

PLANNED DEVELOPMENT DISTRICT

WATERMILL VILLAGE

Approved October 12, 2022

ORDINANCE NO. 289

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS ADOPTING AND APPROVING AND CREATING A PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 40.984 ACRES OF LAND LOCATED WITHIN 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 WV LLC ("Owner") owns a total of 40.984 acres of land, more or less, located in City of Uhland 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 40.984 acres of the Property as a high quality residential development containing up to 250 residential lots, open space and trails (the "Development"), 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 development 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 Uhland ("City") seeks to protect the health, safety, and welfare of those living in, working in, and visiting the City; and
- WHEREAS, Owner has submitted an application to the City to rezone the Property to Planned Development District ("PDD"), designating it as the "Watermill Village PDD.; and
- WHEREAS, the Planning and Zoning Commission held a public hearings and discussions and invited public comment on the proposed Watermill Village PDD at public hearings held on the 20th day of July, 2022, and the 21st day of September at 6 o'clock p.m.; and
- WHEREAS, the City Council held a public hearing and discussions and invited public comment on the proposed Watermill Village PDD at a public hearing held on the 12th day of October at 6 o'clock p.m.; 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 Watermill Village 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 "Watermill Village 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 Watermill Village PDD upon the Property, as reflected in ***Attachment "A"***, covered by this Ordinance. All land use and development of the Watermill Village 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 Watermill Village PDD is subject to all provisions of the City's Ordinances. 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. **Variances.** 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 variances, exceptions, and alternative standards from conflicting provisions of City Ordinances. When considering a request for variances, exceptions, or alternative standards

in the Watermill Village 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" – Watermill Village Planned Development District

Exhibit "A"	Description of the Property
Exhibit "B"	PD Master Plan
Exhibit "C"	Enhanced Landscape Plan
Exhibit "D"	Alternative Roadway Knuckle Design

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.

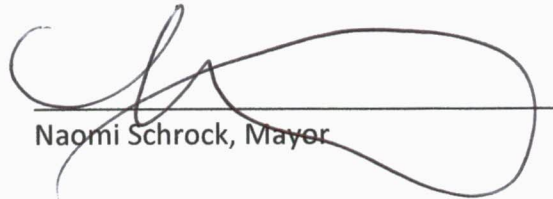
ARTICLE VII. EFFECTIVE DATE

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

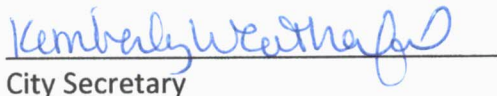
PASSED AND APPROVED this, the 12th day of October 2022.

Ayes: 5 Nays: 0 Abstain: 0

CITY OF UHLAND, TEXAS


Naomi Schrock, Mayor

Attest:


City Secretary



Attachment “A”

WATERMILL VILLAGE PLANNED DEVELOPMENT DISTRICT

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular Name.

This Planned Development District (“PDD”) shall be commonly cited as the “Watermill Village PDD”.

1.2 Purpose.

This PDD establishes land use and development standards, to include zoning, for the construction and operation of development featuring residential uses along with trails and open space. One or more agreements between the City and the Owner further define the development standards for the Development, and well as the City’s Code of Ordinances as provided in this Ordinance.

1.3 Scope.

This Planned Development District zoning 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 PDD 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 Watermill Village 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 PDD. All land use and development of the Property in the Watermill Village PD must conform to the limitations and conditions set forth in this PDD.

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

Dwelling Unit: shall mean a single family 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 PDD.

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 Development for a specific permitted use.

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.

Development: shall mean the Watermill Village Planned Development on the Property as generally delineated in the PD Master Plan attached as Exhibit “B”.

Property: shall consist of 40.984 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 Development.

Residential Lot or Residential Site: Shall mean a lot upon which a residential use is located.

Residential Structure or Residential Unit: Shall mean an attached or detached Single Family Dwelling.

