

PLANNED DEVELOPMENT DISTRICT

HARVEST CREEK

Approved November 4, 2020

ORDINANCE NO. 253

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS ADOPTING AND APPROVING A PLANNED DEVELOPMENT AGREEMENT AND CREATING A PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 34.083 ACRES OF LAND LOCATED AT THE WESTERN EDGE OF THE CITY LIMITS WITH A GEO REFERENCE CODE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD 83; ESTABLISHING LAND USE AND DEVELOPMENT STANDARDS, TO INCLUDE ZONING, FOR THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL SUBDIVISION; AND PROVIDING FOR: RULES, STANDARDS, PROCEDURES, AND SEVERABILITY.

- WHEREAS, Ranch Road Harvest Creek LLC ("Owner") owns a total of 34.083 acres of land, more or less, located in City of Umland, Hays County, Texas, and more particularly described by the metes and bounds description and the survey which are collectively attached as Exhibit "A" to Attachment "A" (the "Property"). The Property is located wholly within the City's corporate limits; and
- WHEREAS, Owner plans to develop 34.083 acres of the Property as a high quality residential community with a private community park (the "Project"), which will benefit and serve the present and future citizens of the City as generally delineated in the PD Master Plan attached as Exhibit "B" to Attachment "A", and
- WHEREAS, a Planned Development accommodates large or complex developments under unified control planned as a single continuous project providing greater design flexibility in return for desirable features not normally required under conventional development standards to create a superior development to that which would occur using conventional regulations; and
- WHEREAS, the City of Umland ("City") seeks to protect the health, safety, and welfare of those living in, working in, and visiting the City; and
- WHEREAS, the City has been in negotiations with Owner and agents of the proposed PD Project; and
- WHEREAS, Owner has submitted an application to the City to rezone the Property to Planned Development District ("PDD"), designating it as the "Harvest Creek PDD"; and
- WHEREAS, the City held discussions and invited public comment on the proposed Harvest Creek PDD at public hearings held at 6:00 p.m. on October 21, 2020 and November 4, 2020; and

WHEREAS, pursuant to Chapter 212 of the Texas Local Government Code, the City has specific authority to enter into a Development Agreement; and

WHEREAS, pursuant to Chapter 51 of the Texas Local Government Code, the City has general authority to adopt this Ordinance; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has broad zoning authority; and

WHEREAS, the City finds that the land use and development standards established in the proposed Harvest Creek PDD are consistent to promote the public health, safety, and general welfare of those living in, working in, and visiting the City.

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

ARTICLE I. FINDINGS OF FACT AND SHORT TITLE

The foregoing Recitals are hereby adopted as findings of facts and are incorporated fully herein. This Ordinance shall be commonly cited as the "Harvest Creek Planned Development".

ARTICLE II. ENACTMENT

- A.** The official zoning map of the City of Umland is hereby amended to reflect the zoning designations established in **Attachment "A"**,
- B. Development Plan.** This Ordinance, together with **Attachment "A"** and the exhibits thereto constitutes the land use standards and development plan for the Harvest Creek PDD upon the Property, as reflected in **Attachment "A"**, covered by this Ordinance. All land use and development of the Harvest Creek PDD on the Property must conform to the limitations and conditions set forth in this Ordinance, **Attachment A** and the exhibits thereto. Enactment of this Ordinance shall constitute the City's approval of the land use standards and development plan.
- C. Planned Development (PD) Master Plan.** The PD Master Plan detailed in **Exhibit "B"** of **Attachment "A"**, is hereby approved. Approval of the PD Master Plan shall not constitute a waiver or approval of any plat requirements.
- D. Applicable Regulations.** Except as specifically provided by this Ordinance, the Harvest Creek PDD is subject to all provisions of the City's Ordinances in effect on the effective date of this Ordinance. To the extent any provisions of this Ordinance conflicts with any provisions of City Ordinances or any related regulations, the provisions of this Ordinance shall control.

- E. **Variations.** The approval of this Ordinance and **Exhibits A-D of Attachment "A"** constitutes the approval of the development standards and shall be deemed to be the functional equivalent of the approval of variations, exceptions, and alternative standards from conflicting provisions of City Ordinances. When considering a request for variations, exceptions, or alternative standards in the Harvest Creek PDD that were not addressed by the development standards contained herein, the City shall consider this Ordinance, the PD Master Plan, and the City's, then existing, Ordinances collectively.

