

PLANNED DEVELOPMENT DISTRICT

GRIST MILL HIGHLANDS

Approved April 4th, 2018

ORDINANCE NO. 206

This Planned Development District Ordinance relating to the Grist Mill Highlands Development (“Ordinance”) is enacted pursuant to City of Umland Zoning Ordinance pertaining to the “Property” defined below.

RECITALS

WHEREAS, **KB HOME, LONE STAR, INC.**, (“Owner”) owns a total of 50.972 acres of land, more or less, located in Hays County, Texas, and more particularly described by the metes and bounds description and the survey which are collectively attached as **Exhibit “A”** (the “Property”). The Property is located wholly within the City’s corporate limits; and

WHEREAS, Owner plans to develop the Property as a high quality, residential community with a mix of lot sizes and a private community park with parking spaces (the “Project”), as generally delineated in the PDD Master Plan attached as **Exhibit “B”**, and the Development Standards attached as **Exhibit “C”**, as the PDD Master Plan and the Development Standards may be amended in accordance with the processes described in this Ordinance; and

WHEREAS, Pursuant to Section 20 of the City of Umland’s Zoning Ordinance, a Planned Development District (“PDD”) is a special zoning district category that may be created to provide an alternate approach to conventional land use controls and may be used for a particular tract or tracts of land to be developed according to a master design statement or master development plan; and

WHEREAS, Owner has submitted an application to the City to rezone the Property to Planned Development District, designating it as “PDD-__”; and

WHEREAS, Owner intends that the Property be developed as a small lot single family residential community, that will benefit and serve the present and future citizens of the City pursuant to development regulations contained in this Ordinance. A Notice of this Ordinance will be recorded in the real property records of the County (so as to bind the City, the Owner and all future owners of the Property), and to provide regulatory certainty during the Term of this Ordinance; and

WHEREAS, the City is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapter 211 and Chapter 51.014; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and recommended for approval by the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Umland:

ARTICLE I. FINDINGS OF FACT

The foregoing Recitals are hereby adopted as findings of facts and are incorporated fully herein.

ARTICLE II. ENACTMENT

- A. Ordinance.** This Ordinance is hereby established so to read in accordance with *Attachment "A,"* which is attached hereto and incorporated into PDD-2 Ordinance No. XXXXX for all intents and purposes.
- B. Zoning Map.** The official zoning map of the City is hereby amended to reflect the zoning designations established in *Attachment "A "*.
- C. Development Plan.** This Ordinance, together with *Attachment "A"* and the exhibits thereto and the Grist Mill Highlands Ordinance ("Ordinance"), constitutes the development plan for the Property covered by this Ordinance. All land use and development of the Property must conform to the limitations and conditions set forth in the Code, this Ordinance, and *Attachment A* and the exhibits thereto. Enactment of this Ordinance shall constitute City Council's approval of the development plan.
- D. Planned Unit Development District (PDD) Master Plan.** The PDD Master Plan attached to *Attachment "A" as Exhibit B* is hereby approved. Permits for the Project will be issued by the City upon application and approval for construction activities in conformance with this Ordinance, the Code, the Ordinance and in conformance with the PDD Master Plan.
- E. Development Standards.** The approval of this Ordinance and the attached **Exhibits A-D** constitutes the approval of development standards and the approval of variances, exceptions, and alternative standards from conflicting provisions of the Code.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. Attachments and Exhibits.** The following Attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. __ and Zoning Map

<u>Exhibit "A"</u>	Description of the Property
<u>Exhibit "B"</u>	PDD Master Plan
<u>Exhibit "C"</u>	Site Comparison Chart
<u>Exhibit "D"</u>	Fencing Plan

ARTICLE IV. REPEALER AND SEVERABILITY

REPEALER: All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SEVERABILITY: Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

ARTICLE V. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power of injunction as provided by V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

ARTICLE VI. PUBLICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

ARTICLE VII. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 331. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

ARTICLE VII. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED AND APPROVED this, the 4th day of April 2018, by a vote of 4 (ayes) to 1 (nays) to 0 (abstentions) of the City Council of Umland, Texas.