Residential Uses: Shall mean Single-Family Dwellings and Accessory Uses and Accessory Buildings authorized for Single Family Zoning Districts. Residential uses do not include multiple-family dwellings, manufactured homes, or mobile homes.

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 Watermill Village Planned Development District.
- 3.2 Permitted Uses.** The development may contain residential uses in accordance with this Ordinance. Specifically, no more than 250 residential lots shall be located within the Property.
- 3.3 Maximum Densities.**
- a. Residential Uses.** The Development shall not exceed the maximum gross density of 6.25 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 PDD shall be governed by the City Code of Ordinances. This PDD 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; provided that notwithstanding the foregoing, the Hydrologic impacts of the Property and the development shall be analyzed and considered in combination with the Watermill PD project as the two projects are connected hydrologically. Pre-development and post-development flows shall be analyzed assuming the Watermill PD and the Watermill Village PD are a single project.
- 3.7 Phased Development.** The Development 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 development shall dedicate approximately 20 acres of open space to be used as passive parkland with trails as shown on Exhibit "C". The open space shall be owned and maintained by the homeowner's association but will be accessible to the public.
- 4.2 Impervious Cover.** The Development shall not exceed an aggregate of 65 percent (65%) in impervious cover of the entire Property. No individual lot shall not exceed 90 percent (90%) in impervious cover.

4.3 Residential Site Requirements.

Lot Width	
Minimum for interior units	20 ft. *
Minimum for end units	30 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	There shall be no side setback
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)	
Interior Units	1,600 sq. ft.
End Units	2,400 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 development for service availability.
- b. All utilities and the improvements thereof shall be the responsibility of Owner.

4.5 Fencing Plan.

- a. **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 fencing in certain view areas, is permitted along the property lines of all remaining residential lots.

4.6 Pedestrian Circulation. All residential roadways shall be constructed with a five-foot wide (5') sidewalk or alternatively a four-foot (4') wide sidewalk with passing lanes per ADA standards 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 four 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 Development 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. Roadways constructed within the Development shall be constructed with standard curb and gutter or mountable curb. Mountable curbs shall only be used to permit driveway access. Flush curb may be allowed in certain areas to facilitate drainage into roadside ditches as approved by the City Engineer.

4.8 Roadways. All roadways within the development 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.

- a. There shall be parking bays along the public roads to provide guest parking as depicted on Exhibit "B".
- b. There shall be three roadway right of way dedications to the City of Umland as depicted on Exhibit "B".
- c. An alternative roadway knuckle design may be utilized as depicted in Exhibit "D".

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 interior residential lots shall include a concrete driveway to provide for one (1) off-street parking space. End lots shall include a concrete driveway to provide 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 common area landscaping shall embrace the xeriscape concept in order to reduce irrigation requirements. Specifically only drought tolerant turf, plants and trees shall be utilized and all plant material shall be from the City of Austin's "Grow Green – Native and Adapted Landscape Plants" list. Manicured grass shall be used sparingly. 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. Enhanced landscaping shall be installed and maintained in substantial accordance with Exhibit "C".

- 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 Development.
- b. **Common Area 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.

c. 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

d. 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 DESIGN STANDARDS

5.1 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.** Residential units shall have a minimum square footage of eleven hundred square feet (1,100 sq. ft.) of living space.
- b.** Interior units shall have an enclosed garage for no less than one (1) standard car parking space. Exterior units shall have an enclosed garage for no less than two (2) standard parking spaces.
- d.** Residential driveways shall provide for one (1) additional off-street parking spaces that shall be a minimum of nine feet (9') 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 residential 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. Owner shall install improvements with an estimated value of Two Hundred Eighty Eight Thousand Hundred Dollars (\$288,000), that may include a trails, trail heads, solar lights, picnic and overlook areas, shade structures, benches and open space landscaping. 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.
- a. All private open space areas within the Property 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.
 - b. The Owner shall provide a Public Access Easement in a form acceptable to the City in order to allow non-residents of Watermill Village the use and enjoyment of the trails and open space areas.
- 6.2 Roadway Impact Improvements.** A Roadway Impact Fee of One Thousand Two Hundred Twenty Eight Dollars (\$1,228) per residential lot shall be assessed and paid at the time of building permit application.

