilbert, Mayor
City of La Vernia

ATTEST:

_____
Madison Farrow, City Secretary
City of La Vernia

APPROVED AS TO FORM:

_____
City Attorney's Office

ATTACMENT A

Date Received 08-31-2026

Permit/Receipt No. _____

Fee Paid 500.00

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 ▪ Metro/Fax (830) 253-1198

Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name King Fish Development, LLC (Applicant) // Killen, Griffin & Farrimond, PLLC (Rep.)

Mailing Address 10101 Reunion Place, Suite 250

Telephone (210) 960-2750 Fax _____ Mobile _____ Email nuriddin@kgftx.com

Property Address/Location Generally Located at the Northeast Intersection of County Road 359 and County Road 361

Legal Description
Name of Subdivision Please see attached concept plan

Lot(s) _____ Block(s) _____ Acreage 177.0

Existing Use of Property Agriculture

Proposed Use of Property (attach additional or supporting information if necessary) Single Family Residential

Zoning Change Request: Current Zoning R-A Proposed Zoning PDD with R-1 base zoning

If "PDD Planned Development District", check if: Concept Plan X *or* Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____
Please see attached cover letter

Attachments:

_____ Accurate metes and bounds description of the subject property (or other suitable legal description)

X Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.

X Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

_____ _____
Signature of Owner(s)/Agent **Date**

For Office Use Only

Date of Publication _____
Date of 200 Ft Notices _____
Ordinance No. _____

Date of P&Z Public Hearing _____
Date of Council Public Hearing _____
Approved _____ Denied _____

KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

September 28, 2026

City of La Vernia
Permits Department
Attn: Madison Farrow
102 E. Chihuahua Street
La Vernia, Texas 78121

RE: Rezoning Request for Approximately 177 acres of Property Generally Located at the Northeast Intersection of Hwy 87 and County Road 361 ("Subject Property"), La Vernia, Texas

Dear Ms. Farrow:

King Fish Development, LLC ("King Fish") is under contract to purchase approximately 237 acres of property generally located at the intersection of Hwy 87 and County Road 361, of which approximately 177 acres is located within the City of La Vernia ("City") and approximately 60 acres is located within the City's extraterritorial jurisdiction ("ETJ"). The Subject Property is the portion of the overall property that is within the City and is also described as Wilson County Appraisal District Property Identification Numbers 77242 and a portion of 12405.

King Fish intends to develop and construct a coordinated single-family residential project ("Project") on the overall property. The Project is currently proposed to include approximately 626 single-family homes, with approximately 440 homes planned within the City limits and approximately 177 homes planned within the ETJ. While the development plan remains subject to refinement through the entitlement, engineering, and review processes, we are enclosing the conceptual site plan for reference.

The original PD zoning application was submitted to the City on August 28, 2026. Following its initial review, the City provided comments on September 15, 2026. This revised submittal is intended to respond to those comments and to provide additional information, clarifications, revised development standards, and variance information request by City staff. To allow for the proposed Project, King Fish is requesting that the City rezone the Subject Property from its current "R-A" Single Family Agriculture zoning designation to a "PD" Planned Development District with a base zoning of "R-1" Single Family District.

The proposed PD is intended to establish a coordinated framework for the development of the Project, including site-specific residential development standards, infrastructure, connectivity, landscaping, and other requirements applicable to the Property. Although a portion of the overall property is currently located within the City's ETJ, that portion is intended to be annexed into the City as part of the overall development process. Following annexation, the entire property is intended to be governed by a unified development framework. In addition, the entire property is envisioned to be subject to a development agreement with the City and included within a Public

Improvement District ("PID"). Accordingly, the Project is intended to be planned and implemented as one coordinated development rather than as separate City and ETJ projects.

The proposed development agreement and PID will provide a framework for coordinating the development of the overall property, including infrastructure, phasing, connectivity, and applicable public improvements. The proposed PD, development agreement, and PID will therefore allow the City and King Fish to consider and administer the Project comprehensively as it proceeds through development and annexation.

I. Requested Variances

As part of the PD request, King Fish is requesting the following four site-specific variances from the otherwise applicable standards:

1. Side Yard Setback. A reduced side yard setback from the applicable R-1 standard to the setback proposed in the PD.

2. Rear Yard Setback. A reduced rear yard setback from the applicable R-1 standard to the setback proposed in the PD.

3. Front Yard Setback for Irregular Lots. A reduced front yard setback for certain irregularly shaped lots, as reflected in the proposed PD standards and conceptual site plan.

4. Public Sewer Connection. A variance from Section 36-312(d) to permit individual on-site sewage facilities for the approximately one-half-acre residential lots proposed within the applicable portion of the Project rather than requiring connection to public sewer where the City's 100-foot connection requirement would otherwise apply.

With respect to the requested public sewer connection variance, the Applicant believes the variance is particularly important to the proposed development of the Property. Due to the existing topography of the applicable portion of the Property, requiring the approximately one-half-acre lots to connect to public sewer would require the construction of a lift station, force main, and associated infrastructure. In addition to the significant upfront costs associated with constructing and installing this infrastructure, a lift station would create ongoing obligations and costs for the City associated with its operation, maintenance, repair, and eventual replacement.

Requiring a lift station would affect the feasibility of the proposed approximately one-half-acre lot configuration, such that the Applicant would not be able to proceed with the proposed larger-lot development in this portion of the Project and would increase the overall density of the development. The requested variance would allow the Applicant to preserve the proposed larger-lot configuration while utilizing appropriately designed and permitted on-site sewage facilities consistent with the proposed development and the physical characteristics of the Property.

II. Revised and Clarified Development Standards

In response to the City's comments, the revised PD materials also clarify and incorporate a number of development standards that are intended to conform to, or expressly reference, the City's existing requirements. These revisions include the following:

- Minimum Lot Size. The revised PD materials clarify no single-family residential lot within the Residential Project shall be smaller than 6,000 square feet.

- Lot Width and Depth. The revised standards expressly identify the minimum lot width shall be fifty feet (50') and the minimum lot depth shall be one hundred feet (100'), consistent with the dimensions reflected on the conceptual development plan.

- Building Height. The revised PD materials clarify the no building or residential structure may exceed two and one-half (2 ½) stories in height as measured in accordance with Section 38-208 of the Code

- Cul-de-Sacs. The revised development standards clarify the applicable cul-de-sac dimensions and measurement shall conform with the standards set forth in Section 30-605(e) of the City's Code.

- Sidewalks. The revised PD standards provide for sidewalks on both sides of interior streets, in accordance with Section 30-615(a) of the City's Code.

- Accessory Structures. The revised PD standards provide that accessory structures, if permitted, will be regulated in accordance with the City's applicable Code requirements, including the City's requirements governing the timing, location, separation, and placement of accessory structures.

These revisions are intended to provide greater clarity within the PD document while preserving the four specific variances identified above as the requested deviations from the City's otherwise applicable standards.

III. Other Development Items

King Fish also acknowledges and appreciates the City's comments concerning landscaping, drainage, and project amenities. With respect to landscaping and irrigation requirements, the Applicant intends for the Project to comply with the landscaping and irrigation ordinance and requirements that are in effect at the time of final PD approval, including any applicable amendments adopted by the City prior to such approval.

King Fish is continuing to evaluate whether to satisfy the City's drainage requirements through payment of the applicable drainage impact fee or through the applicable pervious-cover option. King Fish will identify the selected approach as the development plans and engineering are finalized.

King Fish is also continuing to finalize the proposed amenities for the Project. A more specific list of proposed amenities will be provided as the amenity package is finalized and incorporated into the overall development plan.

IV. Overall Project Benefits and Development Framework

The requested PD standards are intended to respond to the particular characteristics of the Property and the overall development plan while maintaining an orderly and coordinated development pattern. The requested setback variances also have local context, as the City has previously approved residential plats incorporating reduced setbacks comparable to those proposed herein. King Fish believes those prior approvals provide relevant context for consideration of the proposed residential development standards.

The Project represents an opportunity to establish a new residential community through a single, coordinated development framework. The anticipated annexation of the ETJ portion, together with the development agreement and PID covering the entire property, will allow the Project to be addressed comprehensively with respect to development standards, infrastructure, phasing, connectivity, and public improvements. This coordinated approach is intended to facilitate orderly growth and provide the City with a consistent framework for evaluating and administering the Project as it develops.

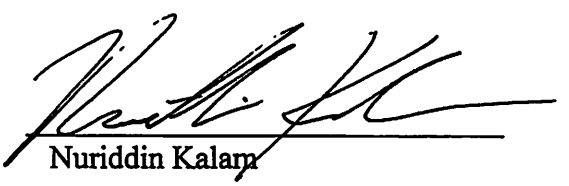
The proposed PD also provides an opportunity to establish development standards specifically tailored to the Property and the proposed community rather than relying solely on standards designed for development generally throughout the City. The requested variances are limited to the specific standards identified above and are intended to accommodate the physical characteristics and development plan of the Property while maintaining the overall character and functionality of the proposed residential community.

We appreciate the City's review of the revised application and the comments provided during the initial review. The enclosed materials have been revised to address the City's comments and to more clearly identify the proposed development standards and requested variances. We look forward to continuing to work with City staff to refine the PD, development agreement, PID, infrastructure plan, and related development requirements so that the Project can proceed as a coordinated development consistent with the City's development objectives.

If you have any questions regarding this matter, please do not hesitate to email me at nuriddin@kgftx.com, or call me at (210) 960-2750.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: 
Nuriddin Kalam

Letters of Representation

August 17, 2026

City of La Vernia
Permits Department
102 E. Chihuahua Street
La Vernia, Texas 78121

Attn: Authorization to File and Process Development Approvals for Property Generally Located at the Northeast Intersection of County Road 359 and County Road 361, La Vernia, Texas

The purpose of this correspondence is to provide authorization to King Fish Development, LLC to act as applicant and Killen, Griffin & Farrimond, PLLC to act as representative in the filing and processing for all development approvals for property generally located at the northeast intersection of County Road 359 and County Road 361 ("Property"). The Property is further described as Wilson County Appraisal District Parcel Number 77242.

I hereby declare that I am the owner of the Property and have the authority to grant permission to request and process all development approvals for the Property. Thank you for your time and attention to this matter.

By: _____

Name: Brandon Wade Pierdolla

State of Texas §
§
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Brandon Wade Pierdolla, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of August, 2026.

BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

_____
Notary Public for the State of Texas

My Commission Expires June 21st 2028

August 17, 2026

City of La Vernia
Permits Department
102 E. Chihuahua Street
La Vernia, Texas 78121

Attn: Authorization to File and Process Development Approvals for Property Generally Located along Highway 87, La Vernia, Texas

The purpose of this correspondence is to provide authorization to King Fish Development, LLC to act as applicant and Killen, Griffin & Farrimond, PLLC to act as representative in the filing and processing of all development approvals for property generally located along Highway 87 ("Property"). The Property is further described as Wilson County Appraisal District Parcel Numbers 12405 and 64898.

I hereby declare that I represent the owner of the Property and have the authority to grant permission to request and process all development approvals for the Property. Thank you for your time and attention to this matter.

FLP Development LLC,
a Texas limited liability company

By: Jeffery Pierdolla

Name: Jeffery Pierdolla

Title: FLP Development Mgr.

State of Texas §
§
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared JEFFERY PIERDOLLA, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that he/she executed the same for the purpose and consideration therein expressed.

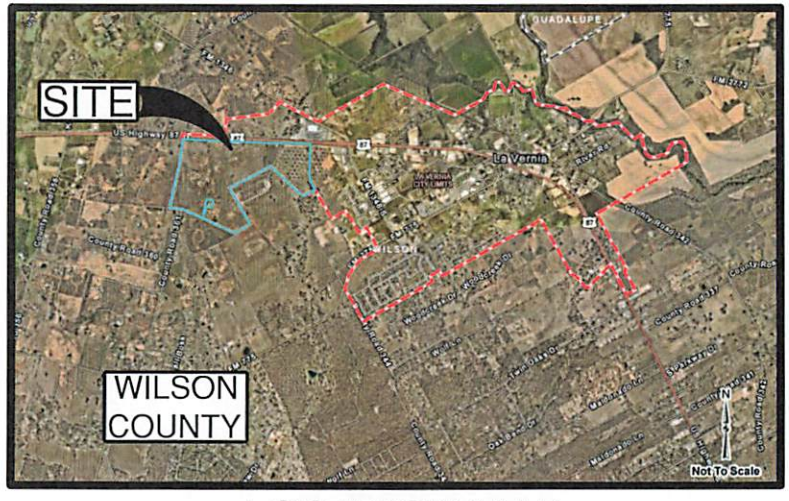
Given under my hand and seal of office, this the 19th day of August, 2026.

BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

Notary Public for the State of Texas

My Commission Expires June 21st 2028

Conceptual Plan
and
Property Description



LOCATION MAP

NOT-TO-SCALE

CONCEPTUAL DE				
PHASE	UNITS	AREA (ACRES)	DWELLINGS (SFR LOTS)	AMEN (A
1	1, 3, 4, 8 & 9	147.23	293	
2	5, 6 & 7	70.24	253	
3	2	19.73	80	
TOTAL		**237.20**	**626**	

LOT DENSITY		
SFR LOTS	SFR ACRES	RATIO
626	237.20	2.64

CONNECTI	
LINKS	NOI
81	6

PROPERTY LEGAL DESCRIPTION

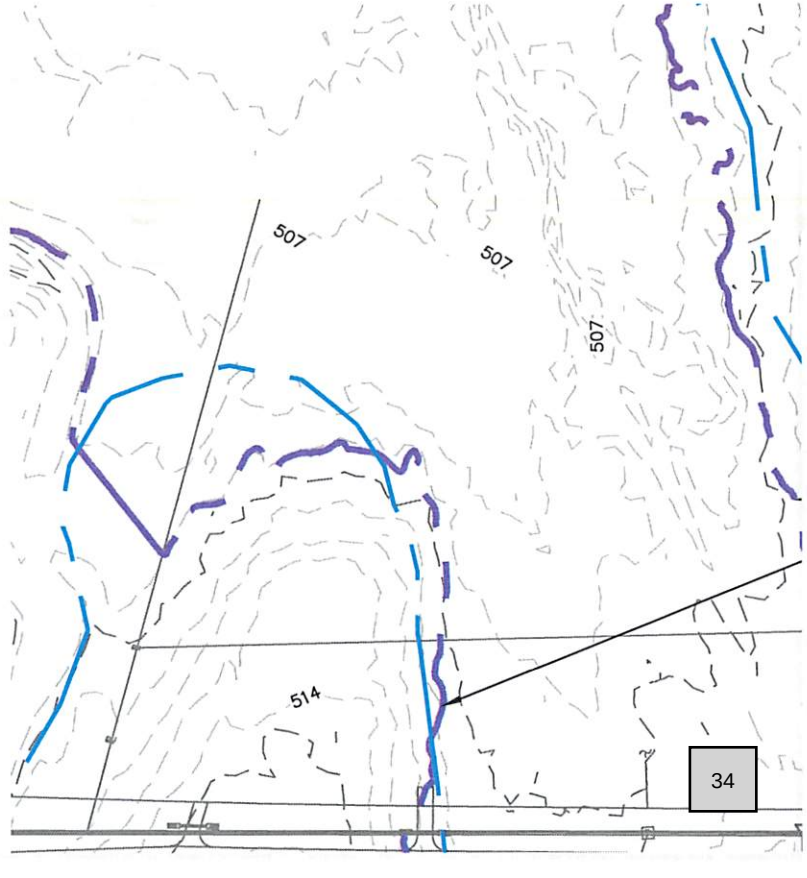
BEING A 205.38-ACRE TRACT OF LAND SITUATED IN WILSON COUNTY, TEXAS, OUT OF AND PART OF THE F. HERRERA SURVEY, ABSTRACT NO. 15, TRACTS 38, 38A, 39, AND 39A (ALSO REFERENCED AS ABSTRACT NO. 290, TRACT 4, AND ABSTRACT NO. 33, TRACT 6, LABEL TEX0525105), AND THE J. H. SAN MIGUEL SURVEY, ABSTRACT NO. 290,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



VARIES	VARIES	15' REAR
55' (TYP.)	50' (MIN.)	SETBACK (TYP)

Requested Variances from Base Zoning and Subdivision Standards

Requested Variances from Base Zoning and Subdivision Standards

Pursuant to Section 38-202(c)(4) of the City Code, King Fish Development, LLC (the "Applicant") respectfully requests the following variances from the standard requirements applicable to the underlying R-1 zoning district and applicable subdivision design standards. The requested variances are intended to facilitate the development of the Property as a cohesive single-family residential community while allowing the development to incorporate site-specific residential design and development standards.

1. Side Yard Setback

Base Standard: Section 38-208 requires a minimum side yard setback of 10 feet in the R-1 District.

Requested PDD Standard: A minimum side yard setback of 5 feet.

Reason for Variance: The reduced side yard setback is requested to accommodate the proposed residential lot configuration and building pattern within the PDD. The Applicant will coordinate with the City's applicable fire, building, and engineering requirements to ensure that the reduced setback does not interfere with required emergency access, life-safety requirements, or applicable building-code requirements.

2. Rear Yard Setback

Base Standard: Section 38-208 requires a minimum rear yard setback of 20 feet in the R-1 District.

Requested PDD Standard: A minimum rear yard setback of 15 feet.

Reason for Variance: The reduced rear yard setback is requested to accommodate the proposed residential lot configuration and provide flexibility in the placement and design of single-family residences while maintaining adequate private yard areas and the overall residential character of the development.

3. Front Yard Setback for Irregularly Shaped Lots

Base Standard: Section 38-208 establishes a 20-foot minimum front yard setback for the R-1 District. The City has indicated that the base zoning regulations do not provide a general reduction in the front setback for irregularly shaped lots.

Requested PDD Standard: A minimum front yard setback of 15 feet for designated irregularly shaped residential lots, with a 20-foot minimum front yard setback applicable to standard lots.

Reason for Variance: The reduced setback is requested only for irregularly shaped lots where strict application of the standard 20-foot setback would unnecessarily constrain the placement and design of the residence due to the unique configuration of the lot. The variance is intended to provide reasonable flexibility for such lots while maintaining a consistent residential development pattern throughout the PDD.

4. Public Sewer Connection Requirement

Base Standard: Section 36-312(d) requires property located within 100 feet of a public sewer line to connect to the public sewer system.

Requested PDD Standard: The Applicant requests a variance from Section 36-312(d) to permit the approximately 63 one-half-acre residential lots within the applicable unit of the development to be served by individual on-site septic facilities ("OSSF") rather than connect to the available public sewer system.

Reason for Variance: The requested variance is necessitated by the unique topographic condition of the Property. Due to the existing elevation and grade within the portion of the Property containing the approximately one-half acre residential lots, conventional gravity sewer to those lots is not practicable. Strict application of Section 36-312(d) would require the constructions and operation of a lift station, force main, and associated infrastructure solely to overcome the site's topographic constraints.

In addition to the costs associated with the construction and installation of the lift station and related infrastructure, requiring a lift station would result in ongoing costs for the City associated with the operation, maintenance, repair and eventual replacement of the system.

The affected lots are substantially larger than conventional single-family residential lots and are proposed to be served by individual OSSF designed and permitted in accordance with all applicable regulatory requirements. If a lift station is required, the approximately one-half-acre lots proposed within the Project would no longer be feasible as currently contemplated, and the Applicant would not be able to proceed with the proposed larger-lot configuration. The requested variance is limited to the identified portion of the development and is intended to accommodate the Property's unique conditions while providing an appropriate wastewater disposal solution for the proposed large-lot residential use.

Residential Construction Standards

"PDD Standards"

RESIDENTIAL CONSTRUCTION STANDARDS

As and if applicable, the specifications hereinafter provided may be modified to the extent contrary specifications are included in the Consultant's Plan and identified as having direct application to the Residential Project. Except as specifically provided in the Development Agreement, all development of the Residential Project shall be governed by the City of La Vernia Code of Ordinances ("Code") (including the City Subdivision Ordinance). The Residential Plan shall minimally incorporate the elements hereafter described.

- Centralized location of the amenity center.
  - Proposed amenity center will include playscapes, water features (potential swimming pool), and community gathering spaces.
- Developer will meet or exceed the area requirement set for total pond and open space inclusive of amenity center site.
- No single-family residential lot within the Residential Project shall be smaller than 6,000 square feet.
- The minimum lot width shall be fifty feet (50') and the minimum lot depth shall be one hundred feet (100').
- Maximum Density: Overall single-family density will not exceed 4 units per acre.
- Minimum Building Setbacks:
  - Front Setback Line: twenty feet (20') and fifteen feet (15') on irregular shaped lots;
  - Side Setback Line: five feet (5'); and
  - Rear Setback Line: fifteen feet (15').

- Residential Street and Walkway Construction:
  - Cul-de-sacs shall conform to the standards set forth in Section 30-605(e) of the Code.
  - Residential areas will be connected by sidewalks as required by Section 30-615(a) of the Code.

- Prohibited Elements applicable to single-family residences:
  - Flat roofs;
  - Stove pipe chimneys;
  - Random roof penetrations or skylights facing the street;
  - White skylights;
  - Mirrored glass or any reflective film or windows;
  - Wood siding
  - Stone which appears glued on (cultured stone accents may be permitted);
  - Vivid, strong, bright colors; and/or
  - More than four (4) materials on front elevation.

- Minimum House Size; Slab and Exterior Construction Standards
  - All single-family houses shall consist of a minimum of 1,300 square feet in gross floor area.
  - Site-built on engineered, concrete slabs.

- Design Elements:
  - Variation to roof or building lines are required.
  - Decorative window shutters are encouraged.
  - The below design elements are encouraged:

- Windows and/or entries recessed into the façade by a minimum of one inch (1");
- Pillar posts;
- Balconies, porches or patios;
- Window hoods/screens; and/or
- Use of varying building materials; however, the use of more than four (4) building materials is prohibited.

- Heights and Views:
  - No building or residential structure may exceed two and one-half (2 ½) stories in height as measured from the elevation of the finished slab, exclusive of chimneys and ventilators, in accordance with Section 38-208 of the Code.

- Masonry:
  - Defined as Stone, Stucco, Stucco Board, or Brick
  - Masonry accents are masonry materials to create diversity in the façade or emphasis of architectural features.
  - 25% Masonry on the front elevation.
  - Siding: Any siding shall be vertical board and batten or horizontal lap.
  - Decorative Shakes or Decorative Siding such as shakes, scallops or other decorative siding facades shall be no more than 20% of the front elevation, 20% of each side, or 20% of the rear of the home.

- Driveways:
  - Developer shall provide for two (2) parking spaces on the driveway (which are in addition to the two (2) garage spaces identified and described below).

- Roofing:
  - 30-year dimensional shingles, standing seam metal, tile or similar are allowable roofing materials.
  - Roof pitches shall be no less than 4:12.
  - Accent or decorative roof pitches shall be no less than 2:12.
  - Accent or Decorative Roofs include porches, dormers, shed roofs over windows, box or bay windows, etc.

- Architectural Features:
  - Porches, patios, and/or courtyards may protrude into the front or rear setback by no more
    than five feet (5').
  - Eaves and roof extensions may protrude into setbacks by no more than two feet (2').
  - Windowsills, belt courses, cornices, and other architectural features may protrude into setbacks by no more than twelve inches (12").

- Front Doors:
  - Front doors shall be a solid core door not less than six foot eight inches (6'8") in height.
  - Clear leaded glass or eight (8) panel distinguished by mullions are encouraged.
  - The use of double doors, enhanced by side lights or transoms is encouraged.

- Floorplan Restriction:
  - Homes with identical elevations shall be restricted from being built on adjacent lots or on lots directly across from each other on the same street and shall have two full lots separation between them on the i) same or ii) opposite side of the street.

- Garage Doors:
  - Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
  - Windows along the top of the garage doors are permitted.
  - Must not extend beyond the front of the home or front porch, J-drive and side entry garages shall be exempt from this requirement. The garage may extend up to five (5') feet in front of the body of the home.
  - Detached, J-swing, side entry, and recessed garages are encouraged.

- Accessory Buildings:
  - Accessory buildings, if permitted, shall comply with Section 38-410(a) of the Code.

- Address Markers
  - Address markers shall be centrally located on the residence and well-lit, so as to be visible from the street.

- Enclosures:
  - Air conditioning compressors and pool equipment shall be enclosed by a structural screening element constructed of the same masonry materials as the principal residence, lot fencing, or non-deciduous landscaping.
  - In the event non-deciduous landscaping is used to screen any air conditioning compressor, at the time of installation, the non-deciduous landscaping shall screen one-half (1/2) of the vertical height of the air conditioning compressor.

- Landscaping Requirements:
  Landscape irrigation system for entire front yard, side yard and rear yard shall be installed and metered in accordance with the requirements in effect at the time the property is rezoned to PD.
  - Minimum of 100 square foot mulched landscape bed in the front yard.
  - Front yard shall be fully sodded, except for landscape bed, and rear yard shall be fully sodded, except for any landscape bed(s).
  - Minimum of ten (10) one (1) gallon plants in the front yard.
  - Minimum of six (6) three (3) gallon plants in the front yard.
  - Minimum of one (1) two-inch (2") caliper hardwood tree shall be planted within the rear yard inside of any fencing.
  - Minimum of two (2) three-inch (3") caliper hardwood tree shall be planted within the front yard or side yard in front of any fencing.
  - Landscape irrigation system for entire front and rear yard shall be installed.
  - Any Lots which are corner lots or side open space lots shall include the following:
    - Minimum of 100 square foot mulched landscape bed in the front yard.
    - Minimum of 100 square foot mulched landscape bed in the side yard.
    - Front yard and rear yard shall be fully sodded, except for landscape bed(s).
    - Minimum of fifteen (10) one (1) gallon plants in the front yard.
    - Minimum of 6 (6) three (3) gallon plants in the front yard.
    - Minimum of three (3) three-inch (3") caliper hardwood trees, planted not less than twelve feet (12') apart, two (2) of which shall be a side yard tree, and one (1) of which shall be front yard trees.
    - Minimum of six (6) one (1) gallon plants in the side yard.
    - Minimum of five (5) five (5) gallon plants in the side yard.

Property Exhibits

Wilson CAD Web Map



8/27/2026, 9:40:32 AM

1:15,527

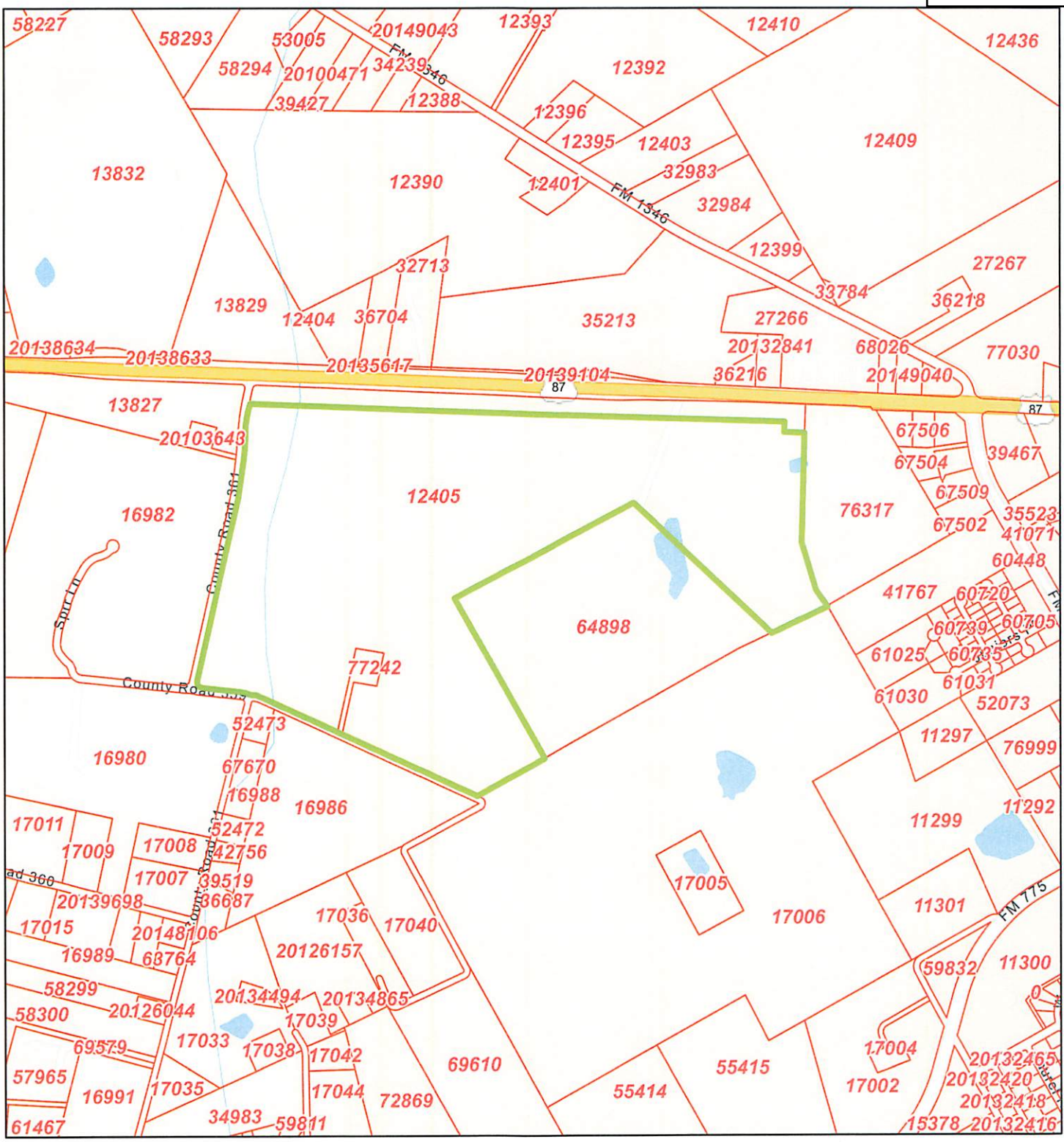
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Parcels
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
4.8m Resolution Metadata