CITY OF UHLAND, TEXAS:

Vicente Hunter

, Mayor



Attest:

Karen Gallaher

Karen Gallaher, City Administrator

**GRIST MILL HIGHLANDS
PLANNED DEVELOPMENT DISTRICT
PLANNED DEVELOPMENT DISTRICT NO. 2**

**ARTICLE I.
ENACTMENT PROVISIONS**

1.1 Popular Name.

This Chapter shall be commonly cited as the "PDD2- Ordinance", also referred to as "this Ordinance" herein.

1.2 Purpose.

The enactment of this Ordinance memorializes the City Council's legislative approval of the Planned Development District Ordinance. This Ordinance also creates the zoning classification "Planned Development District No. 2 (PDD-2)."

1.3. Scope.

This Ordinance applies to the Property as described in **Exhibit A** of this Ordinance.

**ARTICLE II.
GENERAL PROVISIONS**

2.1 Purpose. The purpose of this Ordinance is to provide a master plan and development standards that:

- (a) provides for subdivision design that meets or exceeds City standards;
- (b) provides for increased recreation and parkland opportunities;
- (c) provides amenities or features that would be of special benefit to the property users;
- (d) protects and preserves natural amenities and environmental assets such as floodplain and trees; and

2.2 PDD Development Standards Approved. The development standards set out in this Ordinance and **Exhibits A–D** attached to this Ordinance are hereby approved. All uses and development within the Property shall conform to the PDD Master Plan.

2.3 PDD District Master Plan. The PDD District Master Plan attached hereto as **Exhibit B** shows the boundary of the Property, location of water quality pond(s), notable drainage areas, The PDD District Master Plan, along with the other exhibits attached hereto, also provide private parkland areas, building setbacks, and other pertinent development features.

2.4 Definitions. Each of the following terms shall have the meanings indicated:

"**Applicable Requirements**" shall mean the applicable federal and state laws, city ordinances, rules and regulations, and the PDD2 Development Standards.

“**Applicant**” shall mean any owner, developer, person or entity engaging in subdivision or development of any of the Property or applying for any permit, approval, variance or waiver for any of the Property.

“**Certified Inspector**” shall mean an independent certified state licensed inspector to inspect the Vertical Building Improvements as to their conformity with applicable city ordinances and building codes and related building plans.

“**City**” shall mean the City of Umland, Texas, a Texas Type A, general law city.

“**City Administrator**” shall mean the person or entity engaged by City to serve in the capacity of City’s chief administrative officer.

“**City Code**” shall mean the collective duly adopted ordinances of the City, together with all related administrative rules and technical criteria manuals.

“**City Council**” shall mean the governing body of the City of Umland, Texas.

“**City Engineer**” shall mean the engineer of the City of Umland, Texas.

“**PDD Master Plan**” shall mean the master plan for the Property attached as **Exhibit B**, as it may be amended from time to time in accordance with this Ordinance.

“**County**” shall mean Hays County.

“**Development Standards**” shall mean the development standards for the Property as described in this Ordinance and attached as **Exhibit C**, as they may be amended from time to time in accordance with this Ordinance.

“**Dwelling Unit**” shall mean a residential unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking.

“**Effective Date**” and similar references shall mean the date this Ordinance is approved and adopted.

“**Final Plat**” shall mean a map of a subdivision, addition or development to be recorded in the County plat records after approval by City.

“**Owner**” shall mean (i) the Owner named above, or (ii) any subsequent owner of a part of the Property that is a successor or assignee of rights from Owner.

“**Preliminary Plat**” shall mean a map showing the salient features of a proposed development, submitted for the purpose of preliminary consideration and communication prior to the submission of a Final Plat.

“**Project**” shall mean the development on the Property as generally delineated in the PDD Master Plan attached as **Exhibit “B”**, and the Development Standards attached as **Exhibit “B”**, as the PDD Master Plan and Development Standards may be amended in accordance with the processes described in this Ordinance.

“**Property**” shall have the meaning set forth in the recitals to this Ordinance, and consists of the land described on **Exhibit A** together with any land added to this Ordinance.

“**Vertical Building Improvements**” shall mean the construction and reconstruction of a building, structure or any above ground improvement or development, not including roads, drainage facilities or utility facilities, and not including manufactured homes, modular housing or industrialized buildings covered by Chapters 1201 or 1202 of the Texas Occupations Code.