SECTION 7. AMENDMENTS

Due to the fact that the Development 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; (c) increase the total Development's impervious cover; or (d) reduces the amount of open space. 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.

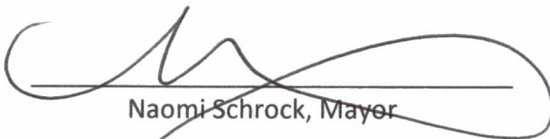
SECTION 8. LIST OF EXHIBITS

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

- Exhibit "A":** Description of The Property
- Exhibit "B":** PD Master Plan
- Exhibit "C":** Enhanced Landscape Plan
- Exhibit "D":** Alternative Roadway Knuckle Design

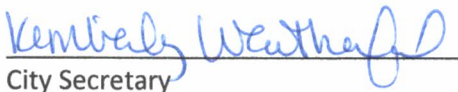
PASSED AND APPROVED ON THIS THE 12th DAY OF October, 2022.

CITY OF UHLAND, TEXAS



Naomi Schrock, Mayor

Attest:



City Secretary

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

40.984 ACRES
JOHN STEWART SURVEY, ABSTRACT NO. 14
AUGUST REUSS SURVEY NO. 86, ABSTRACT NO. 398
HAYS COUNTY, TEXAS

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 40.984 ACRE TRACT OF LAND, SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT NUMBER 14, AND THE AUGUST REUSS SURVEY NUMBER 86, ABSTRACT NUMBER 398, BOTH IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 41.014 ACRE TRACT CONVEYED TO PLUM CREEK ROAD, L.L.C. IN VOLUME 3265, PAGE 372, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS, SAID 40.984 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4 inch iron pipe found at the southernmost corner of said 41.014 acre tract of land being at the westernmost corner of a called 1.948 acre tract of land conveyed to Jose and Pauline Chavez in Volume 601, Page 240, Official Public Records, Hays County, Texas, same being in the northeast right-of-way line of Grist Mill Road (R.O.W. Varies), for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, N44°04'15"W, with the common line of said 41.014 acre tract of land, and said Grist Mill Road, a distance of 210.43 feet to a 3/4 inch iron pipe found at the westernmost corner of said 41.014 acre tract of land, being at the southernmost corner of a called 45.6 acre tract of land conveyed to Deborah Kay Lockhart in Volume 1106, Page 647, Official Public Records, Hays County, Texas, same being in the northeast line of said Grist Mill Road, for the westernmost corner of the herein described tract of land,

THENCE, with the common line of said 41.014 acre tract and said 45.6 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N43°43'45"E, a distance of 522.33 feet to a 3/4 inch iron pipe found for corner, and
- 2) N05°56'35"E, a distance of 947.11 feet to a 1 inch iron pipe found at a western corner of said 41.014 acre tract of land, being at an eastern corner of said 45.6 acre tract of land, same being at the southernmost corner of a called 10.882 acre tract of land conveyed to Bryan S. Whitfield in Volume 3853, Page 354, and described in Volume 1756, Page 812, both of the Official Public Records, Hays County, Texas, for a western corner of the herein described tract of land,

THENCE, N44°18'15"E, with the northwestern line of said 41.014 acre tract of land, the southeast line of said 10.882 acre tract of land, and a southeastern line of a called 58.815 acre tract of land (Tract I) conveyed to Patrick Stack in Volume 1756, Page 825, Official Public Records, Hays County, Texas, a distance of 1160.49 feet to a capped 1/2 inch iron rod found stamped "B&A" at the northernmost corner of said 41.014 acre tract of land, being at a southern interior corner of said 58.815 acre tract of land, for the northernmost corner of the herein described tract of land,