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Esri, HERE, Garmin, iPC, Vantor

Wilson Central Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Wilson CAD Web Map



8/27/2026, 9:39:06 AM

Parcels

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0 0.17 0.35 0.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Wilson Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Wilson County Appriasal District Information

Wilson CAD Property Search

Property Details

Account

Property ID:	12405 **Geographic ID:** 0015-00000-03800
Type:	R
Location	
Situs Address:	HWY 87
Map ID:	60
Legal Description:	A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)
Abstract/Subdivision:	A0015
Neighborhood:	(LVCITY RF) LA VERNIA CITY RF'S
Owner	
Owner ID:	97210
Name:	FLP DEVELOPMENT LLC
Agent:	
Mailing Address:	PO BOX 10 LA VERNIA, TX 78121
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$72,290 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,780 (+)
Agricultural Market Valuation:	$811,100 (+)
Market Value:	$887,170 (=)
Agricultural Value Loss:	$787,260 (-)
Appraised Value:	$99,910 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)

Assessed Value:

Ag Use Value: $23,840

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: FLP DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CL	La Vernia City	0.272538	$887,170	$99,910	$272.29	
ESD#1	ESD 1	0.094550	$887,170	$99,910	$94.46	
ESD#3	ESD 3	0.077517	$887,170	$99,910	$77.45	
GW	Wilson County	0.405961	$887,170	$99,910	$405.60	
HH	Wilson Co Hosp	0.081788	$887,170	$99,910	$81.71	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018300	$887,170	$99,910	$18.28	
SL	La Vernia ISD	1.051900	$887,170	$99,910	$1,050.95	
WEU	EVERGREEN UWC DIST	0.004353	$887,170	$99,910	$4.35	

Total Tax Rate: 2.006907

Estimated Taxes With Exemptions: $2,005.09

Estimated Taxes Without Exemptions: $17,804.68

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 756.0 sqft **Value:** $72,290

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF1	1960	756
OP	COVERED PORCH OR PATIO	1	0	117
SHED WOOD	SHED WOOD (WOOD SIDING)	OP1	0	220
DECK	DECK	2	0	135
OP	COVERED PORCH OR PATIO	1	0	108
STL CONT	STEEL CONTAINER	2	2025	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DC	DRY CROPLAND	46.44	2,022,795.72	0.00	0.00	$175,360	$7,220
IP	IMPROVED PASTURE	168.35	7,333,326.00	0.00	0.00	$635,740	$16,620
LVISD	LVISD RURAL LAND	1.00	43,560.00	0.00	0.00	$3,780	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$72,290	$814,880	$23,840	$99,910	$0	$99,910
2025	$65,030	$814,880	$24,730	$93,540	$0	$93,540
2024	$61,480	$814,880	$25,450	$90,710	$0	$90,710
2023	$83,840	$814,880	$25,810	$113,430	$0	$113,430
2022	$58,350	$814,880	$26,330	$88,460	$0	$88,460
2021	$50,120	$845,970	$26,330	$80,370	$0	$80,370
2020	$48,330	$679,730	$26,330	$77,810	$0	$77,810
2019	$36,260	$679,730	$26,380	$65,790	$0	$65,790
2018	$36,260	$679,730	$26,380	$65,790	$0	$65,790

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/24/2014	LOF	LIEU OF FORECLOSURE	P-BAR DEVELOPMENT CO LLC	FLP DEVELOPMENT LLC	1785	279	34350
10/15/2012	WD/VL	WARRANTY DEED/VENDERS LEIN	F-4 CATTLE CO INC	P-BAR DEVELOPMENT CO LLC	1686	759	

Wilson CAD Property Search

Property Details

Account		
Property ID:	77242	**Geographic ID:** 0290-00000-00401
Type:	R	
Location		
Situs Address:		
Map ID:	60	
Legal Description:	A0290 J H SAN MIGUEL SUR, TRACT 4A, ACRES 1.783	
Abstract/Subdivision:	A0290	
Neighborhood:	(LVSCHOOLRF) LV SCH DIST RF'S	
Owner		
Owner ID:	129611	
Name:	PIERDOLLA BRANDON WADE	
Agent:		
Mailing Address:	PO BOX 1353 LA VERNIA, TX 78121	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$178,570 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$91,650 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$270,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$270,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$270,

Ag Use Value:

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PIERDOLLA BRANDON WADE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CL	La Vernia City	0.272538	$270,220	$270,220	$736.45	
ESD#1	ESD 1	0.094550	$270,220	$270,220	$255.49	
ESD#3	ESD 3	0.077517	$270,220	$270,220	$209.47	
GW	Wilson County	0.405961	$270,220	$270,220	$1,096.99	
HH	Wilson Co Hosp	0.081788	$270,220	$270,220	$221.01	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018300	$270,220	$270,220	$49.45	
SL	La Vernia ISD	1.051900	$270,220	$270,220	$2,842.44	
WEU	EVERGREEN UWC DIST	0.004353	$270,220	$270,220	$11.76	

Total Tax Rate: 2.006907

Estimated Taxes With Exemptions: $5,423.06

Estimated Taxes Without Exemptions: $5,423.06

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1344.0 sqft **Value:** $178,570

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF3	0	1344
STG	WOOD STORAGE BLDG	2	0	288
OP	COVERED PORCH OR PATIO	3	0	336

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LVISD	LVISD RURAL LAND	1.78	77,667.48	0.00	0.00	$91,650	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$178,570	$91,650	$0	$270,220	$0	$270,220
2025	$168,030	$91,650	$0	$259,680	$0	$259,680
2024	$180,160	$91,650	$0	$271,810	$0	$271,810
2023	$187,370	$48,930	$0	$236,300	$0	$236,300
2022	$156,060	$48,930	$0	$204,990	$0	$204,990
2021	$134,040	$48,930	$0	$182,970	$0	$182,970
2020	$129,250	$32,090	$0	$161,340	$0	$161,340
2019	$21,090	$32,090	$0	$53,180	$0	$53,180
2018	$21,090	$19,610	$0	$40,700	$0	$40,700

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/23/2016	GIFT	GIFT	FLP DEVELOPMENT LLC	PIERDOLLA BRANDON WADE	1911	279	54558

Property Deeds

Deed in Lieu of Foreclosure

Date: 3-17-14, 2014

Grantor: P-Bar Development Co.

Grantor's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Grantee: FLP Development, LLC

Grantee's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Note: That certain Promissory Note dated September 14, 2012, executed by P-Bar Development Co., LLC, payable to the order of F-4 Cattle Co., Inc. in the original principal amount of One Million, Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00).

Deed of Trust: Dated September 14, 2012 from P-Bar Development Co., LLC to North O. West, Trustee.

Consideration: TEN AND NO/100 DOLLARS ($10.00) and further the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, except that no release is given of any liens or warranties of title and further except that the indebtedness under the Note is not canceled or extinguished.

Property (including any improvements): Being 306.937 acres of land, more or less, and being approximately 188.807 acres out of the F. Herrera Survey No. 6, Abstract 15, approximately 101.43 acres out of the J.H. San Miguel Survey No. 129, Abstract 290, and approximately 16,637 acres out of the Y. P. Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172.15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101.255 acre tract described in Volume 658, Page 567, the remaining portion of a 46.68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1.44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2.799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas, and the said 306.937 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty: The liens described in this Deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the

rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

Conveyance in Lieu of Foreclosure. This Deed and the conveyances being made are executed, delivered, and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens and as an absolute conveyance to Grantee of all right, title and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

Continuing Nature of Lien. Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the performance of the obligations under the Deed of Trust. The Deed of Trust lien is not released or relinquished in any manner, and the indebtedness, obligations, and lien will remain valid and continuous and in full force and effect, unless and until the indebtedness, obligations, and liens are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

Nonmerger. Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct.

GRANTOR: P-BAR DEVELOPMENT CO., LLC

By: Fred L. Pierdolla, Jr
Fred L. Pierdolla, Manager
JR

GRANTEE: FLP DEVELOPMENT, LLC

By: Fred L. Pierdolla, Jr
Fred L. Pierdolla, Manager
JR

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

STATE OF TEXAS §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of P-Bar Development Co., LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

STATE OF Texas §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of FLP Development, LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S. McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

FT

AFTER RECORDING, RETURN TO:

William H. Oliver
PIPKIN & OLIVER, L.L.P.
1020 N.E. Loop 410, Suite 810
San Antonio, TX 78209
Telephone: (210) 820-0082
Facsimile: (210) 820-0077

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

EXHIBIT A

FIELD NOTES

April 17, 2001

BEING 306 937 acres of land, more or less, and being approximately 188 807 acres out of the F Herrera Survey No. 6, Abstract 15, approximately 101 430 acres out of the J H San Miguel Survey No 129, Abstract 290, and approximately 16 637 acres out of the Y P Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172 15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract B" in Volume 439, Page 47, a 101 255 acre tract described in Volume 658, Page 567, the remaining portion of a 46 68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1 44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing south R O W line of U S Highway 87 at the intersection with the cut-off line to the existing east R O W. line of Dunn Road (County Road #361) for the northwest corner of this tract, said point also being the most northerly corner of the above referenced 0 43 acre tract,

THENCE, along said south R O W line S 86°43'00" E, 965 50 feet to a concrete marker found in same for an angle point and S 86°23'00" E, (Ref Brg) 3934 34 feet to an iron rod found in same for the northeast corner of this tract and the northwest corner of a 1 561 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas,

THENCE, S 29°46'12" E, passing the original west line of a 20 000 acre tract described in Volume 985, Page 745 of the Official Records of Wilson County, Texas at 542 97 feet and continuing into said 20 000 acre tract a total distance of 1153 12 feet to an iron rod found for the southeast corner of this tract and the southeast corner of a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas.

THENCE, S 61°09'50" W, along the common fence line with a 15-acre tract described in Volume 1048, Page 77 of the Official records of Wilson County, Texas, passing the southwest corner of said 2 799 acre tract at 400.00 feet and continuing along said common fence line a total distance of 1121.72 feet to an iron rod found for an angle point of this tract;

THENCE, S 61°20'42" W, along the common line with a 21.186 acre tract described in Volume 893, Page 862 of the Official Records of Wilson County, Texas passing the corner of same at a called 799 61 feet and continuing along the common line with a 180.486 acre tract described in Volume 593, Page 671 of the Deed Records of Wilson County, Texas a total distance of 3115 67 feet to an iron rod found in the existing northeast R O W line of County Road #359 for the most southerly corner of this tract and the most southerly corner of the above referenced 101 255 acre tract,

Page 2
(306 937 acres)

THENCE, along said northeast R.O.W. line as follows
N 65°03'34" W, 1015.67 feet to an iron rod set for an angle point,
N 63°25'49" W, 971 47 feet to an iron rod set for an angle point, and
N 79°56'29" W, 546 97 feet to an iron rod set at the intersection with the cut-off line to the existing east R O W line of County Road #361 for a corner of this tract,

THENCE, N 34°34'53" W, 29 42 feet along said cut-off line to an iron rod found in the said east R O W line for a corner of this tract,

THENCE, along the existing fenced east R O W. line as follows
N 13°36'16" E, 1562 45 feet to a fence post for an angle point,
N 09°52'00" E, 165 61 feet to a fence post for an angle point,
N 05°49'29" E, 416 20 feet to a fence post for an angle point, and
N 12°43'50" E, 173.62 feet to an iron rod set at the intersection with the cut-off line to the existing south R O W line of U S Highway 87,

THENCE, N 53°09'00" E, 153 00 feet along said cut-off line to the POINT OF BEGINNING and containing 306 937 acres of land, more or less

Note: Plat also prepared this day

J M Butz, Jr
Registered Professional Land Surveyor
No 2024

FN01-107



Doc 00034350 Bk OP Vol 1785 Pg 284

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Apr 24,2014 at 11:53A

As a Recording

Document Number: 00034350
Total Fees : 46.00

Receipt Number - 165249
By,
Yvonne G Garcia

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1785 and Page: 279 of the named records of: Wilson County as stamped hereon by me.

Apr 24,2014

COUNTY CLERK
WILSON COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON §

THAT THE UNDERSIGNED, **FLP DEVELOPMENTS, LLC,** here by referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY to **BRANDON WADE PIERDOLLA, as his sole and separate property** herein referred to as "Grantees", whether one or more, the real property described as follows:

> **Being a 1.783 acre tract, more or less, situated in the JH San Miguel Survey No. 129, Abstract 290, Wilson County, Texas and being out of a 306.937 acre tract as described in a conveyance from P-Bar Development, LLC to FLP Development, LLC, recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas; Said 1.783 acre tract, more or less, being more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.**

The conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Wilson County, Texas.

Grantor hereby reserves the right to use the 41.15 foot driveway for access to the remaining portion of the property owned by FLP Development, LLC.

Grantor hereby reserves the First Right of Refusal to any member of the Pierdolla Family.

Grantee agrees to build fence around the subject property to keep cattle out.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER HOLD all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This instrument was prepared solely from information and on instructions given to this office by our client. No title opinion or other information has been furnished to or has been, or is being given by this office to any person in connection with the preparation of this instrument or the accuracy of the information contained herein,

EXECUTED this 23 day of May, 2016.

FLP DEVELOPMENT, LLC
By: Fred L. Pierdolla, Jr.