- F. **Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the fullest 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" – Harvest Creek Planned Development Agreement

Exhibit "A"	Description of the Property
Exhibit "B"	PD Master Plan
Exhibit "C"	Open Space & Fencing Plan
Exhibit "D"	Grist Mill Road Extension

ARTICLE III. 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 IV. PROPERTY RECORDS

The City Secretary is hereby directed to record a Notice of this Ordinance 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.

ARTICLE V. 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 Chapter 52 of the Texas Local Government Code.

ARTICLE VI. 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 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

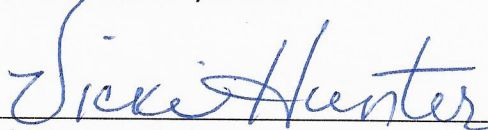
ARTICLE VII. EFFECTIVE DATE

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

PASSED AND APPROVED this, the 4th day of November 2020.

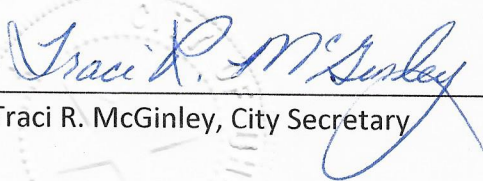
Ayes: 5 Nays: 0 Abstain: 0

CITY OF UHLAND, TEXAS



Vicki Hunter, Mayor

Attest:



Traci R. McGinley, City Secretary

Attachment "A"

HARVEST CREEK PLANNED DEVELOPMENT AGREEMENT

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular Name.

This Planned Development Agreement ("PDA") shall be commonly cited as the "Harvest Creek PDA".

1.2 Parties.

This PDA is made by and among Ranch Road Harvest Creek LLC , ("Owner") and the City of Umland, ("City").

1.3 Purpose.

This PDA memorializes the Parties intent to establish land use and development standards, to include zoning, for the construction and operation of a residential subdivision featuring a high quality residential community with a private community park.

1.3 Scope.

This Planned Development Agreement applies to the Property as described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 2. DEFINITIONS

2.1 General.

Words and phrases used in this PDA shall have the meanings set forth in this section. Terms that are not defined below but are defined elsewhere in the City Code of Ordinances, shall be given the meanings set forth in the Ordinance for which it is defined. Words and phrases not defined in any City Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural shall include the singular, and words in the masculine gender shall include the female gender; and vise-a-versa. The word "shall" is always mandatory and the word "may" is merely directory. Headings and captions are for reference only.

2.2 Specific.

Applicable Requirements: shall mean the applicable federal and state laws, city ordinances, rules and regulations, and the Harvest Creek PD Standards stated herein.

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 of Ordinances: 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.

City Engineer: shall mean the person or entity engaged by the City to serve in the capacity of engineer for the City.

County: shall mean the applicable County in which the Property is located.

Development Standards: shall mean the land use standards for the Property as described in this PDA. All land use and development of the Property in the Harvest Creek PD must conform to the limitations and conditions set forth in this PDA.

Development Plan: shall mean this PDA and the exhibits attached hereto.

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 of the duly passed and approved Ordinance adopting this PDA.

Final Plat: shall mean the official map of a subdivision, addition or development, together with any applicable development plan, covenants, restrictions, dedications or easements, to be recorded in the County property records after approval by City.

Lot: shall mean any individual parcel of land subdivided within the Project for a specific permitted use.

Masonry: shall be defined as stone, simulated stone, brick, and hard-coat stucco, and cement-based siding.

Master Plan: The Master Plan attached hereto as Exhibit “B” shows the boundary of the Property, Open Space and street layout. The Master Plan, along with the other exhibits attached hereto, also provides notable drainage detail, building setbacks, and other pertinent development features.

Open Space: shall mean and include common areas, park land and any other improved Lot for the use by the general public.

Owner: shall mean (i) the Owner named above, and (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 Harvest Creek Planned Development on the Property as generally delineated in the PD Master Plan attached as Exhibit “B”.