THENCE, S45°39'34"E, with the common line of said 41.014 acre tract of land and said 58.815 acre tract of land, passing at a distance of 629.37 feet a capped 1/2 inch iron rod found stamped "B&A" at a western exterior corner of said 58.815 acre tract of land, being at the westernmost corner of a called 1.000 acre tract of land (Tract II) conveyed to Patrick Stack in Volume 1756, Page 825, Official Public Records, Hays County, Texas, passing at a distance of 837.97 feet, being 0.29 feet left of line, a

J: AC3D\S442-028\SURVEY\METES AND BOUNDS\FN -- 40.984 ACRES -- TITLE SURVEY.DOC

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

40.984 ACRES
JOHN STEWART SURVEY, ABSTRACT NO. 14
AUGUST REUSS SURVEY NO. 86, ABSTRACT NO. 398
HAYS COUNTY, TEXAS

capped 1/2 inch iron rod found stamped "B&A" at the southernmost corner of said 1.000 acre tract of land, and continuing for a total distance of 978.04 feet to a capped 1/2 inch iron rod found stamped "B&A" at the easternmost corner of said 41.014 acre tract of land, being at a southeastern corner of said 58.815 acre tract of land, same being in the northwest line of a called 19.53 acre tract of land conveyed to Curtis and Elizabeth Wells in Volume 390, Page 73, Deed Records, Hays County, Texas, for the easternmost corner of the herein described tract of land,


THENCE, with the southeast line of said 41.014 acre tract, the northwest line of said 19.53 acre tract of land, the northwest line of a called 18.98 acre tract of land conveyed to James and Jo Ann Holt in Volume 379, Page 380, Deed Records, Hays County, Texas, and the northwest line of a called 2.388 acre tract of land conveyed to Kirt Hein in Volume 4986, Page 696, Official Public Records, Hays County, Texas, the following two (2) courses and distances, numbered 1 and 2,

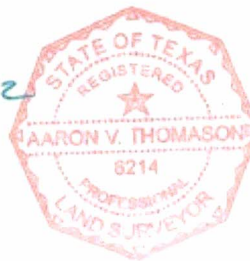
- 1) S43°37'20"W, a distance of 1115.51 feet to a 1/2 inch iron rod found in the northwest line of said 18.98 acre tract of land, being at the southwest corner of a called 3 1/5 acre tract of land described in Volume 30, Page 583, Deed Records, Hays County, Texas, and
- 2) S43°40'30"W, a distance of 837.55 feet to a 1/2 inch iron pipe found at a southeastern corner of said 41.014 acre tract of land, being at the westernmost corner of said 2.388 acre tract of land, same being at the easternmost corner of the aforementioned 1.948 acre tract of land, also being at the northernmost corner of a called 0.987 acre tract of land conveyed to Ruben and Rosa Martinez in Volume 5317, Page 39, Official Public Records, Hays County, Texas, for a southeastern corner of the herein described tract of land,

THENCE, with the common line of said 41.014 acre tract and said 1.948 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N46°26'34"W, a distance of 200.70 feet to a 1 inch iron pipe found at the northernmost corner of said 1.948 acre tract of land, being at a southern interior corner of said 41.014 acre tract of land, for a southern interior corner of the herein described tract of land, and
- 2) S43°52'32"W, a distance of 475.05 feet to the **POINT OF BEGINNING** and containing 40.984 acres of land.