GRANTEE ACCEPTS AND AGREES:

BRANDON WADE PIERDOLLA

METES AND BOUNDS DESCRIPTION OF A 1.783 ACRE TRACT

Being a 1.783 acre tract situated in the J. H. San Miguel Survey No. 129, Abstract 290, Wilson County, Texas, and being out of a 306.937 acre tract as described in a conveyance from P-Bar Development, LLC to FLP Development, LLC recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas; said 1.783 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the northeast line of County Road 359 for the southwest corner of the herein described tract; said point being located South 79° 56' 29" East 547.06 feet (deed call South 79° 56' 29" East 546.97 feet) and South 63° 25' 47" East 655.90 feet (deed call South 63° 25' 49" East) with said northeast line of County Road 359 from a 1/2" steel rod found at the southeast end of the northeast cutback line of said County Road 359 and County Road 361;

THENCE over and across said 306.937 acre tract with the following calls:

North 13° 00' 38" East 679.89 feet generally along a barbed wire fence to a wood fence corner post found for the northwest corner of the herein described tract;

South 80° 40' 53" East 227.49 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the northeast corner of the herein described tract;

South 13° 00' 38" West 268.63 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the most northerly southeast corner of the herein described tract;

North 80° 40' 53" West 187.41 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

and South 13° 00' 38" West 423.49 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558' set on said northeast line of County Road 359 for the most southerly southeast corner of the herein described tract;

THENCE North 63° 25' 47" West 41.15 feet (deed call North 63° 25' 49" West) with said northeast line of County Road 359 to the POINT OF BEGINNING and containing 1.783 acres.

Surveyor's Notes:
1. Bearings are based on the deed of 306.937 acre tract recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

March 3, 2016

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 1.783 acre tract made under my supervision.



Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPLS Firm No. 10171400

LEGAL PUBLIC NOTICE

The La Vernia City Council will hold a pub ctober 22nd, 2026, at 6:00 p.m in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

All property subject to the rezoning and replat is located in Wilson County, Texas.

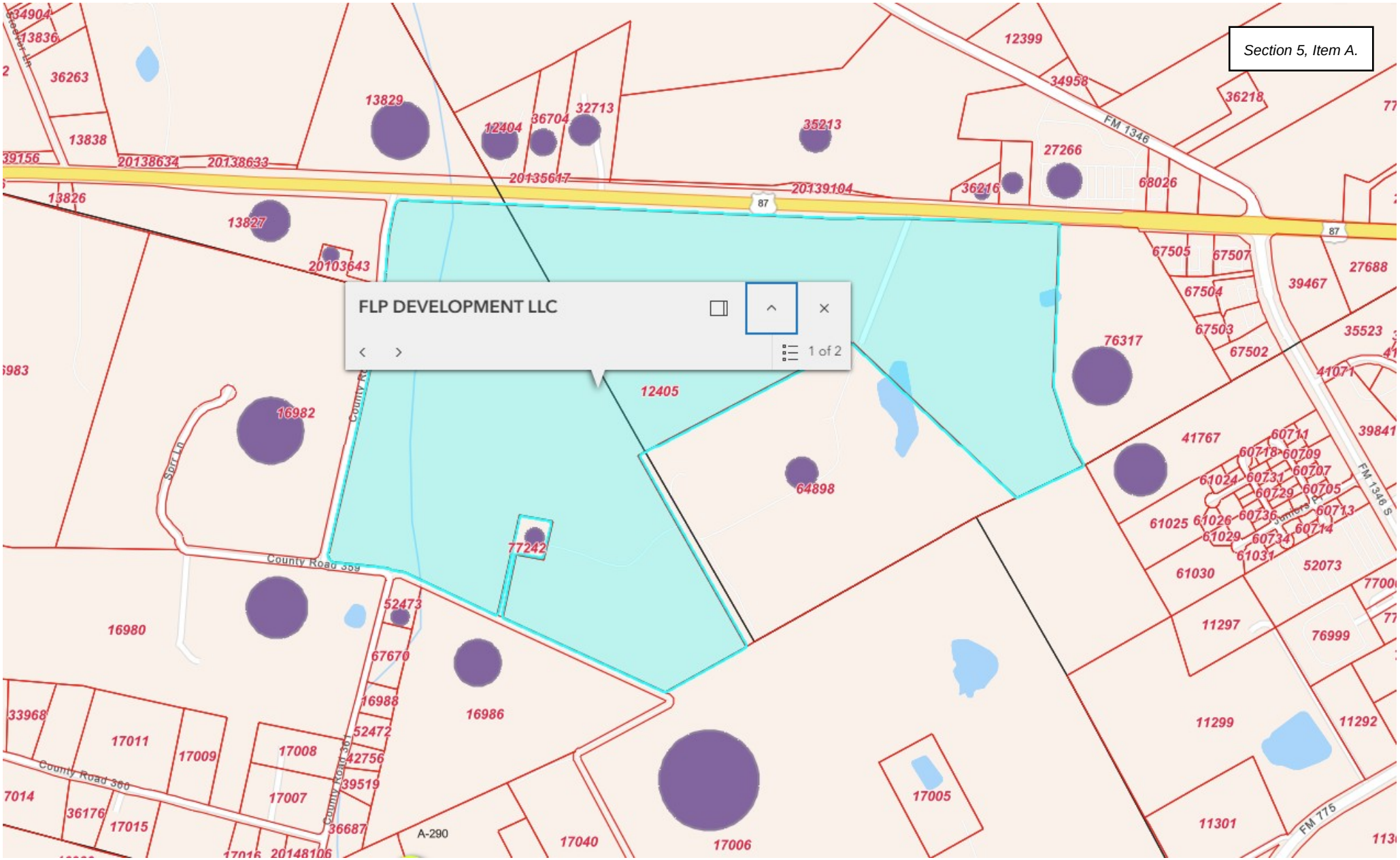
From present classification of R-A Residential Agriculture to PDD Planned Development District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farrow, 830-779-4541x5, Mfarrow@lavernia-tx.gov

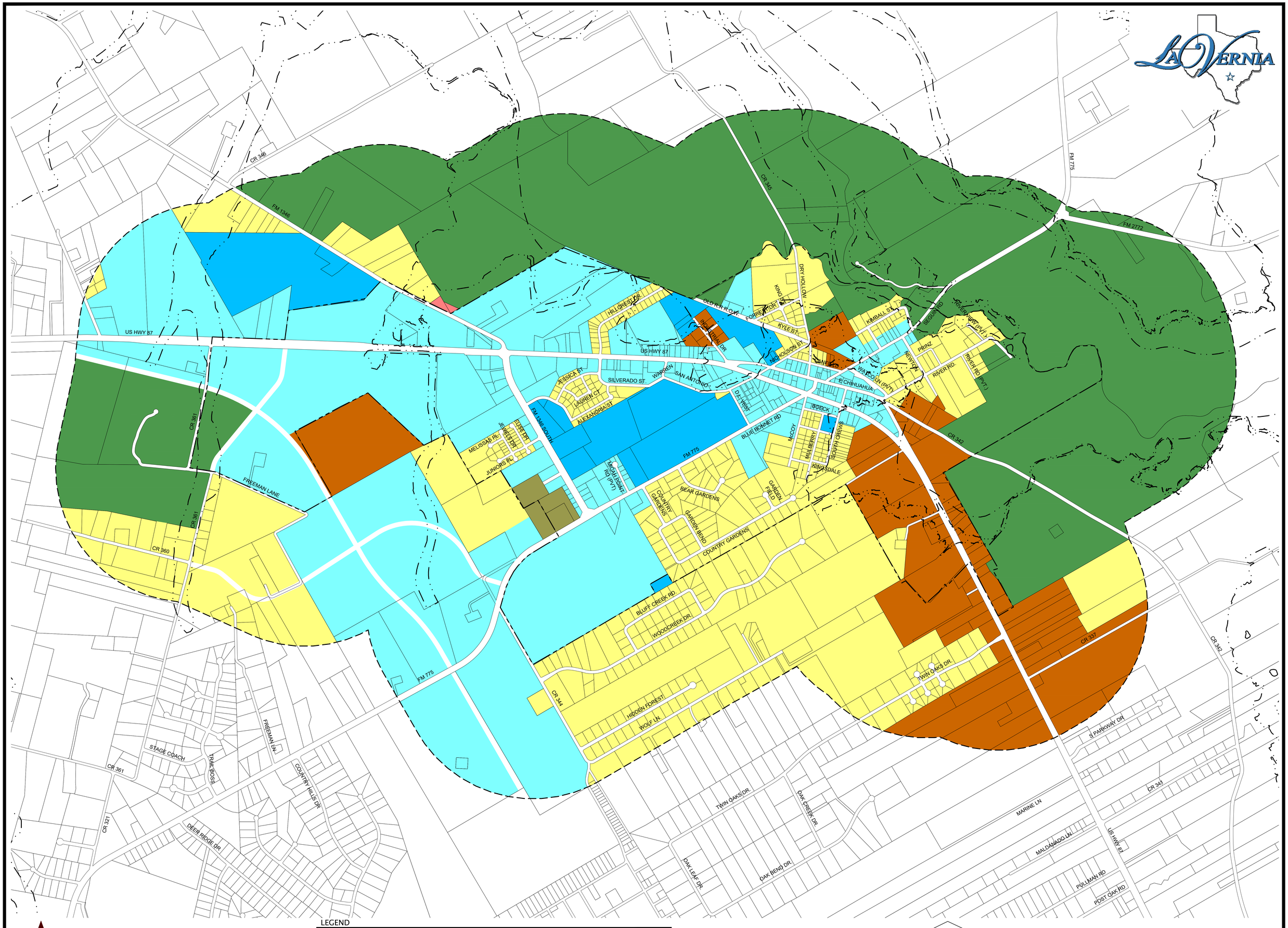
If you require auxiliary aids or services to participate, pleas ct City Hall at least 48 hours in advance.

#	Property Owner / Entity	Mailing Address	City, State ZIP
1	Schroeder Donald H & Ella Ray (LTE)	PO Box 88	La Vernia, TX 78121
2	Pierdolla Brandon Wade	PO Box 1353	La Vernia, TX 78121
3	FLP Development LLC	PO Box 10	La Vernia, TX 78121
4	Nious Albert Est. / C/O Resa Garrett	6001 Almelo Dr	Round Rock, TX 78681
5	Hollis W Pierdolla Trust	PO Box 691	La Vernia, TX 78121
6	HEB Grocery Company LP	646 S Flores St	San Antonio, TX 78204
7	Beaver Tommy G Jr. & Gail L	7545 Hwy 87 E	San Antonio, TX 78263
8	NP Homes LLC	21911 Ranier Ln	San Antonio, TX 78260-3525
9	HEB Grocery Company LP – Property Tax Dept.	PO Box 839999	San Antonio, TX 78283-3999
10	Trevino Vickie L	15144 US Hwy 87 W	La Vernia, TX 78121
11	Dodson Gator	177 Cibolo Ridge	La Vernia, TX 78121
12	Thayer Clayton Dean & Chelsey Marie	126 CR 361	La Vernia, TX 78121
13	Kosub Lillian M	2023 Dellhaven	San Antonio, TX 78220
14	Rose Will & Karen	PO Box 430	La Vernia, TX 78121
15	Morrison Shane Brandon & Melanie Gaye	151 CR 346	La Vernia, TX 78121

16	First Baptist Church La Vernia	PO Box 279	La Vernia, TX 78121-0279


FLP DEVELOPMENT LLC
1 of 2
12399
34958
36218
FM 1346
13836
36263
13829
12404
36704
32713
35213
27266
13838
20138634
20138633
20135617
20139104
36216
68026
13826
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87
20103643
67505
67507
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39467
67504
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64898
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61031
77242
County Road 389
61030
52073
52473
16980
11297
76999
67670
16988
16986
11299
11292
33968
17011
17009
17008
52472
42756
39519
County Road 390
7014
17007
36176
17015
36687
A-290
17040
17006
17005
11301
FM 775
20148106


La Vernia High School
La Vernia City Park
Grace Bible Church
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Twin Oaks Dr
Dry Hollow Creek
Cibolo Creek
Audacity Fitness
346
1346
345
775
2772
87
359
361
360
344
342
337



LEGEND

CITY LIMITS LINE	AGRICULTURE	PUBLIC
ETJ LINE	COMMERCIAL	RESIDENTIAL MULTI-FAMILY
FLOODPLAIN	MANUFACTURED HOME	RESIDENTIAL SINGLE FAMILY
	MIXED USE	RETAIL

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

NORTH
0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg

ORDINANCE NO. 102226-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING ZONING CODE CHAPTER 38 AND THE CITY'S OFFICIAL ZONING MAP PROVIDING FOR THE CHANGE OF ZONING DISTRICT CLASSIFICATION FROM PRESENT CLASSIFICATION OF (R-A) RESIDENTIAL AGRICULTURE TO (PDD) PLANNED DEVELOPMENT DISTRICT FOR THE PROPERTY DESCRIBED AS A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 38 of the City of La Vernia Code of Ordinances which constitutes the City's zoning code requires property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, an application has been filed with the City of La Vernia Planning and Zoning Commission to re-zone properties as more particularly described herein ("Property"); and

WHEREAS, the Property has been zoned as (R-A) Residential Agriculture; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia provided adequate notice and held a public hearing in accordance with Chapter 38 Zoning and has considered the re-zoning of properties specified herein; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval for the re-zoning of the designated property to (PDD) Planned Development District and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of La Vernia's Zoning code; and

WHEREAS, the City Council of the City of La Vernia has also held a public hearing regarding the re-zoning of the affected property and has issued adequate notice to all the affected parties; and

WHEREAS, the City Council of the City of La Vernia believes the re-zoning of the affected property will not adversely affect the character of the area of the neighborhood in which it is proposed to be located; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning code; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public

utilities, public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

SECTION 1. Chapter 38 and the City's Zoning Map of the City of La Vernia, Texas are hereby amended as follows:

Change of Zoning District Classification from the present classification of R-A Residential Agriculture to PDD Planned Development District for the following property:

A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

SECTION 2. The caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of La Vernia, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS, ON THIS 22ND DAY OF OCTOBER, 2026.

_____
Gary Gilbert, Mayor
City of La Vernia

ATTEST:

_____
Madison Farrow, City Secretary
City of La Vernia

APPROVED AS TO FORM:

_____
City Attorney's Office

ATTACMENT A

Date Received 08-31-2026

Permit/Receipt No. _____

Fee Paid 500.00

City of La Vernia
Zoning Change Application
102 E. Chihuahua Street
P.O. Box 225, La Vernia, TX 78121
(830) 779-4541 ▪ Metro/Fax (830) 253-1198

Land ownership must be verified with a notarized statement. If the applicant is acting as the agent for the property owner, the property owner must provide a signed and notarized letter authorizing the agent to act on their behalf, and the letter must accompany the application.