ARTICLE III. LAND USE AND ZONING

- 3.1 Zoning.** The property is currently zoned Single-Family Dwelling District 2 under the City Zoning Ordinance, subject to the PDD Master Plan and the Development Standards, after implementation of the zoning process described by Chapter 211 of the Texas Local Government Code, which shall be implemented, but it is acknowledged and agreed to regardless of the zoning.
- 3.2 Restrictive Covenants.** For the better development and benefit of the Property, Owner intends to impose certain covenants, conditions and restrictions applicable to the use and maintenance thereof, and will make such covenants, conditions and restrictions, as well as by the Owner and other owners of land within the Property, and by a property owners’ association which shall be created regarding the covenants, conditions and restrictions.

ARTICLE IV MASTER PLAN, APPLICABLE DEVELOPMENT REGULATIONS AND RELATED MATTERS

- 4.1 Phased Development.** Owner intends to develop the Property in phases and City acknowledges that the Project will be developed in phases over time.
- 4.2 Phasing Updates.** Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.
- 4.3 PDD Master Plan and Development Standards.** The development standards set out in PDD-2 and the PDD Master Plan as depicted in Exhibit B and the Development Standards described in PDD-2 and in Exhibits A – D are hereby approved. Preliminary Plats and Final Plats that comply in all material aspects with the PDD Master Plan, the Development Standards and the Applicable Requirements shall be submitted to the City for review and approval.
- 4.4 Amendments.** Due to the fact that the Project comprises a significant land area and its development may occur in phases over a number of years, Owner may make major or minor amendments to the PDD Master Plan upon notification to, and approval from, the City. Major amendments shall be those that (a) increase the density of single family

home Dwelling Units allowed by the Development Standards; (b) seek to allow a use which is prohibited by the Development Standards; or (c) increase the total Project's impervious cover. Major amendments to the PDD Master Plan shall require approval by City Council, which approval will not be unreasonably withheld or delayed. Any amendment which is not classified as a major amendment, including an amendment which alters the relative percentages of the various residential use types without changing the density permitted for a type of residential use, shall be classified as a minor amendment. Minor amendments shall be administratively approved by the City except that the City Administrator may at City Administrator's sole discretion confer with the City Council. If City and Owner dispute the classification of an amendment as major or minor, the issue shall be referred to City Council for final determination.

- 4.5 Park and Open Space Dedication.** A parkland fee of \$1,200.00 per lot will be assessed and paid at the time of final plat recordation. However, as illustrated on "**Exhibit B**", the PDD Master Plan provide for an approximate 2-acre private community park that the owner will provide improved recreational facilities in a private ownership/management format, when platted and constructed. The owner agrees to install improvements in the minimum value of \$200,000.00, that will include a full-size basketball court, shade structure (12' x 24') with picnic tables, playscape for the age group of 5-12 years, swing set including bucket set, enclosed with split rail fencing and fully sodded, landscaped, and irrigated with the reclaim water system upon availability. Any improvement value will be credited toward the parkland dedication fee for the first development phases with the remaining balance being paid in full to the City at final plat recordation.

All other private landscape areas, common open space areas with the property will be maintained by the homeowner's association including supplemental maintenance of the detention pond areas.

- 4.6.1 Roadway Impact Improvements.** Each single family residential lot on the recorded final plat shall be required to pay a fee to the City in the amount of \$1,228.00 at the time of a building permit application for the improvement and/or maintenance of public roadways affected by the project in the City. The City shall use such fee revenue for such purposes.

- 4. Permitting.** City shall cooperate with Owner to expeditiously process and review all development applications associated with subdivision or Vertical Building Improvements for the development of the Property. The City agrees to release four Vertical Building permits if it complies with all City regulations at the time all weather access (base) has been installed for the construction of "model homes".

- 4.7 Appeal Process.** Any appeals made to administrative decisions shall be made in compliance with the Appeals Process outlined in the City's Code of Ordinances.

ARTICLE V
DEVELOPOMENT STANDARDS

5.1 Permitted Uses. The project will contain no more than 238 Single Family Residential lots and not exceed the gross density of 4.67 units per acre.

5.2 Private Homeowners Association. A private Homeowners Association (HOA) will be established for the maintenance of private landscape areas, private community park and all community signage, screen walls and common open space areas within the Property.