Property: shall consist of 34.083 acres of land, more or less, located in Hays County, Texas, and more particularly described in Exhibit “A”.

Residential Community: Shall mean, collectively, all of the lots developed for residential use located within the Project.

Unit: shall mean each individual space to be occupied for a particular use on a Lot.

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.

SECTION 3. LAND USE AND ZONING

3.1 Zoning. The zoning classification of the property is hereby changed to Harvest Creek Planned Development District.

- 3.2 Permitted Uses.** The project may contain residential uses in accordance with this agreement. Specifically, no more than 205 lots shall be located within the Property.
- 3.3 Maximum Densities.**
- a. Residential Uses.** The Project shall not exceed the maximum gross density of 6.02 units per acre of residential use and only one unit per lot.
- 3.4 Restrictive Covenants and Private Homeowners Association.** For the better development and benefit of the Property, Owner shall impose certain covenants, conditions and restrictions applicable to the use and maintenance thereof. Owner shall establish a private Homeowners Association (HOA) to enforce such covenants, conditions and restrictions upon any and all residential lots. The HOA shall be responsible for the maintenance of private landscape areas, private community park, water quality ponds, detention ponds, water features, all community signage, community perimeter walls and common open space areas within the Residential Community.
- 3.5 Permitting and Approval Criteria.** All applications for permits required by the City for the use and development of the Property shall be consistent with this Ordinance. All aspects of such approvals which are not specifically covered by this PDA shall be governed by the City Code of Ordinances. This PDA shall not constitute a site development permit or building permit.
- 3.6 Unified Development.** The Property shall be treated as a unified development for the purposes of requirements relating to drainage, structural and non-structural water quality and detention control, impervious cover, utility service, traffic impact analysis, landscaping, open space, green space, and tree replacement and mitigation.
- 3.7 Phased Development.** The Project may be developed in phases, as indicated by Final Plats, over time and the phasing of development may be changed from time to time, including phases being developed concurrently provided that the Final Plat for each phase has been approved by the City Council and recorded with the County.

SECTION 4. DEVELOPMENT STANDARDS

- 4.1 Open Space Requirements.** The project shall dedicate a 1-acre space to be used as a neighborhood park as shown on Exhibit "C". The park shall be owned and maintained by the homeowner's association.
- 4.2 Impervious Cover.** The Project shall not exceed an aggregate of 65 percent (65%) in impervious cover of the entire Property.

4.3 Residential Site Requirements.

Lot Width	
Minimum	40 ft. *
Exception: Minimum for Corner Lots	55 ft.
Front Setback	Setbacks are measured from the lot line.
Minimum	15 ft.
Exception: Garage setback	20 ft.
Side Setback	Setbacks are measured from the lot line.
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 lot line.
Minimum	10 ft.
Building Height (maximum)	40 ft.
Lot Area (minimum)	4,800 sq. ft.

* The Minimum Lot Width shall be measured at the Front Setback line.

4.4 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 shall be underground, other than overhead lines that are three phase or larger which are required to be brought to the project for service availability.
- b. All utilities and the improvements thereof shall be the responsibility of Owner.

4.5 Fencing Plan.

- a. **Perimeter Boundary Wall.** Enhanced concrete panel fencing along Grist Mill Road shall be constructed consistent with the locations and lengths illustrated on **Exhibit "C"**, Open Space and Fencing Plan. Enhanced concrete panel fencing shall be at six feet (6') in height.

Masonry columns shall be constructed at certain corners along the length of the enhanced concrete panel fencing as illustrated in **Exhibit "C"**.

- b. **Residential Boundary Fencing.** Fencing may be located along the residential property lines and shall not encroach into public right of ways or extend past the front elevation of residential houses into the front street yard. Wood fencing, or tubular steel in certain view areas, is permitted along the property lines of all remaining residential lots.