Name King Fish Development, LLC (Applicant) // Killen, Griffin & Farrimond, PLLC (Rep.)

Mailing Address 10101 Reunion Place, Suite 250

Telephone (210) 960-2750 Fax _____ Mobile _____ Email nuriddin@kgftx.com

Property Address/Location Generally Located at the Northeast Intersection of County Road 359 and County Road 361

Legal Description
Name of Subdivision Please see attached concept plan

Lot(s) _____ Block(s) _____ Acreage 177.0

Existing Use of Property Agriculture

Proposed Use of Property (attach additional or supporting information if necessary) Single Family Residential

Zoning Change Request: Current Zoning R-A Proposed Zoning PDD with R-1 base zoning

If "PDD Planned Development District", check if: Concept Plan X *or* Detail Plan _____

Reason for request (please explain in detail and attach additional pages if needed) _____
Please see attached cover letter

Attachments:

_____ Accurate metes and bounds description of the subject property (or other suitable legal description)

X Survey exhibit and other appropriate exhibits as deemed necessary by the city including, but not limited to, site plans, maps, architectural elevations, and information about proposed uses.

X Notarized statement verifying land ownership and if applicable, authorization of land owner's agent to file the zoning change request.

A denied application is ineligible for reconsideration for one year.

The undersigned hereby requests rezoning of the above described property as indicated:

_____ _____
Signature of Owner(s)/Agent **Date**

For Office Use Only

Date of Publication _____
Date of 200 Ft Notices _____
Ordinance No. _____

Date of P&Z Public Hearing _____
Date of Council Public Hearing _____
Approved _____ Denied _____

KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

September 28, 2026

City of La Vernia
Permits Department
Attn: Madison Farrow
102 E. Chihuahua Street
La Vernia, Texas 78121

RE: Rezoning Request for Approximately 177 acres of Property Generally Located at the Northeast Intersection of Hwy 87 and County Road 361 ("Subject Property"), La Vernia, Texas

Dear Ms. Farrow:

King Fish Development, LLC ("King Fish") is under contract to purchase approximately 237 acres of property generally located at the intersection of Hwy 87 and County Road 361, of which approximately 177 acres is located within the City of La Vernia ("City") and approximately 60 acres is located within the City's extraterritorial jurisdiction ("ETJ"). The Subject Property is the portion of the overall property that is within the City and is also described as Wilson County Appraisal District Property Identification Numbers 77242 and a portion of 12405.

King Fish intends to develop and construct a coordinated single-family residential project ("Project") on the overall property. The Project is currently proposed to include approximately 626 single-family homes, with approximately 440 homes planned within the City limits and approximately 177 homes planned within the ETJ. While the development plan remains subject to refinement through the entitlement, engineering, and review processes, we are enclosing the conceptual site plan for reference.

The original PD zoning application was submitted to the City on August 28, 2026. Following its initial review, the City provided comments on September 15, 2026. This revised submittal is intended to respond to those comments and to provide additional information, clarifications, revised development standards, and variance information request by City staff. To allow for the proposed Project, King Fish is requesting that the City rezone the Subject Property from its current "R-A" Single Family Agriculture zoning designation to a "PD" Planned Development District with a base zoning of "R-1" Single Family District.

The proposed PD is intended to establish a coordinated framework for the development of the Project, including site-specific residential development standards, infrastructure, connectivity, landscaping, and other requirements applicable to the Property. Although a portion of the overall property is currently located within the City's ETJ, that portion is intended to be annexed into the City as part of the overall development process. Following annexation, the entire property is intended to be governed by a unified development framework. In addition, the entire property is envisioned to be subject to a development agreement with the City and included within a Public

Improvement District ("PID"). Accordingly, the Project is intended to be planned and implemented as one coordinated development rather than as separate City and ETJ projects.

The proposed development agreement and PID will provide a framework for coordinating the development of the overall property, including infrastructure, phasing, connectivity, and applicable public improvements. The proposed PD, development agreement, and PID will therefore allow the City and King Fish to consider and administer the Project comprehensively as it proceeds through development and annexation.

I. Requested Variances

As part of the PD request, King Fish is requesting the following four site-specific variances from the otherwise applicable standards:

1. Side Yard Setback. A reduced side yard setback from the applicable R-1 standard to the setback proposed in the PD.

2. Rear Yard Setback. A reduced rear yard setback from the applicable R-1 standard to the setback proposed in the PD.

3. Front Yard Setback for Irregular Lots. A reduced front yard setback for certain irregularly shaped lots, as reflected in the proposed PD standards and conceptual site plan.

4. Public Sewer Connection. A variance from Section 36-312(d) to permit individual on-site sewage facilities for the approximately one-half-acre residential lots proposed within the applicable portion of the Project rather than requiring connection to public sewer where the City's 100-foot connection requirement would otherwise apply.

With respect to the requested public sewer connection variance, the Applicant believes the variance is particularly important to the proposed development of the Property. Due to the existing topography of the applicable portion of the Property, requiring the approximately one-half-acre lots to connect to public sewer would require the construction of a lift station, force main, and associated infrastructure. In addition to the significant upfront costs associated with constructing and installing this infrastructure, a lift station would create ongoing obligations and costs for the City associated with its operation, maintenance, repair, and eventual replacement.

Requiring a lift station would affect the feasibility of the proposed approximately one-half-acre lot configuration, such that the Applicant would not be able to proceed with the proposed larger-lot development in this portion of the Project and would increase the overall density of the development. The requested variance would allow the Applicant to preserve the proposed larger-lot configuration while utilizing appropriately designed and permitted on-site sewage facilities consistent with the proposed development and the physical characteristics of the Property.

II. Revised and Clarified Development Standards

In response to the City's comments, the revised PD materials also clarify and incorporate a number of development standards that are intended to conform to, or expressly reference, the City's existing requirements. These revisions include the following:

- Minimum Lot Size. The revised PD materials clarify no single-family residential lot within the Residential Project shall be smaller than 6,000 square feet.

- Lot Width and Depth. The revised standards expressly identify the minimum lot width shall be fifty feet (50') and the minimum lot depth shall be one hundred feet (100'), consistent with the dimensions reflected on the conceptual development plan.

- Building Height. The revised PD materials clarify the no building or residential structure may exceed two and one-half (2 ½) stories in height as measured in accordance with Section 38-208 of the Code

- Cul-de-Sacs. The revised development standards clarify the applicable cul-de-sac dimensions and measurement shall conform with the standards set forth in Section 30-605(e) of the City's Code.

- Sidewalks. The revised PD standards provide for sidewalks on both sides of interior streets, in accordance with Section 30-615(a) of the City's Code.

- Accessory Structures. The revised PD standards provide that accessory structures, if permitted, will be regulated in accordance with the City's applicable Code requirements, including the City's requirements governing the timing, location, separation, and placement of accessory structures.

These revisions are intended to provide greater clarity within the PD document while preserving the four specific variances identified above as the requested deviations from the City's otherwise applicable standards.

III. Other Development Items

King Fish also acknowledges and appreciates the City's comments concerning landscaping, drainage, and project amenities. With respect to landscaping and irrigation requirements, the Applicant intends for the Project to comply with the landscaping and irrigation ordinance and requirements that are in effect at the time of final PD approval, including any applicable amendments adopted by the City prior to such approval.

King Fish is continuing to evaluate whether to satisfy the City's drainage requirements through payment of the applicable drainage impact fee or through the applicable pervious-cover option. King Fish will identify the selected approach as the development plans and engineering are finalized.

King Fish is also continuing to finalize the proposed amenities for the Project. A more specific list of proposed amenities will be provided as the amenity package is finalized and incorporated into the overall development plan.

IV. Overall Project Benefits and Development Framework

The requested PD standards are intended to respond to the particular characteristics of the Property and the overall development plan while maintaining an orderly and coordinated development pattern. The requested setback variances also have local context, as the City has previously approved residential plats incorporating reduced setbacks comparable to those proposed herein. King Fish believes those prior approvals provide relevant context for consideration of the proposed residential development standards.

The Project represents an opportunity to establish a new residential community through a single, coordinated development framework. The anticipated annexation of the ETJ portion, together with the development agreement and PID covering the entire property, will allow the Project to be addressed comprehensively with respect to development standards, infrastructure, phasing, connectivity, and public improvements. This coordinated approach is intended to facilitate orderly growth and provide the City with a consistent framework for evaluating and administering the Project as it develops.

The proposed PD also provides an opportunity to establish development standards specifically tailored to the Property and the proposed community rather than relying solely on standards designed for development generally throughout the City. The requested variances are limited to the specific standards identified above and are intended to accommodate the physical characteristics and development plan of the Property while maintaining the overall character and functionality of the proposed residential community.

We appreciate the City's review of the revised application and the comments provided during the initial review. The enclosed materials have been revised to address the City's comments and to more clearly identify the proposed development standards and requested variances. We look forward to continuing to work with City staff to refine the PD, development agreement, PID, infrastructure plan, and related development requirements so that the Project can proceed as a coordinated development consistent with the City's development objectives.

If you have any questions regarding this matter, please do not hesitate to email me at nuriddin@kgftx.com, or call me at (210) 960-2750.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

By: 
Nuriddin Kalam

Letters of Representation

August 17, 2026

City of La Vernia
Permits Department
102 E. Chihuahua Street
La Vernia, Texas 78121

Attn: Authorization to File and Process Development Approvals for Property Generally Located at the Northeast Intersection of County Road 359 and County Road 361, La Vernia, Texas

The purpose of this correspondence is to provide authorization to King Fish Development, LLC to act as applicant and Killen, Griffin & Farrimond, PLLC to act as representative in the filing and processing for all development approvals for property generally located at the northeast intersection of County Road 359 and County Road 361 ("Property"). The Property is further described as Wilson County Appraisal District Parcel Number 77242.

I hereby declare that I am the owner of the Property and have the authority to grant permission to request and process all development approvals for the Property. Thank you for your time and attention to this matter.

By: _____

Name: Brandon Wade Pierdolla

State of Texas §
§
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Brandon Wade Pierdolla, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of August, 2026.

BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

_____
Notary Public for the State of Texas

My Commission Expires June 21st 2028

August 17, 2026

City of La Vernia
Permits Department
102 E. Chihuahua Street
La Vernia, Texas 78121

Attn: Authorization to File and Process Development Approvals for Property Generally Located along Highway 87, La Vernia, Texas

The purpose of this correspondence is to provide authorization to King Fish Development, LLC to act as applicant and Killen, Griffin & Farrimond, PLLC to act as representative in the filing and processing of all development approvals for property generally located along Highway 87 ("Property"). The Property is further described as Wilson County Appraisal District Parcel Numbers 12405 and 64898.

I hereby declare that I represent the owner of the Property and have the authority to grant permission to request and process all development approvals for the Property. Thank you for your time and attention to this matter.

FLP Development LLC,
a Texas limited liability company

By: Jeffery Pierdolla

Name: Jeffery Pierdolla

Title: FLP Development Mgr.

State of Texas §
§
County of Wilson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared JEFFERY PIERDOLLA, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that he/she executed the same for the purpose and consideration therein expressed.

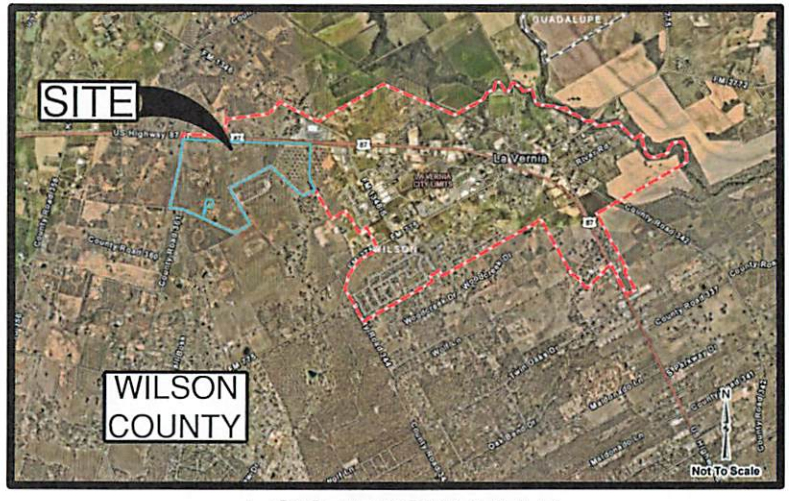
Given under my hand and seal of office, this the 19th day of August, 2026.