Surveyed by:


Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Daering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
Aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

J: AC3D\5442-028\SURVEY\METES AND BOUNDS\FN - 40.984 ACRES - TITLE SURVEY.DOC

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

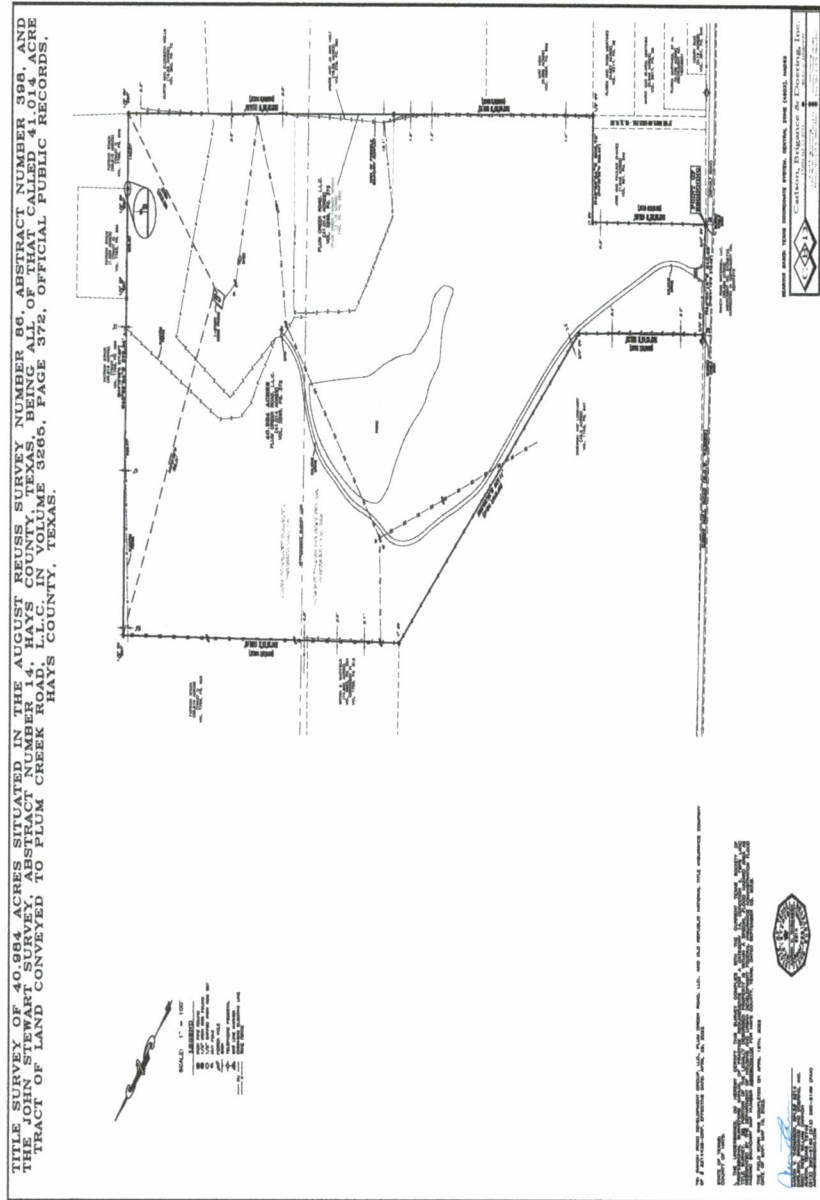


EXHIBIT "B"

PD MASTER PLAN



LOTING PLAN F WATERMILL VILLAGE UHLAND, TEXAS



Bas = 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.