5.3 Site Development Requirements.

	RESIDENTIAL USES
Lot Width	
Minimum	40 ft.
Exception: Minimum for Corner Lots	55 ft.
Front Setback	Setbacks are measured from the foundation.
Minimum	15 ft.
Exception: Garage setback	20 ft.
Side Setback	Setbacks are measured from the foundation.
Minimum (*) *Eaves may project a maximum of 18" into side setbacks.	5 ft.
Exception: Minimum for side setback adjacent to a street	15 ft.
Rear Setback	Setbacks are measured from the foundation.
Minimum	10 ft.
Building Height (maximum)	35 ft.
Lot Area (minimum)	4,800 sq. ft.

5.4 Underground Utility Service. Except where approved in writing by the City Administrator, all utilities shall adhere to the following:

- a) All dry utilities to include electrical, telephone and cable television distribution and service lines will be underground, other than overhead lines that are three phase or larger that are required to be brought to the project for service availability.
- b) Water service will be provided by water services available.
- c) Sanitary sewer service will be provided by sewer services available.

5.5 Fencing Plan.

a. Perimeter Boundary Wall

Enhanced Fence Crete fencing along Grist Mill Road shall be constructed consistent with the locations and lengths illustrated on Exhibit D, the Fencing Plan. Fencing will be located along the residential property lines and not encroach into public right of ways. Fence Crete fencing shall be at six feet (6') in height.

Masonry columns shall be constructed along the length of the enhanced Fence Crete fence walls at a spacing not to exceed 145 feet.

b. Residential Boundary Fencing

Wood fencing is permitted along the property lines of all remaining residential lots. Fencing will be located along the residential property lines and not encroach into public right of ways or extend past the front elevation of residential houses into the front street yard. Fencing shall be six feet (6') in height as shown on the Fencing Plan Exhibit D.

5.6 Residential Local Street Pedestrian Circulation. A six-foot (6') wide sidewalk will be constructed with Section 1 along Grist Mill Road and all residential local streets will be constructed with a four (4') foot sidewalk at the time of residential home construction prior to final home construction inspection. All sidewalks shall be made of concrete.

5.7 Street Curbs. All local residential streets will be constructed with standard curb and gutter or mountable curb.

5.8 Residential Roadways. All residential roadways within the project will be constructed with 52' Right-of-Ways and 32' of pavement to allow for on-street parking.

5.9 Streetlights. Streetlights will be provided at all internal intersections and spaced no greater than 250' apart along residential roadways. Solar streetlights may be used.

5.10 Water Reuse. The development shall install purple pipe to be used to irrigate the community's private park and entry lot along Grist Mill Road at the time the reuse line service is available.

5.11 Single-Family Architectural and Building Standards

5.11.1 Masonry Façade Requirements

The front elevation of all homes shall consist of masonry elements excluding features such as doors, windows, trim and accent features on non-load bearing elements. For the purposes of this Ordinance masonry shall be defined as stone, simulated stone, brick, hard-coat stucco, and cement-based siding. The following façade requirements are further regulated as follows:

- a) The homes that back to Grist Mill Road shall be constructed of rear masonry.
- b) All corner lots shall be constructed of street side masonry.
- c) Typical side and rear facades will be horizontal lap cement-based siding with optional masonry options.

5.11.2 Garage Door Specifications

Garage Doors shall be constructed using a faux wood finish or carriage style doors.

5.11.3 Roofing Materials

Roofs shall have a minimum roof pitch of 4:12 and shall be constructed of a thirty year architectural dimensional shingles. Colors will be restricted to two colors determined by the homebuilder.

5.11.4 Building Elevations

Exterior elevations shall vary so that no adjoining lots shall have the same elevation or exterior materials. Building elevations on lots directly across from one another must also differ.

5.11.5 Minimum Square Footage Requirements

The living area of the primary residential structure, exclusive of porches and garages, located on any lot shall adhere to the following standards:

- a) All homes shall be a minimum square footage of 1,200 square feet of living space.
- b) Each residence shall have a fully enclosed garage for no less than two (2) standard car parking spaces.
- c) Residential driveways will provide for two (2) additional off-street parking spaces that will be a minimum of twenty feet (20') by eighteen feet (18') wide. This area will be located between the front property line to the front of the garage door.