BLAKE LIEDKA
My Notary ID # 134957698
Expires June 21, 2028

Notary Public for the State of Texas

My Commission Expires June 21st 2028

Conceptual Plan
and
Property Description



LOCATION MAP

NOT-TO-SCALE

CONCEPTUAL DE				
PHASE	UNITS	AREA (ACRES)	DWELLINGS (SFR LOTS)	AMEN (A
1	1, 3, 4, 8 & 9	147.23	293	
2	5, 6 & 7	70.24	253	
3	2	19.73	80	
TOTAL		**237.20**	**626**	

LOT DENSITY		
SFR LOTS	SFR ACRES	RATIO
626	237.20	2.64

CONNECTI	
LINKS	NOI
81	6

PROPERTY LEGAL DESCRIPTION

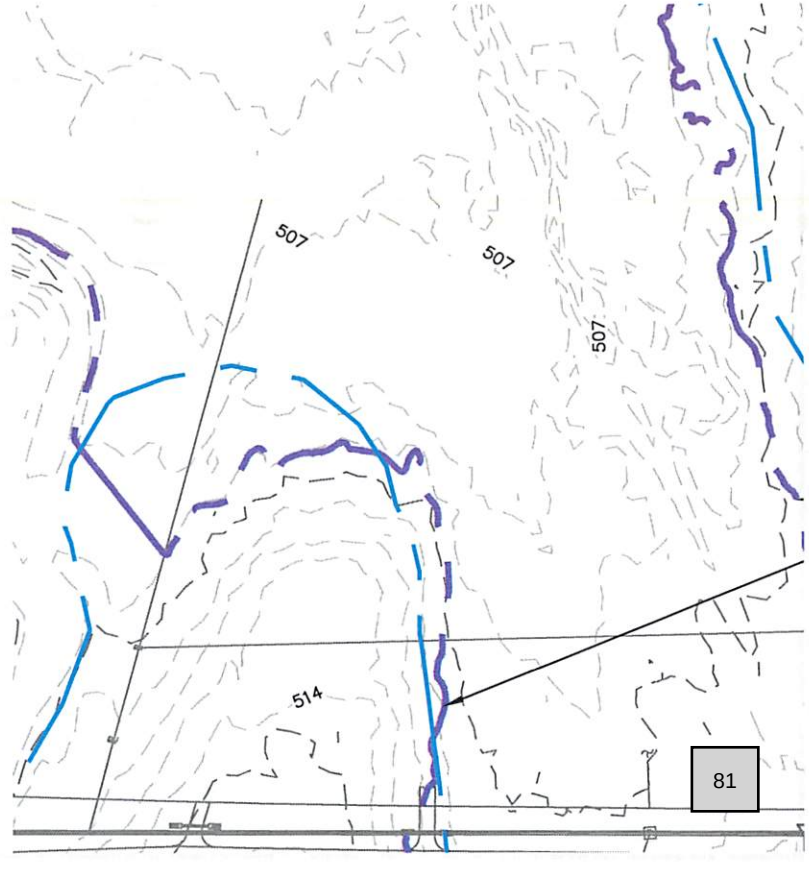
BEING A 205.38-ACRE TRACT OF LAND SITUATED IN WILSON COUNTY, TEXAS, OUT OF AND PART OF THE F. HERRERA SURVEY, ABSTRACT NO. 15, TRACTS 38, 38A, 39, AND 39A (ALSO REFERENCED AS ABSTRACT NO. 290, TRACT 4, AND ABSTRACT NO. 33, TRACT 6, LABEL TEX0525105), AND THE J. H. SAN MIGUEL SURVEY, ABSTRACT NO. 290,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



VARIES	VARIES	15' REAR
55' (TYP.)	50' (MIN.)	SETBACK (TYP)

Requested Variances from Base Zoning and Subdivision Standards

Requested Variances from Base Zoning and Subdivision Standards

Pursuant to Section 38-202(c)(4) of the City Code, King Fish Development, LLC (the "Applicant") respectfully requests the following variances from the standard requirements applicable to the underlying R-1 zoning district and applicable subdivision design standards. The requested variances are intended to facilitate the development of the Property as a cohesive single-family residential community while allowing the development to incorporate site-specific residential design and development standards.

1. Side Yard Setback

Base Standard: Section 38-208 requires a minimum side yard setback of 10 feet in the R-1 District.

Requested PDD Standard: A minimum side yard setback of 5 feet.

Reason for Variance: The reduced side yard setback is requested to accommodate the proposed residential lot configuration and building pattern within the PDD. The Applicant will coordinate with the City's applicable fire, building, and engineering requirements to ensure that the reduced setback does not interfere with required emergency access, life-safety requirements, or applicable building-code requirements.

2. Rear Yard Setback

Base Standard: Section 38-208 requires a minimum rear yard setback of 20 feet in the R-1 District.

Requested PDD Standard: A minimum rear yard setback of 15 feet.

Reason for Variance: The reduced rear yard setback is requested to accommodate the proposed residential lot configuration and provide flexibility in the placement and design of single-family residences while maintaining adequate private yard areas and the overall residential character of the development.

3. Front Yard Setback for Irregularly Shaped Lots

Base Standard: Section 38-208 establishes a 20-foot minimum front yard setback for the R-1 District. The City has indicated that the base zoning regulations do not provide a general reduction in the front setback for irregularly shaped lots.

Requested PDD Standard: A minimum front yard setback of 15 feet for designated irregularly shaped residential lots, with a 20-foot minimum front yard setback applicable to standard lots.

Reason for Variance: The reduced setback is requested only for irregularly shaped lots where strict application of the standard 20-foot setback would unnecessarily constrain the placement and design of the residence due to the unique configuration of the lot. The variance is intended to provide reasonable flexibility for such lots while maintaining a consistent residential development pattern throughout the PDD.

4. Public Sewer Connection Requirement

Base Standard: Section 36-312(d) requires property located within 100 feet of a public sewer line to connect to the public sewer system.

Requested PDD Standard: The Applicant requests a variance from Section 36-312(d) to permit the approximately 63 one-half-acre residential lots within the applicable unit of the development to be served by individual on-site septic facilities ("OSSF") rather than connect to the available public sewer system.

Reason for Variance: The requested variance is necessitated by the unique topographic condition of the Property. Due to the existing elevation and grade within the portion of the Property containing the approximately one-half acre residential lots, conventional gravity sewer to those lots is not practicable. Strict application of Section 36-312(d) would require the constructions and operation of a lift station, force main, and associated infrastructure solely to overcome the site's topographic constraints.

In addition to the costs associated with the construction and installation of the lift station and related infrastructure, requiring a lift station would result in ongoing costs for the City associated with the operation, maintenance, repair and eventual replacement of the system.

The affected lots are substantially larger than conventional single-family residential lots and are proposed to be served by individual OSSF designed and permitted in accordance with all applicable regulatory requirements. If a lift station is required, the approximately one-half-acre lots proposed within the Project would no longer be feasible as currently contemplated, and the Applicant would not be able to proceed with the proposed larger-lot configuration. The requested variance is limited to the identified portion of the development and is intended to accommodate the Property's unique conditions while providing an appropriate wastewater disposal solution for the proposed large-lot residential use.

Residential Construction Standards

"PDD Standards"

RESIDENTIAL CONSTRUCTION STANDARDS

As and if applicable, the specifications hereinafter provided may be modified to the extent contrary specifications are included in the Consultant's Plan and identified as having direct application to the Residential Project. Except as specifically provided in the Development Agreement, all development of the Residential Project shall be governed by the City of La Vernia Code of Ordinances ("Code") (including the City Subdivision Ordinance). The Residential Plan shall minimally incorporate the elements hereafter described.

- Centralized location of the amenity center.
  - Proposed amenity center will include playscapes, water features (potential swimming pool), and community gathering spaces.
- Developer will meet or exceed the area requirement set for total pond and open space inclusive of amenity center site.
- No single-family residential lot within the Residential Project shall be smaller than 6,000 square feet.
- The minimum lot width shall be fifty feet (50') and the minimum lot depth shall be one hundred feet (100').
- Maximum Density: Overall single-family density will not exceed 4 units per acre.
- Minimum Building Setbacks:
  - Front Setback Line: twenty feet (20') and fifteen feet (15') on irregular shaped lots;
  - Side Setback Line: five feet (5'); and
  - Rear Setback Line: fifteen feet (15').

- Residential Street and Walkway Construction:
  - Cul-de-sacs shall conform to the standards set forth in Section 30-605(e) of the Code.
  - Residential areas will be connected by sidewalks as required by Section 30-615(a) of the Code.

- Prohibited Elements applicable to single-family residences:
  - Flat roofs;
  - Stove pipe chimneys;
  - Random roof penetrations or skylights facing the street;
  - White skylights;
  - Mirrored glass or any reflective film or windows;
  - Wood siding
  - Stone which appears glued on (cultured stone accents may be permitted);
  - Vivid, strong, bright colors; and/or
  - More than four (4) materials on front elevation.

- Minimum House Size; Slab and Exterior Construction Standards
  - All single-family houses shall consist of a minimum of 1,300 square feet in gross floor area.
  - Site-built on engineered, concrete slabs.

- Design Elements:
  - Variation to roof or building lines are required.
  - Decorative window shutters are encouraged.
  - The below design elements are encouraged:

- Windows and/or entries recessed into the façade by a minimum of one inch (1");
- Pillar posts;
- Balconies, porches or patios;
- Window hoods/screens; and/or
- Use of varying building materials; however, the use of more than four (4) building materials is prohibited.

- Heights and Views:
  - No building or residential structure may exceed two and one-half (2 ½) stories in height as measured from the elevation of the finished slab, exclusive of chimneys and ventilators, in accordance with Section 38-208 of the Code.

- Masonry:
  - Defined as Stone, Stucco, Stucco Board, or Brick
  - Masonry accents are masonry materials to create diversity in the façade or emphasis of architectural features.
  - 25% Masonry on the front elevation.
  - Siding: Any siding shall be vertical board and batten or horizontal lap.
  - Decorative Shakes or Decorative Siding such as shakes, scallops or other decorative siding facades shall be no more than 20% of the front elevation, 20% of each side, or 20% of the rear of the home.

- Driveways:
  - Developer shall provide for two (2) parking spaces on the driveway (which are in addition to the two (2) garage spaces identified and described below).

- Roofing:
  - 30-year dimensional shingles, standing seam metal, tile or similar are allowable roofing materials.
  - Roof pitches shall be no less than 4:12.
  - Accent or decorative roof pitches shall be no less than 2:12.
  - Accent or Decorative Roofs include porches, dormers, shed roofs over windows, box or bay windows, etc.

- Architectural Features:
  - Porches, patios, and/or courtyards may protrude into the front or rear setback by no more
    than five feet (5').
  - Eaves and roof extensions may protrude into setbacks by no more than two feet (2').
  - Windowsills, belt courses, cornices, and other architectural features may protrude into setbacks by no more than twelve inches (12").

- Front Doors:
  - Front doors shall be a solid core door not less than six foot eight inches (6'8") in height.
  - Clear leaded glass or eight (8) panel distinguished by mullions are encouraged.
  - The use of double doors, enhanced by side lights or transoms is encouraged.

- Floorplan Restriction:
  - Homes with identical elevations shall be restricted from being built on adjacent lots or on lots directly across from each other on the same street and shall have two full lots separation between them on the i) same or ii) opposite side of the street.

- Garage Doors:
  - Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
  - Windows along the top of the garage doors are permitted.
  - Must not extend beyond the front of the home or front porch, J-drive and side entry garages shall be exempt from this requirement. The garage may extend up to five (5') feet in front of the body of the home.
  - Detached, J-swing, side entry, and recessed garages are encouraged.

- Accessory Buildings:
  - Accessory buildings, if permitted, shall comply with Section 38-410(a) of the Code.

- Address Markers
  - Address markers shall be centrally located on the residence and well-lit, so as to be visible from the street.

- Enclosures:
  - Air conditioning compressors and pool equipment shall be enclosed by a structural screening element constructed of the same masonry materials as the principal residence, lot fencing, or non-deciduous landscaping.
  - In the event non-deciduous landscaping is used to screen any air conditioning compressor, at the time of installation, the non-deciduous landscaping shall screen one-half (1/2) of the vertical height of the air conditioning compressor.

- Landscaping Requirements:
  Landscape irrigation system for entire front yard, side yard and rear yard shall be installed and metered in accordance with the requirements in effect at the time the property is rezoned to PD.
  - Minimum of 100 square foot mulched landscape bed in the front yard.
  - Front yard shall be fully sodded, except for landscape bed, and rear yard shall be fully sodded, except for any landscape bed(s).
  - Minimum of ten (10) one (1) gallon plants in the front yard.
  - Minimum of six (6) three (3) gallon plants in the front yard.
  - Minimum of one (1) two-inch (2") caliper hardwood tree shall be planted within the rear yard inside of any fencing.
  - Minimum of two (2) three-inch (3") caliper hardwood tree shall be planted within the front yard or side yard in front of any fencing.
  - Landscape irrigation system for entire front and rear yard shall be installed.
  - Any Lots which are corner lots or side open space lots shall include the following:
    - Minimum of 100 square foot mulched landscape bed in the front yard.
    - Minimum of 100 square foot mulched landscape bed in the side yard.
    - Front yard and rear yard shall be fully sodded, except for landscape bed(s).
    - Minimum of fifteen (10) one (1) gallon plants in the front yard.
    - Minimum of 6 (6) three (3) gallon plants in the front yard.
    - Minimum of three (3) three-inch (3") caliper hardwood trees, planted not less than twelve feet (12') apart, two (2) of which shall be a side yard tree, and one (1) of which shall be front yard trees.
    - Minimum of six (6) one (1) gallon plants in the side yard.
    - Minimum of five (5) five (5) gallon plants in the side yard.

Property Exhibits

Wilson CAD Web Map



8/27/2026, 9:40:32 AM

1:15,527

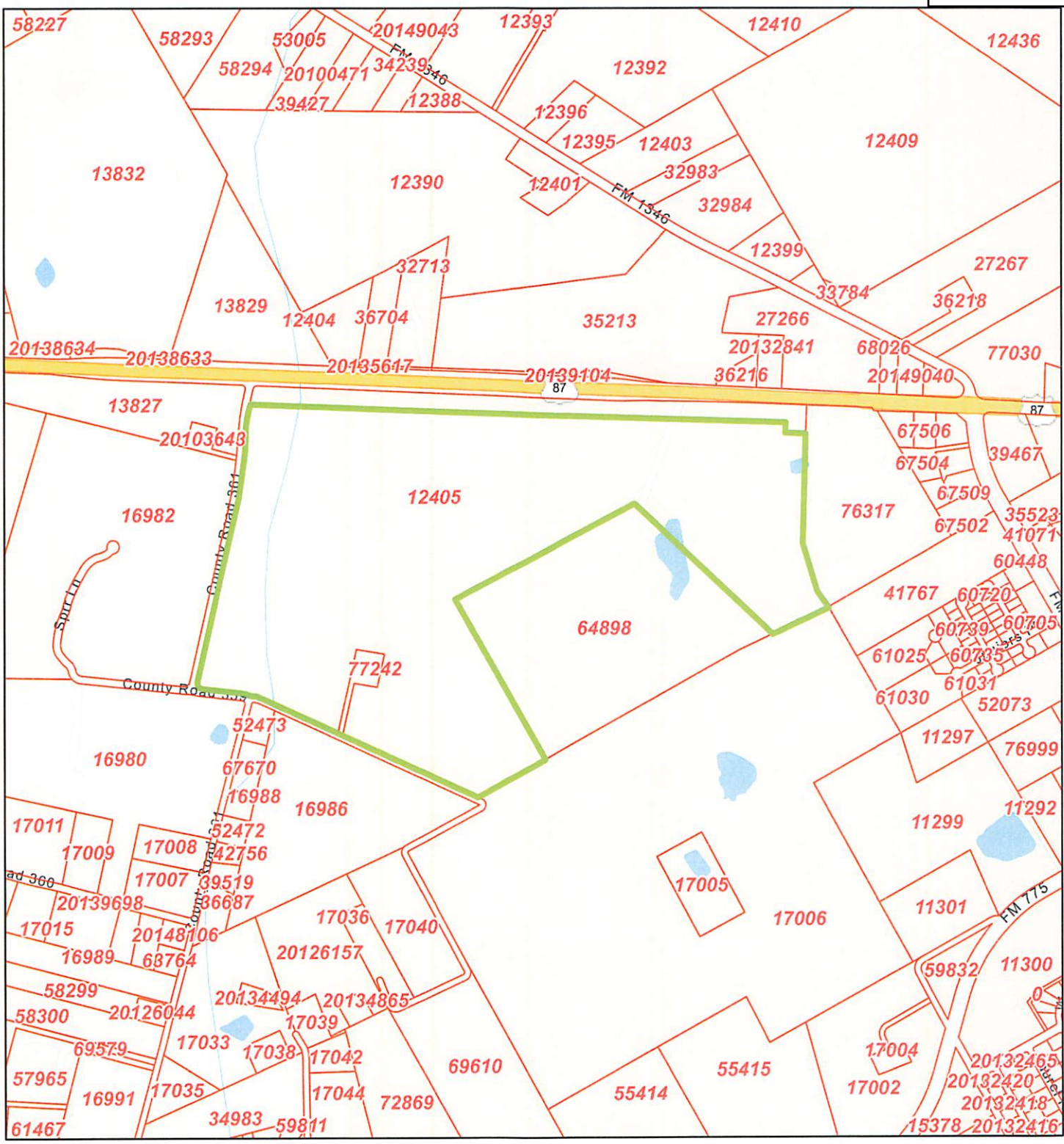
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World Imagery
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Citations
4.8m Resolution Metadata