- 4.6 **Pedestrian Circulation.** A six-foot (6') wide sidewalk shall be constructed along Major Roads and along all non-residential roadways constructed within the Project. All residential roadways shall be constructed with a four-foot (4') wide sidewalk at the time of residential home construction prior to final home construction inspection. All sidewalks shall be made of concrete. Sidewalks shall be free of any encroachment to include mailboxes, road signs, light poles, landscaping or any other vertical obstruction that would reduce the clear width of the sidewalk to less than 4 feet (4'). ADA approved ramps shall be placed at intersection corners to provide unimpeded pedestrian access in all directions and shall be constructed in conjunction with the streets and curb and gutters. Sidewalks constructed in the course of this Project that connect to existing sidewalks shall be constructed to align the location and width at the point of connection in such a way as to provide a seamless and unobstructed transition.

- 4.7 **Curbs and Gutters.** All roadways constructed within the Project shall be constructed with standard curb and gutter or mountable curb. Mountable curbs shall only be used to permit driveway access.

- 4.8 **Roadways.** All roadways within the project shall be constructed with a minimum of fifty-two feet (52') Right-of-Ways and a minimum of thirty-two feet (32') of pavement to allow for on-street parking.

- 4.9 **Parking Requirements.** Each parking space shall be a minimum of nine feet (9') wide by eighteen feet (18') deep.

- a. **Residential Uses.** All residential lots shall include a concrete driveway to provide a minimum for two (2) off-street parking spaces.

4.10 Lighting. Streetlights shall be provided at all four-way intersections. No fixture or light source shall be turned up so as to disperse light into the night sky. All fixtures shall utilize Light-Emitting Diode (LED) lighting. Solar fixtures may be used.

4.11 Landscaping Requirements. All landscaping shall enhance the natural aesthetic beauty of the City area through diverse use of both native and non-invasive adapted species of plants. A minimum of eighty percent (80%) of the required landscaping shall be native plants and the remaining twenty percent (20%) may be non-invasive adapted plants. Invasive species, as defined by the Ladybird Johnson Wildflower Center, are prohibited. All landscaping materials shall be drought tolerant and native type materials. Native plants shall be defined as plants identified by the Ladybird Johnson Wildflower Center. Under no circumstance shall any non-invasive existing tree in excess of eighteen inch (18") DBH in diameter be removed or demolished from the site without prior specific approval of the City.

a. Tree Protection, Mitigation and Preservation. A tree survey, protection, mitigation and preservation plan for all healthy non-invasive trees with an eight inch (8") DBH in diameter shall be created and submitted to the City prior to the start of site development work. Prior to the start of site work all protection and preservation of all existing trees to remain on site shall be completed to prevent any disturbance within each tree's critical root zone. Replacement trees for all existing non-invasive trees shall be planted prior to completion of the Project.

b. Residential Lots. At a minimum the following shall be installed on each residential lot:

- (1) one (1) – two-inch (2") caliper shade tree and three (3) – one (1)-gallon shrubs outside of the easements along the right-of-way located in the front yard;
- (2) one (1) – two-inch (2") caliper shade tree, five (5) – one (1)-gallon shrubs and three (3) – five (5)-gallon shrubs and other drought tolerant natural landscaping for front, sides, and rear yards

c. Planting Criteria.

- (1) Planting shall remain at least five feet (5') from edge of roadways and 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.

d. 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

e. Evergreen Ornamental Trees shall be defined as the following:

Wax Myrtle
Yaupon Holly
Mountain Laurel
Little Gem Magnolia
Eastern Red Cedar
Cherry Laurel

**SECTION 5.
SINGLE-FAMILY ARCHITECTURAL AND DESIGN STANDARDS**

- 5.1 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. The following façade requirements are further regulated as follows:
- a. The homes that back to an existing road shall be constructed of rear masonry.
 - b. All corner lots shall be constructed of street side masonry.
 - c. Typical side and rear facades shall be horizontal lap cement-based siding with optional masonry options.
- 5.2 Roofing Materials.** Roofs shall have a minimum roof pitch of 4:12. Colors shall be restricted to three colors determined by the homebuilder. Metal roofing materials shall be offered by the builder.
- 5.3 Building Elevations.** Exterior elevations shall vary so that no adjacent units nor units directly across a roadway from each other shall have the same elevation. Exterior building materials shall vary so that no units on the same roadway with similar elevations shall have the same combination.
- 5.4 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 residential units shall be a minimum square footage of twelve hundred square feet (1,200 sq. ft.) 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 shall provide for two (2) additional off-street parking spaces that shall be a minimum of twenty feet (20') by eighteen feet (18'). This area shall be located between the front property line to the front of the garage door.

**SECTION 6.
DEDICATIONS AND IMPACT FEES**

6.1 Park and Open Space Dedication. A parkland fee of One Thousand Two Hundred Dollars (\$1,200) per lot shall be assessed and paid at the time of final plat approval. However, as illustrated on Exhibit "C", the PD Master Plan provides for an activation of private open space in which Owner shall provide improved recreational facilities in a private ownership/management format, when platted and constructed. In addition, the PD Master Plan provides for landscaping of the open space located along Grist Mill Road on the City owned parcel to include a meandering decomposed granite trail. Owner agrees to install improvements with an estimated value of Two Hundred Forty-Two Thousand Four Hundred Dollars (\$242,400), that may include a private neighborhood park with shade structures, benches, a water feature, corral fencing, turf and trees. The actual value of the required improvements shall be adjusted based on the final lot count as shown on the Preliminary Plat multiplied by One Thousand Two Hundred Dollars (\$1,200). Any actual improvement value will be credited towards the parkland dedication fee with the remaining balance being paid in full to the City at final plat approval.

All private open space areas within the Property, the Grist Mill Road open space landscaping and all drainage facilities including basins, channels, detention, retention and water quality ponds constructed as part of the PDD on the Property shall be maintained by the Homeowner's Association.

6.2 Roadway Impact Improvements. In lieu of the Roadway Impact Fees the Project shall include the construction of the extension of Grist Mill Road through the City owned parcel as shown on Exhibit "D". The scope of the road improvements is estimated to include the improvements shown on Exhibit "D" and shall not exceed \$275,000. The Grist Mill Road collector shall be constructed with a seventy-foot ROW width and a forty-foot pavement width. The pavement design shall be conducted by a professional geotechnical engineer licensed in the State of Texas.

**SECTION 7.
AMENDMENTS**

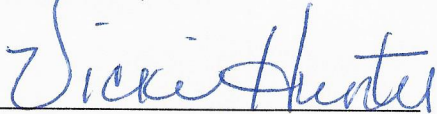
Due to the fact that the Project comprises a significant land area and its development may occur in phases over a number of years, Owner may make major or minor amendments to the PD Master Plan upon notification to, and approval from, the City. Major amendments shall be those that (a) increase the density of single-family home dwelling lots or units allowed by the Development Standards; (b) seek to allow a use that is not otherwise permitted by the Development Standards; or (c) increase the total Project's impervious cover. Major amendments to the PD Master Plan shall require approval by City Council. 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 Administrator except that the City Administrator may at the City Administrator's sole discretion seek approval from the City Council. If the City Administrator and Owner dispute the classification of an amendment as major or minor, the issue shall be referred to City Council for final determination.

**SECTION 8.
LIST OF EXHIBITS**

The following list of exhibits, attached hereto, together with this Attachment and addenda, constitute the land use standards and development plan for the Harvest Creek Planned Development District.

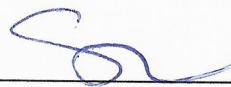
- Exhibit "A":** Description of The Property
- Exhibit "B":** PD Master Plan
- Exhibit "C":** Open Space & Fencing Plan
- Exhibit "D":** Grist Mill Road Extension

CITY OF UHLAND, TEXAS



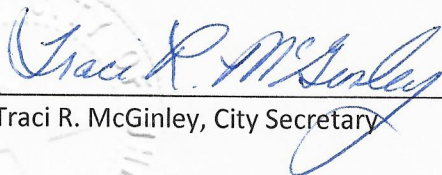
Vicki Hunter, Mayor

RANCH ROAD HARVEST CREEK LLC



Scott Miller, Manager

Attest:



Traci R. McGinley, City Secretary

State of Texas

County of Hays

On December 2, 2020, before me, Traci R. McGinley, Notary Public for the State of Texas, personally appeared Scott Miller, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by the signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

(seal)