5.11.6 Residential Landscaping Requirements

All single-family lots shall contain at a minimum two (2) - 2'' caliper shade trees outside of the easements along the right-of-way located in the front yard; five (5) - 1-gallon shrubs;

three (3) - 5-gallon shrubs and drought tolerant sod for front, sides, and rear yards. All landscaping materials shall be drought tolerant and native type materials.

a) Planting Criteria

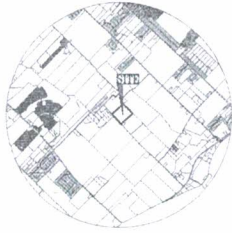
- (1) Planting shall remain at least five feet (5') from edge of driveways.
- (2) Planting should be at least five feet (5') from underground utilities and twenty-five feet (25') from overhead lines
- (3) Planting should be at least five feet (5') from fire hydrants.

b) Shade Trees shall be defined as the following:

- Bald Cypress
- Burr Oak
- Cedar Elm
- Chinquapin Oak
- Chinese (Lacebark) Elm
- Chinese Pistache
- Live Oak
- Monterey Oak
- Pecan
- Shumard Oak
- Texas Ash
- Texas Red Oak

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

ALTA SURVEY OF 50.972 ACRES (2,220,324 SQUARE FEET) OF LAND OUT OF AND A 1
 SITUATED IN HAYS COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DES
 LAND CONVEYED TO COVEY CAPITAL PARTNERS, LLC., IN DOCUMENT NUMBER 170097;
 TEXAS.



VICINITY MAP
(N.T.S.)