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0 0.17 0.35 0.7 km

Esri, HERE, Garmin, iPC, Vantor

Wilson Central Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Wilson CAD Web Map



8/27/2026, 9:39:06 AM

Parcels

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0 0.17 0.35 0.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Wilson Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey

Wilson County Appriasal District Information

Wilson CAD Property Search

Property Details

Account

Property ID:	12405 **Geographic ID:** 0015-00000-03800
Type:	R
Location	
Situs Address:	HWY 87
Map ID:	60
Legal Description:	A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)
Abstract/Subdivision:	A0015
Neighborhood:	(LVCITY RF) LA VERNIA CITY RF'S
Owner	
Owner ID:	97210
Name:	FLP DEVELOPMENT LLC
Agent:	
Mailing Address:	PO BOX 10 LA VERNIA, TX 78121
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$72,290 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$3,780 (+)
Agricultural Market Valuation:	$811,100 (+)
Market Value:	$887,170 (=)
Agricultural Value Loss:	$787,260 (-)
Appraised Value:	$99,910 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)

Assessed Value:

Ag Use Value: $23,840

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: FLP DEVELOPMENT LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CL	La Vernia City	0.272538	$887,170	$99,910	$272.29	
ESD#1	ESD 1	0.094550	$887,170	$99,910	$94.46	
ESD#3	ESD 3	0.077517	$887,170	$99,910	$77.45	
GW	Wilson County	0.405961	$887,170	$99,910	$405.60	
HH	Wilson Co Hosp	0.081788	$887,170	$99,910	$81.71	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018300	$887,170	$99,910	$18.28	
SL	La Vernia ISD	1.051900	$887,170	$99,910	$1,050.95	
WEU	EVERGREEN UWC DIST	0.004353	$887,170	$99,910	$4.35	

Total Tax Rate: 2.006907

Estimated Taxes With Exemptions: $2,005.09

Estimated Taxes Without Exemptions: $17,804.68

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 756.0 sqft **Value:** $72,290

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF1	1960	756
OP	COVERED PORCH OR PATIO	1	0	117
SHED WOOD	SHED WOOD (WOOD SIDING)	OP1	0	220
DECK	DECK	2	0	135
OP	COVERED PORCH OR PATIO	1	0	108
STL CONT	STEEL CONTAINER	2	2025	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DC	DRY CROPLAND	46.44	2,022,795.72	0.00	0.00	$175,360	$7,220
IP	IMPROVED PASTURE	168.35	7,333,326.00	0.00	0.00	$635,740	$16,620
LVISD	LVISD RURAL LAND	1.00	43,560.00	0.00	0.00	$3,780	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$72,290	$814,880	$23,840	$99,910	$0	$99,910
2025	$65,030	$814,880	$24,730	$93,540	$0	$93,540
2024	$61,480	$814,880	$25,450	$90,710	$0	$90,710
2023	$83,840	$814,880	$25,810	$113,430	$0	$113,430
2022	$58,350	$814,880	$26,330	$88,460	$0	$88,460
2021	$50,120	$845,970	$26,330	$80,370	$0	$80,370
2020	$48,330	$679,730	$26,330	$77,810	$0	$77,810
2019	$36,260	$679,730	$26,380	$65,790	$0	$65,790
2018	$36,260	$679,730	$26,380	$65,790	$0	$65,790

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/24/2014	LOF	LIEU OF FORECLOSURE	P-BAR DEVELOPMENT CO LLC	FLP DEVELOPMENT LLC	1785	279	34350
10/15/2012	WD/VL	WARRANTY DEED/VENDERS LEIN	F-4 CATTLE CO INC	P-BAR DEVELOPMENT CO LLC	1686	759	

Wilson CAD Property Search

Property Details

Account		
Property ID:	77242	**Geographic ID:** 0290-00000-00401
Type:	R	
Location		
Situs Address:		
Map ID:	60	
Legal Description:	A0290 J H SAN MIGUEL SUR, TRACT 4A, ACRES 1.783	
Abstract/Subdivision:	A0290	
Neighborhood:	(LVSCHOOLRF) LV SCH DIST RF'S	
Owner		
Owner ID:	129611	
Name:	PIERDOLLA BRANDON WADE	
Agent:		
Mailing Address:	PO BOX 1353 LA VERNIA, TX 78121	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$178,570 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$91,650 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$270,220 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$270,220 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$270,

Ag Use Value:

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PIERDOLLA BRANDON WADE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CL	La Vernia City	0.272538	$270,220	$270,220	$736.45	
ESD#1	ESD 1	0.094550	$270,220	$270,220	$255.49	
ESD#3	ESD 3	0.077517	$270,220	$270,220	$209.47	
GW	Wilson County	0.405961	$270,220	$270,220	$1,096.99	
HH	Wilson Co Hosp	0.081788	$270,220	$270,220	$221.01	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018300	$270,220	$270,220	$49.45	
SL	La Vernia ISD	1.051900	$270,220	$270,220	$2,842.44	
WEU	EVERGREEN UWC DIST	0.004353	$270,220	$270,220	$11.76	

Total Tax Rate: 2.006907

Estimated Taxes With Exemptions: $5,423.06

Estimated Taxes Without Exemptions: $5,423.06

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1344.0 sqft **Value:** $178,570

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF3	0	1344
STG	WOOD STORAGE BLDG	2	0	288
OP	COVERED PORCH OR PATIO	3	0	336

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LVISD	LVISD RURAL LAND	1.78	77,667.48	0.00	0.00	$91,650	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$178,570	$91,650	$0	$270,220	$0	$270,220
2025	$168,030	$91,650	$0	$259,680	$0	$259,680
2024	$180,160	$91,650	$0	$271,810	$0	$271,810
2023	$187,370	$48,930	$0	$236,300	$0	$236,300
2022	$156,060	$48,930	$0	$204,990	$0	$204,990
2021	$134,040	$48,930	$0	$182,970	$0	$182,970
2020	$129,250	$32,090	$0	$161,340	$0	$161,340
2019	$21,090	$32,090	$0	$53,180	$0	$53,180
2018	$21,090	$19,610	$0	$40,700	$0	$40,700

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/23/2016	GIFT	GIFT	FLP DEVELOPMENT LLC	PIERDOLLA BRANDON WADE	1911	279	54558

Property Deeds

Deed in Lieu of Foreclosure

Date: 3-17-14, 2014

Grantor: P-Bar Development Co.

Grantor's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Grantee: FLP Development, LLC

Grantee's Mailing Address: P.O. Box 10, Hwy. 87 West,
La Vernia, Wilson County, Texas 78121

Note: That certain Promissory Note dated September 14, 2012, executed by P-Bar Development Co., LLC, payable to the order of F-4 Cattle Co., Inc. in the original principal amount of One Million, Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00).

Deed of Trust: Dated September 14, 2012 from P-Bar Development Co., LLC to North O. West, Trustee.

Consideration: TEN AND NO/100 DOLLARS ($10.00) and further the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, except that no release is given of any liens or warranties of title and further except that the indebtedness under the Note is not canceled or extinguished.

Property (including any improvements): Being 306.937 acres of land, more or less, and being approximately 188.807 acres out of the F. Herrera Survey No. 6, Abstract 15, approximately 101.43 acres out of the J.H. San Miguel Survey No. 129, Abstract 290, and approximately 16,637 acres out of the Y. P. Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172.15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract E" in Volume 439, Page 47, a 101.255 acre tract described in Volume 658, Page 567, the remaining portion of a 46.68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1.44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2.799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas, and the said 306.937 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty: The liens described in this Deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the

rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

Conveyance in Lieu of Foreclosure. This Deed and the conveyances being made are executed, delivered, and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens and as an absolute conveyance to Grantee of all right, title and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

Continuing Nature of Lien. Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Deed of Trust, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the performance of the obligations under the Deed of Trust. The Deed of Trust lien is not released or relinquished in any manner, and the indebtedness, obligations, and lien will remain valid and continuous and in full force and effect, unless and until the indebtedness, obligations, and liens are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

Nonmerger. Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct.

GRANTOR: P-BAR DEVELOPMENT CO., LLC

By: Fred L. Pierdolla, Jr
Fred L. Pierdolla, Manager
JR

GRANTEE: FLP DEVELOPMENT, LLC

By: Fred L. Pierdolla, Jr
Fred L. Pierdolla, Manager
JR

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

STATE OF TEXAS §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of P-Bar Development Co., LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

STATE OF Texas §
§
COUNTY OF Bexar §

On this day personally appeared before me Fred L. Pierdolla, Jr. Manager of FLP Development, LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2014.

KAREN S. McELWAIN
Notary Public
State of Texas
My Comm. Exp. 09-11-2014

Print Name: Karen S. McElwain
NOTARY PUBLIC
My Commission Expires: 09/11/14

FT

AFTER RECORDING, RETURN TO:

William H. Oliver
PIPKIN & OLIVER, L.L.P.
1020 N.E. Loop 410, Suite 810
San Antonio, TX 78209
Telephone: (210) 820-0082
Facsimile: (210) 820-0077

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

EXHIBIT A

FIELD NOTES

April 17, 2001

BEING 306 937 acres of land, more or less, and being approximately 188 807 acres out of the F Herrera Survey No. 6, Abstract 15, approximately 101 430 acres out of the J H San Miguel Survey No 129, Abstract 290, and approximately 16 637 acres out of the Y P Alsbury Survey, Abstract 33, Wilson County, Texas; and also being comprised of the remaining portion of a 172 15 acre tract described as "Tract A" and a 0.38 acre tract described as "Tract B" in Volume 439, Page 47, a 101 255 acre tract described in Volume 658, Page 567, the remaining portion of a 46 68 acre tract described in Volume 678, Page 102, a 0.43 acre tract described in Volume 691, Page 71, a 1 44 acre tract described in Volume 720, Page 677, a 3.08 acre tract described in Volume 446, Page 98 of the Deed Records of Wilson County, Texas and a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing south R O W line of U S Highway 87 at the intersection with the cut-off line to the existing east R O W. line of Dunn Road (County Road #361) for the northwest corner of this tract, said point also being the most northerly corner of the above referenced 0 43 acre tract,

THENCE, along said south R O W line S 86°43'00" E, 965 50 feet to a concrete marker found in same for an angle point and S 86°23'00" E, (Ref Brg) 3934 34 feet to an iron rod found in same for the northeast corner of this tract and the northwest corner of a 1 561 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas,

THENCE, S 29°46'12" E, passing the original west line of a 20 000 acre tract described in Volume 985, Page 745 of the Official Records of Wilson County, Texas at 542 97 feet and continuing into said 20 000 acre tract a total distance of 1153 12 feet to an iron rod found for the southeast corner of this tract and the southeast corner of a 2 799 acre tract described in Volume 1062, Page 817 of the Official Records of Wilson County, Texas.

THENCE, S 61°09'50" W, along the common fence line with a 15-acre tract described in Volume 1048, Page 77 of the Official records of Wilson County, Texas, passing the southwest corner of said 2 799 acre tract at 400.00 feet and continuing along said common fence line a total distance of 1121.72 feet to an iron rod found for an angle point of this tract;

THENCE, S 61°20'42" W, along the common line with a 21.186 acre tract described in Volume 893, Page 862 of the Official Records of Wilson County, Texas passing the corner of same at a called 799 61 feet and continuing along the common line with a 180.486 acre tract described in Volume 593, Page 671 of the Deed Records of Wilson County, Texas a total distance of 3115 67 feet to an iron rod found in the existing northeast R O W line of County Road #359 for the most southerly corner of this tract and the most southerly corner of the above referenced 101 255 acre tract,

Page 2
(306 937 acres)

THENCE, along said northeast R.O.W. line as follows
N 65°03'34" W, 1015.67 feet to an iron rod set for an angle point,
N 63°25'49" W, 971 47 feet to an iron rod set for an angle point, and
N 79°56'29" W, 546 97 feet to an iron rod set at the intersection with the cut-off line to the existing east R O W line of County Road #361 for a corner of this tract,

THENCE, N 34°34'53" W, 29 42 feet along said cut-off line to an iron rod found in the said east R O W line for a corner of this tract,

THENCE, along the existing fenced east R O W. line as follows
N 13°36'16" E, 1562 45 feet to a fence post for an angle point,
N 09°52'00" E, 165 61 feet to a fence post for an angle point,
N 05°49'29" E, 416 20 feet to a fence post for an angle point, and
N 12°43'50" E, 173.62 feet to an iron rod set at the intersection with the cut-off line to the existing south R O W line of U S Highway 87,

THENCE, N 53°09'00" E, 153 00 feet along said cut-off line to the POINT OF BEGINNING and containing 306 937 acres of land, more or less

Note: Plat also prepared this day

J M Butz, Jr
Registered Professional Land Surveyor
No 2024

FN01-107



Doc 00034350 Bk OP Vol 1785 Pg 284

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Apr 24,2014 at 11:53A

As a Recording

Document Number: 00034350
Total Fees : 46.00

Receipt Number - 165249
By,
Yvonne G Garcia

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1785 and Page: 279 of the named records of: Wilson County as stamped hereon by me.