Witness My Hand and Official Seal

Traci R. McGinley
Notary Public State of Texas

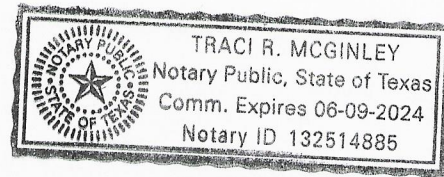


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

TITLE SURVEY OF 34.083 ACRES OF LAND, SITUATED IN THE ALBERT PACE SURVEY NUMBER 55, ABSTRACT NUMBER 367, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.725 ACRE TRACT OF LAND CONVEYED TO DIANE GARONZIK IN VOLUME 2583, PAGE 504 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

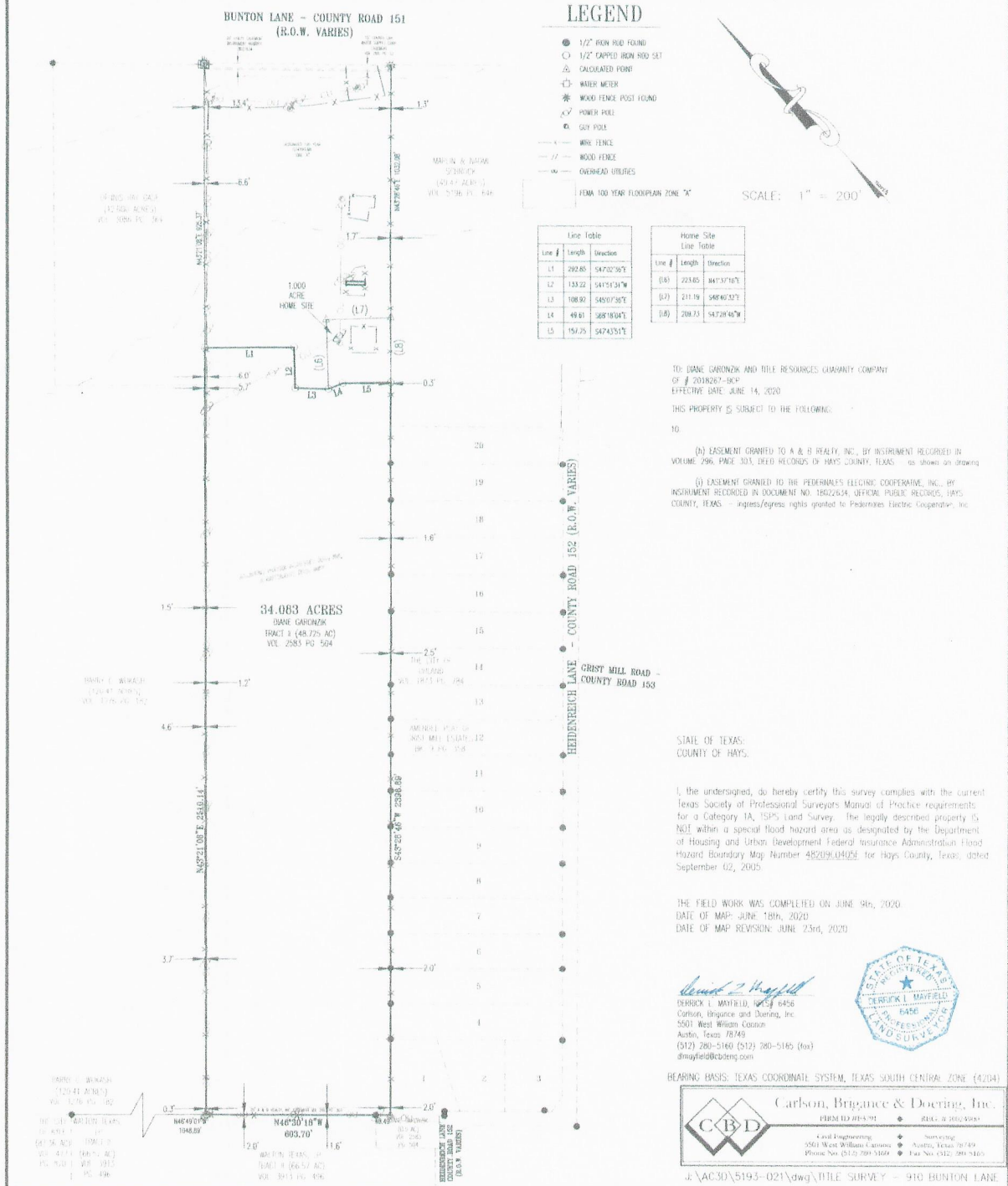
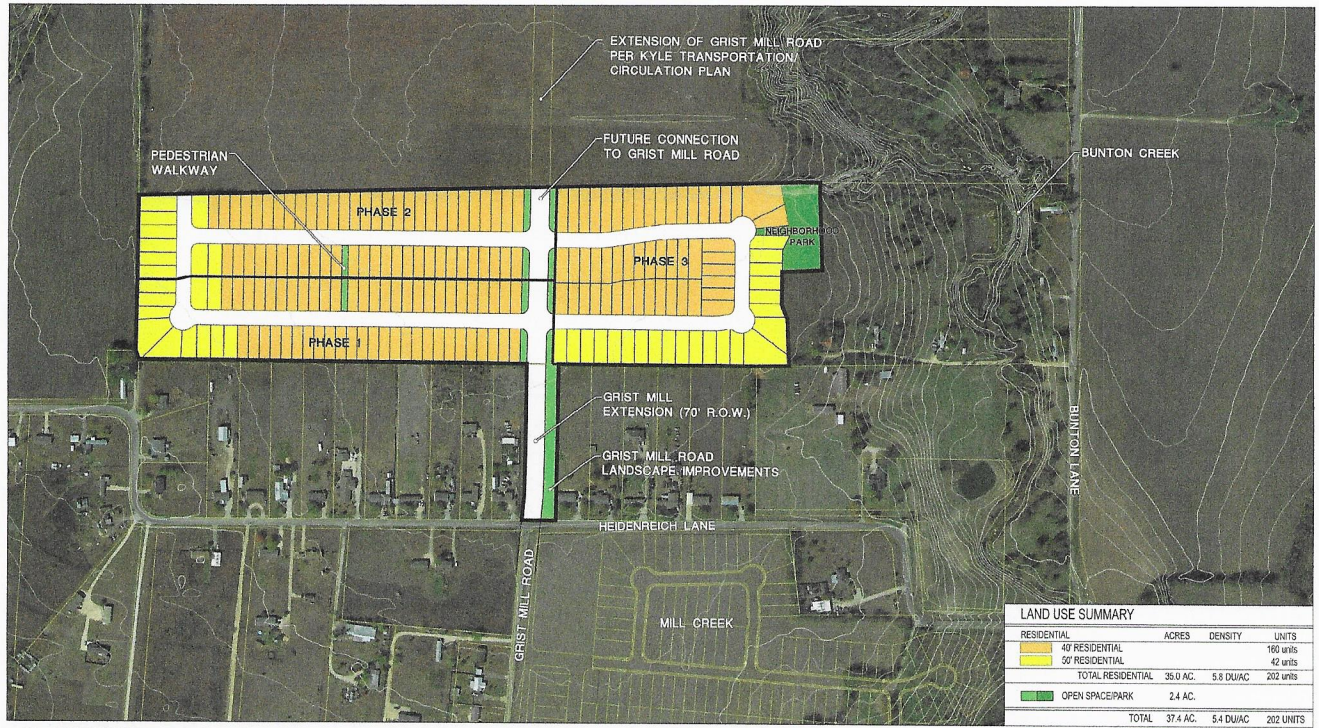