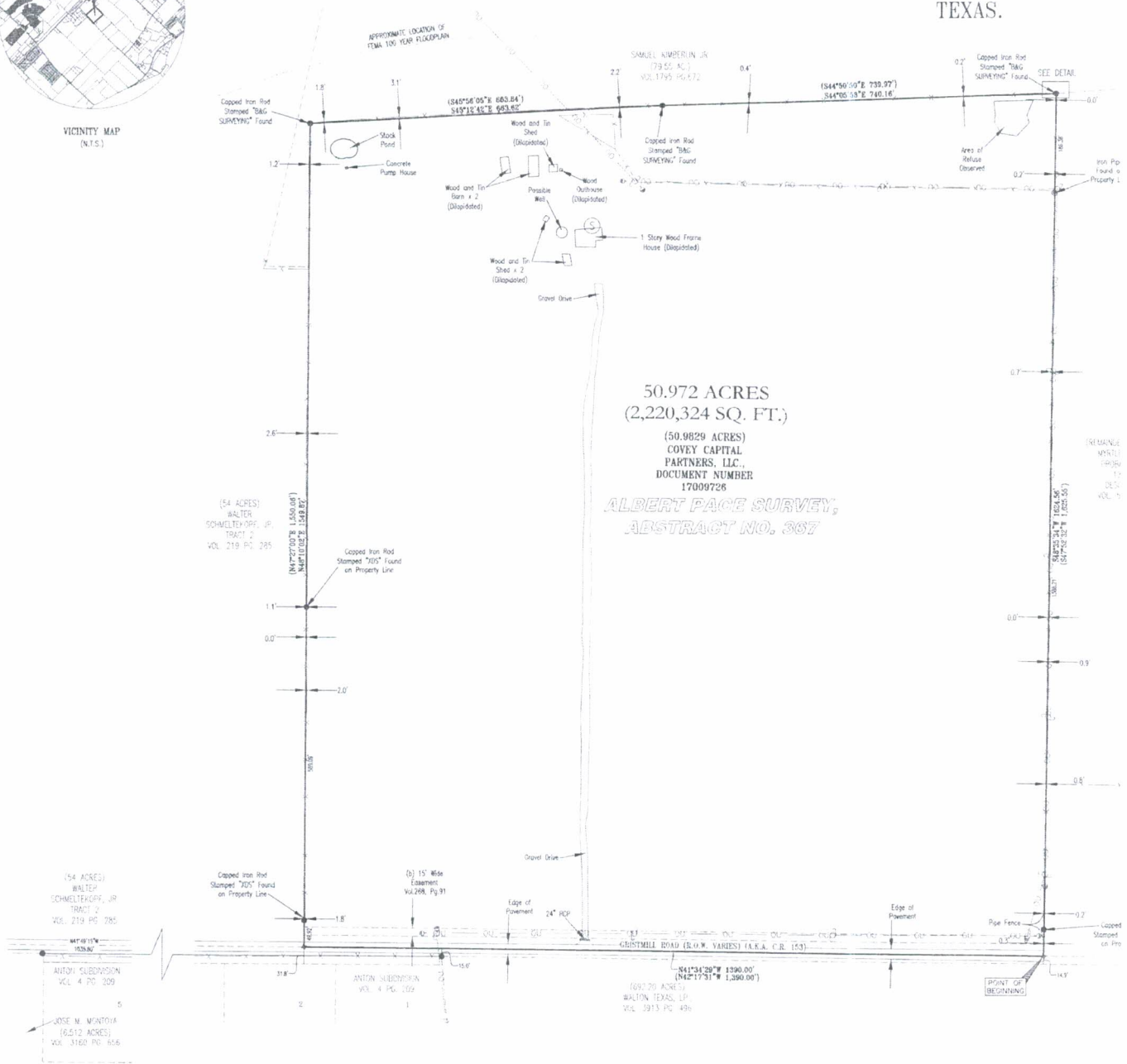


EXHIBIT "B"

PDD MASTER PLAN



LOCATION MAP
NTS

NOTES:

1. DEVELOPMENT OF THIS TRACT SHALL CONFORM WITH CITY OF UHLAND REQUIREMENTS AS DEFINED BY THE DEVELOPMENT AGREEMENT.
2. DEVELOPMENT WILL COMPLY WITH CITY OF UHLAND AND COUNTY LINE SPECIAL UTILITY DISTRICT REQUIREMENTS AS APPLICABLE.
3. THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THIS SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF UHLAND.
4. EACH RESIDENTIAL LOT SHALL BE CONNECTED TO THE COUNTY LINE SPECIAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM AND TO PEDERNALES ELECTRIC CO-OP (PECO) ELECTRIC SYSTEM.
5. ALL UTILITIES WILL BE UNDERGROUND.
6. ALL NON-RESIDENTIAL LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	CLASSIFICATION
LOCAL STREETS	52'	7830 LF	32' F-F	RESIDENTIAL
GRISTMILL ROAD	110'	1390 LF	24' E.O.P. TO E.O.P.	COLLECTOR
TOTAL AREA OF PUBLIC RIGHT-OF-WAY: 10,936 ACRES				

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT MEETS ALL APPLICABLE CITY OF UHLAND CODES AND ORDINANCES TO THE BEST OF MY KNOWLEDGE.

Charles R. Brigrance Jr. 3/6/18
 REGISTERED PROFESSIONAL ENGINEER DATE:



THE CITY COUNCIL OF UHLAND, TEXAS ON THE _____ DAY OF _____ VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

OWNER:
 KB HOME
 10800 PECAN PARK BLVD
 SUITE 200
 AUSTIN, TEXAS 78750
 PHONE: (512) 651-8100

ENGINEER AND SURVEYOR:
 CARLSON, BRIGANCE &
 DOERING, INC.
 5501 WILLIAM CANNON
 DRIVE
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165
 SUBMITTAL DATE: FEBRUARY, 2018

ACREAGE:
 50.9829 ACRES (GROSS AREA)
 49.5469 ACRES (NET OF GRISTMILL RD)

TOTAL LINEAR FOOTAGE OF STREETS: 7,830 LF

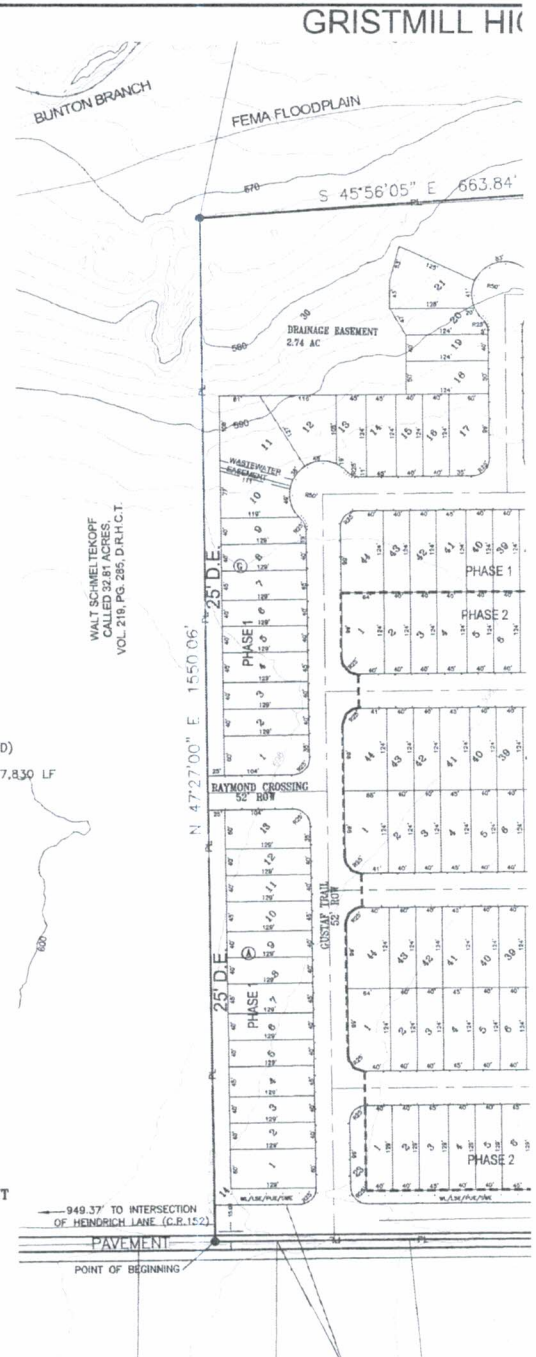
LOT TYPES:
 TOTAL NO. OF LOTS: 243
 NO. OF BLOCKS: 8
 NO. OF SINGLE FAMILY LOTS: 238
 NO. OF DRAINAGE LOTS: 2
 NO. OF LANDSCAPE/PUE LOTS: 3

SURVEY: JOHN KARNSTADT &
 ALBERT PACE SURVEY ABS 367,
 HAYS COUNTY TEXAS

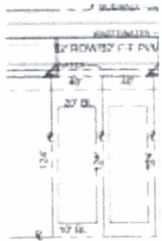
F.E.M.A. MAP NO. 48209C0405F
 HAYS COUNTY, TEXAS DATED
 SEPTEMBER 2, 2005

LEGAL DESCRIPTION:
 50.9829 ACRES, OUT OF THE
 ALBERT PACE SURVEY, ABS 367
 SITUATED IN HAYS COUNTY
 TEXAS AS CONVEYED BY DEED
 RECORDED IN DOCUMENT #,
 17027489 OF THE OFFICIAL
 PUBLIC RECORDS OF HAYS
 COUNTY, TEXAS

LSE = LANDSCAPE EASEMENT
 WL = WATER LINE EASEMENT
 WWE = WASTEWATER LINE EASEMENT
 DE = DRAINAGE EASEMENT
 SWE = SIDEWALK EASEMENT



PDD MASTER PLAN



50.872 ACRES (2,129,324 SQUARE FEET)
ALBERT PACS SURVEY, ABSTRACT NUMBER 567
HAYS COUNTY, TEXAS
ALTA SURVEY

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1

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND BEING OUT OF AND A PART OF THE ALBERT PACS SURVEY, ABSTRACT NUMBER 567, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 50.8629 ACRES TRACT OF LAND CONVEYED TO COUNTY CAPITAL PARTNERS, L.L.C. IN DOCUMENT NUMBER 17808728 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (D.P.R.H.C.T.X.), SAID 50.8629 ACRES (2,129,324 SQUARE FEET) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a certain spikelet found in the centerline of an asphalt road, being the southwestern corner of said 50.8629 acre tract, being also a western corner of a remainder of a called 330 acre tract of land conveyed to Lynda Mademan in Probate Cause number 12333-F of Hays County Civil, Family, and Probate Court, and described in Volume 54, Page 848 of the Official Records of Hays County, Texas (D.P.R.H.C.T.X.), and being also a point on a northeastern right-of-way line of DeWitt Road also known as County Road 153 (R.D.#. 153), for the southwestern corner of the herein described tract.