Apr 24,2014

Eva S Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILSON §

THAT THE UNDERSIGNED, **FLP DEVELOPMENTS, LLC,** here by referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY to **BRANDON WADE PIERDOLLA, as his sole and separate property** herein referred to as "Grantees", whether one or more, the real property described as follows:

> **Being a 1.783 acre tract, more or less, situated in the JH San Miguel Survey No. 129, Abstract 290, Wilson County, Texas and being out of a 306.937 acre tract as described in a conveyance from P-Bar Development, LLC to FLP Development, LLC, recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas; Said 1.783 acre tract, more or less, being more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.**

The conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Wilson County, Texas.

Grantor hereby reserves the right to use the 41.15 foot driveway for access to the remaining portion of the property owned by FLP Development, LLC.

Grantor hereby reserves the First Right of Refusal to any member of the Pierdolla Family.

Grantee agrees to build fence around the subject property to keep cattle out.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER HOLD all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This instrument was prepared solely from information and on instructions given to this office by our client. No title opinion or other information has been furnished to or has been, or is being given by this office to any person in connection with the preparation of this instrument or the accuracy of the information contained herein,

EXECUTED this 23 day of May, 2016.

FLP DEVELOPMENT, LLC
By: Fred L. Pierdolla, Jr.

GRANTEE ACCEPTS AND AGREES:

BRANDON WADE PIERDOLLA

METES AND BOUNDS DESCRIPTION OF A 1.783 ACRE TRACT

Being a 1.783 acre tract situated in the J. H. San Miguel Survey No. 129, Abstract 290, Wilson County, Texas, and being out of a 306.937 acre tract as described in a conveyance from P-Bar Development, LLC to FLP Development, LLC recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas; said 1.783 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the northeast line of County Road 359 for the southwest corner of the herein described tract; said point being located South 79° 56' 29" East 547.06 feet (deed call South 79° 56' 29" East 546.97 feet) and South 63° 25' 47" East 655.90 feet (deed call South 63° 25' 49" East) with said northeast line of County Road 359 from a 1/2" steel rod found at the southeast end of the northeast cutback line of said County Road 359 and County Road 361;

THENCE over and across said 306.937 acre tract with the following calls:

North 13° 00' 38" East 679.89 feet generally along a barbed wire fence to a wood fence corner post found for the northwest corner of the herein described tract;

South 80° 40' 53" East 227.49 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the northeast corner of the herein described tract;

South 13° 00' 38" West 268.63 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the most northerly southeast corner of the herein described tract;

North 80° 40' 53" West 187.41 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

and South 13° 00' 38" West 423.49 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558' set on said northeast line of County Road 359 for the most southerly southeast corner of the herein described tract;

THENCE North 63° 25' 47" West 41.15 feet (deed call North 63° 25' 49" West) with said northeast line of County Road 359 to the POINT OF BEGINNING and containing 1.783 acres.

Surveyor's Notes:
1. Bearings are based on the deed of 306.937 acre tract recorded in Volume 1785, Page 279, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

March 3, 2016

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 1.783 acre tract made under my supervision.



Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPLS Firm No. 10171400

LEGAL PUBLIC NOTICE

The La Vernia City Council will hold a pub ctober 22nd, 2026, at 6:00 p.m in the City Council Chambers located at 102 E. Chihuahua Street, La Vernia, Texas 78121 to receive public comment and testimony on the application to rezone A0015 F HERRERA SUR, TRACT 38, 38A, 39, ACRES 215.787, (A-290 TRACT 4 & A-33 TRACT 6)

All property subject to the rezoning and replat is located in Wilson County, Texas.

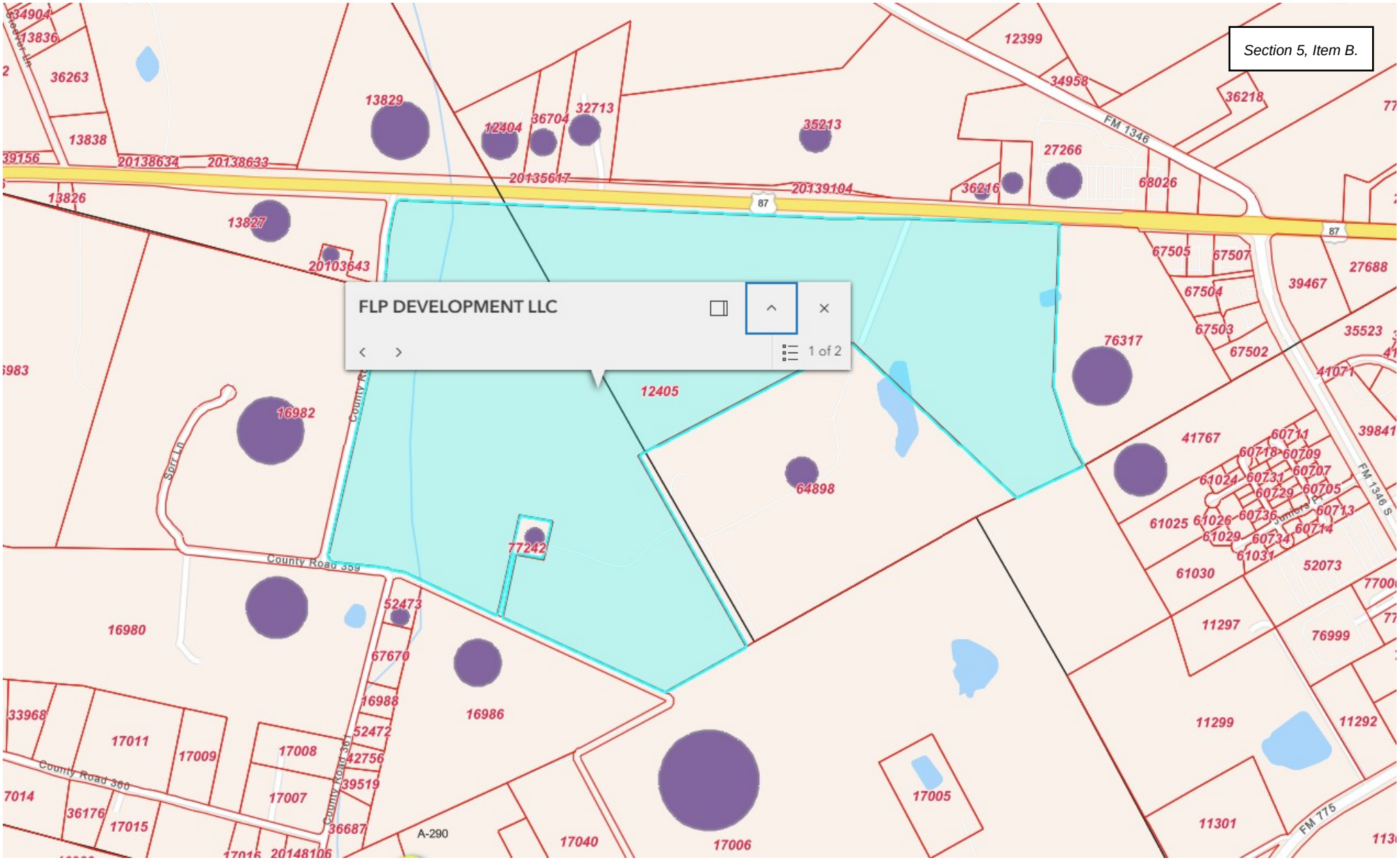
From present classification of R-A Residential Agriculture to PDD Planned Development District

All interested persons are invited to attend and be heard. Draft materials, if available, may be reviewed at City Hall during regular business hours or by request to Madison Farrow, 830-779-4541x5, Mfarrow@lavernia-tx.gov

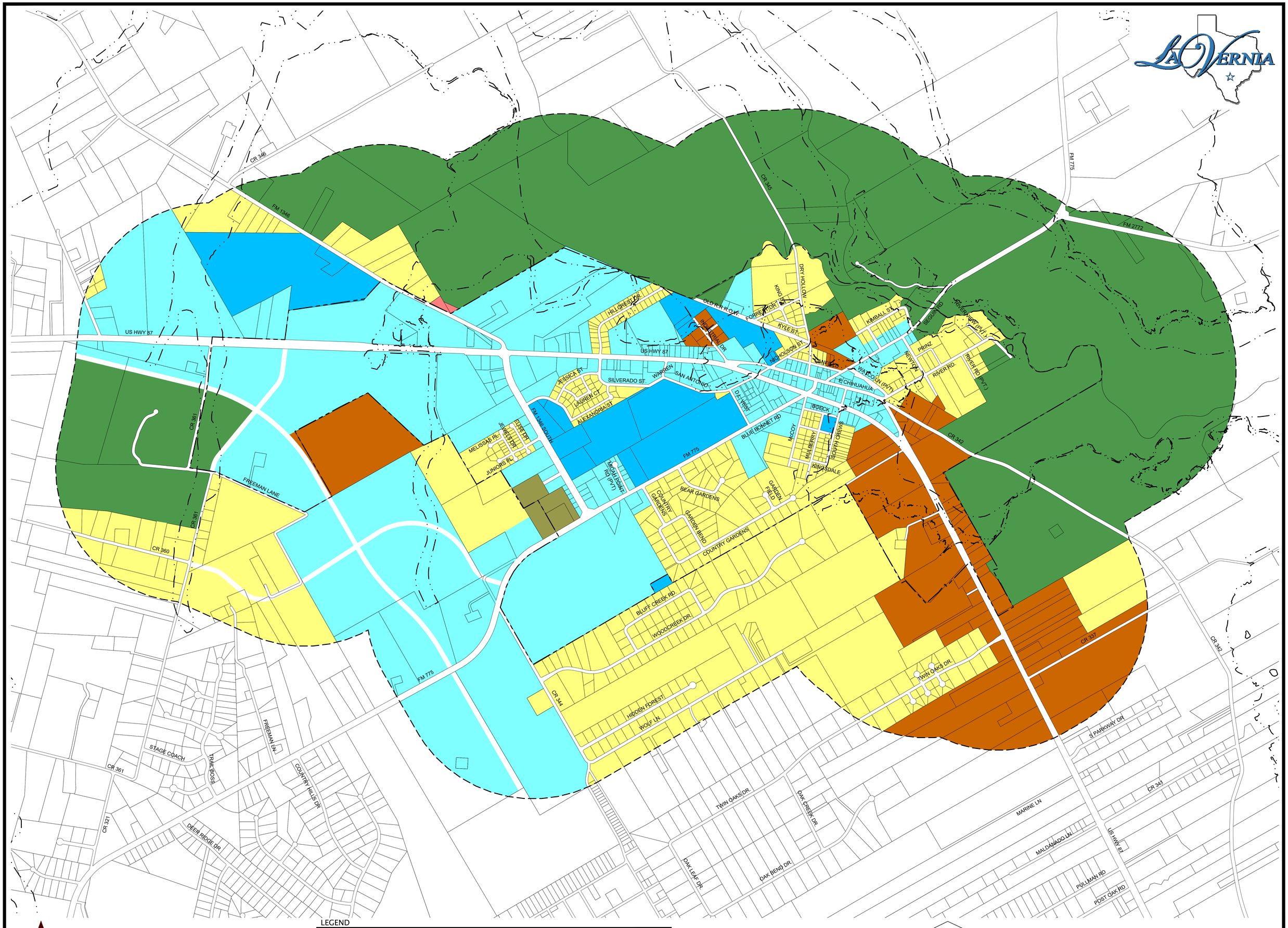
If you require auxiliary aids or services to participate, ple ct City Hall at least 48 hours in advance.

#	Property Owner / Entity	Mailing Address	City, State ZIP
1	Schroeder Donald H & Ella Ray (LTE)	PO Box 88	La Vernia, TX 78121
2	Pierdolla Brandon Wade	PO Box 1353	La Vernia, TX 78121
3	FLP Development LLC	PO Box 10	La Vernia, TX 78121
4	Nious Albert Est. / C/O Resa Garrett	6001 Almelo Dr	Round Rock, TX 78681
5	Hollis W Pierdolla Trust	PO Box 691	La Vernia, TX 78121
6	HEB Grocery Company LP	646 S Flores St	San Antonio, TX 78204
7	Beaver Tommy G Jr. & Gail L	7545 Hwy 87 E	San Antonio, TX 78263
8	NP Homes LLC	21911 Ranier Ln	San Antonio, TX 78260-3525
9	HEB Grocery Company LP – Property Tax Dept.	PO Box 839999	San Antonio, TX 78283-3999
10	Trevino Vickie L	15144 US Hwy 87 W	La Vernia, TX 78121
11	Dodson Gator	177 Cibolo Ridge	La Vernia, TX 78121
12	Thayer Clayton Dean & Chelsey Marie	126 CR 361	La Vernia, TX 78121
13	Kosub Lillian M	2023 Dellhaven	San Antonio, TX 78220
14	Rose Will & Karen	PO Box 430	La Vernia, TX 78121
15	Morrison Shane Brandon & Melanie Gaye	151 CR 346	La Vernia, TX 78121

16	First Baptist Church La Vernia	PO Box 279	La Vernia, TX 78121-0279


FLP DEVELOPMENT LLC
1 of 2
12399
34958
36218
FM 1346
13836
36263
13829
12404
36704
32713
35213
27266
13838
20138634
20138633
20135617
20139104
36216
68026
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13827
87
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67505
67507
27688
39467
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76317
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12405
16982
41767
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61024
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64898
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52073
County Road 389
77242
52473
16980
67670
11297
76999
16988
16986
11299
11292
33968
17011
17009
17008
52472
42756
39519
17007
17014
36176
17015
36687
A-290
17040
17006
17005
11301
FM 775
20148106


La Vernia City Park
La Vernia High School
Grace Bible Church
Bluffcreek Dr
Woodcreek Dr
Twin Oaks Dr
Twin Oaks Dr
Dry Hollow Creek
Cibolo Creek
Audacity Fitness
346
1346
345
775
2772
87
359
361
360
344
342
337



LEGEND

- CITY LIMITS LINE
- ETJ LINE
- FLOODPLAIN
- AGRICULTURE
- COMMERCIAL
- MANUFACTURED HOME
- MIXED USE
- PUBLIC
- RESIDENTIAL MULTI-FAMILY
- RESIDENTIAL SINGLE FAMILY
- RETAIL

NORTH

0 600 1200 1800

FUTURE LAND USE MAP

CITY OF LA VERNIA, TEXAS

DATE: MARCH 2020

M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM F-1394

S:\Active Projects_2019\72 New Braunfels Municipal\7219LAVER.002 La Vernia MTP Update\dwg\2019 Future Land Use Map.dwg