EXHIBIT "B"


PD MASTER PLAN



LAND USE SUMMARY			
RESIDENTIAL	ACRES	DENSITY	UNITS
40' RESIDENTIAL			160 UNITS
50' RESIDENTIAL			42 UNITS
TOTAL RESIDENTIAL	35.0 AC.	5.8 DU/AC	202 UNITS
OPEN SPACE/PARK	2.4 AC.		
TOTAL	37.4 AC.	5.4 DU/AC	202 UNITS


RANCH ROAD
 DEVELOPMENT
 SEC. Planning, LLC
Land Planning • Landscape Architecture • Community Branding
 AUSTIN, TEXAS

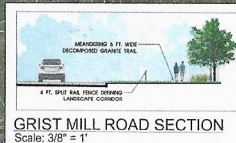
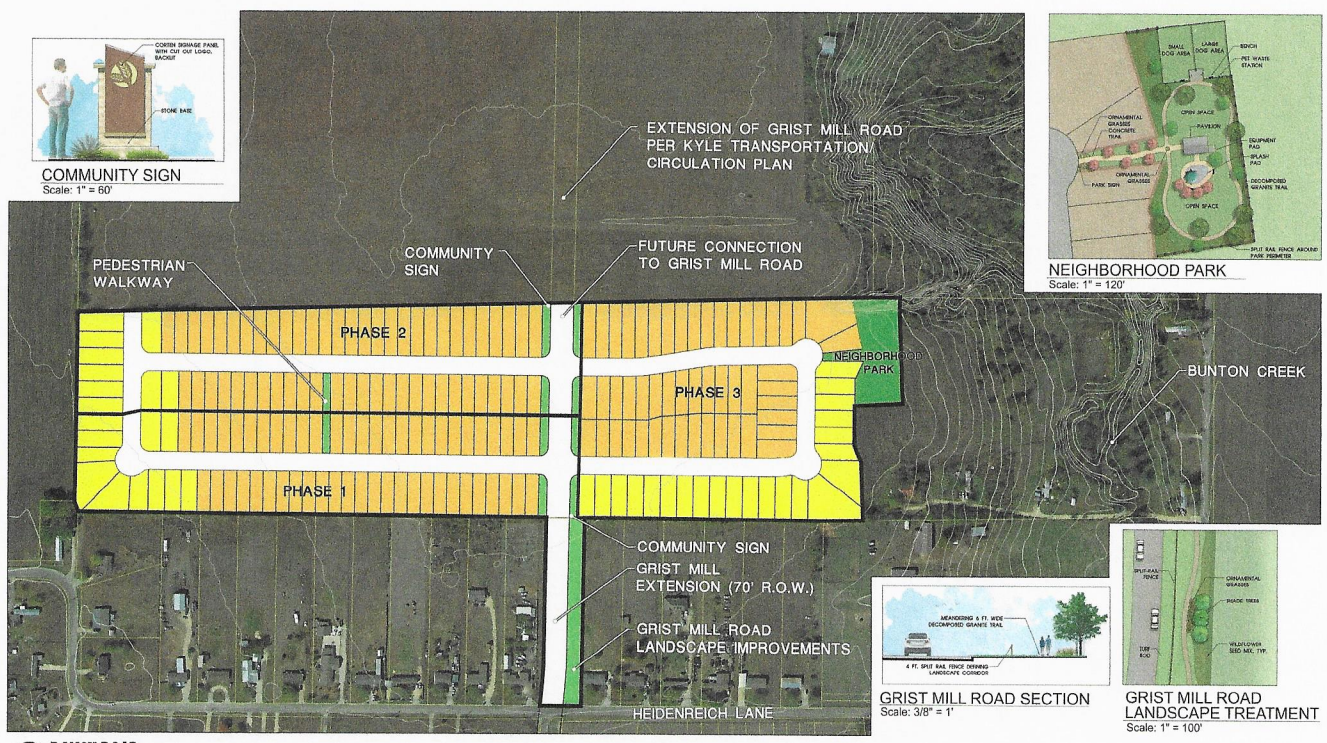
CONCEPT B
HARVEST CREEK
 UHLUND, TEXAS


 Scale: 1" = 300'
 North Date: June 9, 2020

GISCT FILE: V:\GIS\PROJECTS\HARVEST CREEK\HARVEST_CREEK_Concept_B.dwg
 Basis: Mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT "C"

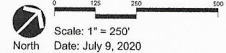
OPEN SPACE & FENCING PLAN



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
412.286.7601
www.secplanning.com • land@secplanning.com

COMMUNITY LANDSCAPE FRAMEWORK PLAN

HARVEST CREEK
UHLAND, TEXAS



SHEET FILE: V:\091022\HARVEST CREEK\091022\HARVEST CREEK Concept B Landscape Framework Plan (2).dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT "D"

GRIST MILL ROAD EXTENSION