THENCE, with the common boundary of said 50.8629 acre tract and said DeWitt Road, N61°34'29"W, a distance of 1,883.00 feet to a certain spikelet found in the centerline of an asphalt road, being the easternmost corner of said 50.8629 acre tract, being also a point on a northeastern right-of-way line of said DeWitt Road, and being also the southwestern corner of a called 330 acre tract of land conveyed to Lynda Mademan in Probate Cause number 12333-F of Hays County Civil, Family, and Probate Court, as shown on page 848 of the Official Records of Hays County, Texas (D.P.R.H.C.T.X.), for the westernmost corner of the herein described tract.

THENCE, with the common boundary line of said 50.8629 acre tract, said 54 acre tract, and a called 79.55 acre tract of land conveyed to Sonnet Enterprises in Volume 1795, Page 672 (D.P.R.H.C.T.X.), N48°29'02"E, at a bearing distance of 49.31 feet to a capped "N" iron rod stamped "8007", an additional distance of 948.29 feet to a capped "N" iron rod found stamped "8007", and for a total distance of 1,497.60 feet to a capped "N" iron rod found stamped "8007", being the northernmost corner of said 50.8629 acre tract and being also a western corner of said 79.55 acre tract, for the northernmost corner of the herein described tract.

THENCE, with the common boundary line of said 50.8629 acre tract and said 79.55 acre tract, the following two (2) courses and distances, numbered 1 and 2:

1. S45°12'42"W, a distance of 668.62 feet to a capped "N" iron rod found stamped "860 SURVCHM07", and
2. S48°29'38"W, a distance of 780.14 feet to a certain point, being an eastern corner of said 50.8629 acre tract, being also a point on a southwestern boundary line of said 79.55 acre tract, and being also a northern corner of said remainder of 100 acres, from which a capped "N" iron rod found stamped "860 SURVCHM07" bears, N42°59'34"W, a distance of 0.12 feet, for the easternmost corner of the herein described tract.

THENCE, with the common boundary line of said 50.8629 acre tract and said remainder of 100 acres tract, S48°29'34"W, at a bearing distance of 106.38 feet to an iron pipe found, an additional distance 1,788.21 feet to a capped "N" iron rod stamped "8035", and for a total distance of 1,894.59 feet to the **POINT OF BEGINNING** and containing 50.872 acres (2,239,324 Square Feet) of land.

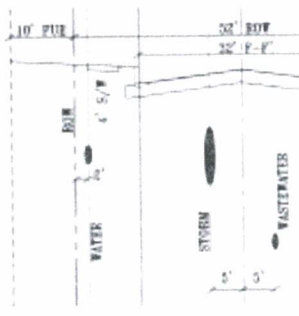
Surveyed by:

AARON V. THOMASON, R.P.L.S. No. 4714
Carlson, Biggers and Coaling, Inc.
5501 West Williams Canyon
Austin, TX 78719
PH: 512-383-5183 Fax: 512-383-5185
aaron@cbco.com



BEARING BASE: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (22N)

1. 1480230.000000000000000000 - 50.872 AC ALTA SURVEY



TYPICAL STREET CROSS
1" = 10'

EXHIBIT "C"

SITE REQUIREMENTS COMPARISON CHART

	RESIDENTIAL USES	CURRENT CODE
Lot Width		
Minimum	40 ft.	70 ft.
Exception: Minimum for Corner	55 ft.	NA
Front Setback	Setbacks are measured from the foundation.	Setbacks are measured from the face of the building.
Minimum	15 ft.	20 ft.
Exception: Garage setback	20 ft.	15 ft.
Side Setback	Setbacks are measured from the foundation.	Methodology Not Defined
Minimum (*) *Eaves may project a maximum of 18" into side setbacks.	5 ft.	10% of width - 5 ft. min; exception by variance
Exception: Minimum for side setback adjacent to a street	15 ft.	15 ft.
Rear Setback	10 ft.	10 ft.
Minimum	35 ft.	2 1/2 stories
Building Height (maximum)		
Lot Area (minimum)	4,800 sq. ft.	11,000 sq. ft.

EXHIBIT "D"

FENCING PLAN