ENHANCED LANDSCAPE PLAN



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
ALBUQUERQUE, NEW MEXICO
313.466.7442
www.secplanning.com • info@secplanning.com

ENHANCED LANDSCAPE PLAN
WATERMILL VILLAGE
UHLAND, TEXAS



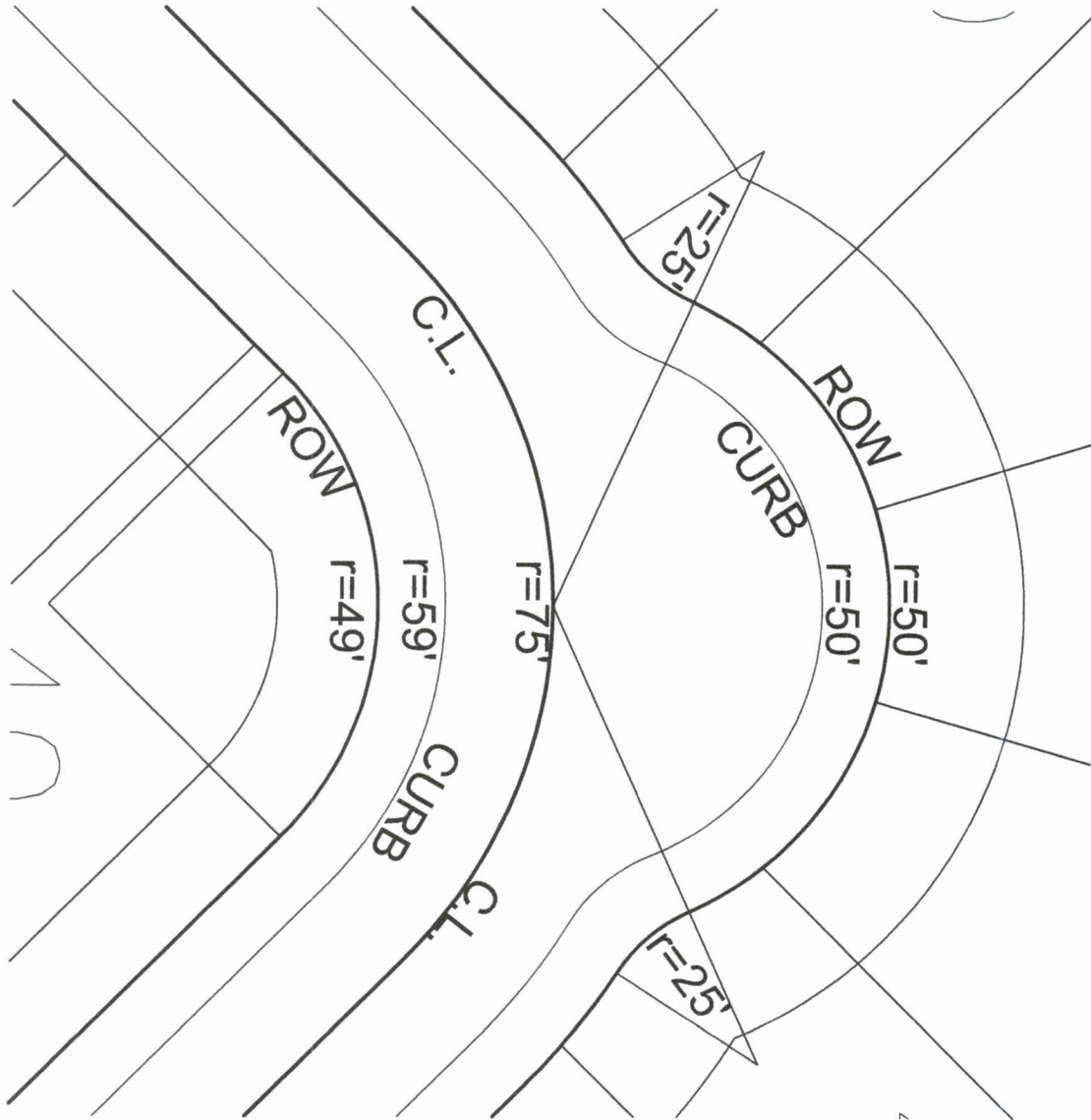
Scale: 1" = 250'

Date: June 15, 2022

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"

ALTERNATIVE KNUCKLE DESIGN



THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

22051390 ORDINANCE
11/03/2022 08:22:22 AM Total Fees: \$106.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas