

Lawhon

City of Georgetown, Texas Planned Unit Development (PUD) Development Plan

May 3, 2021

Applicant: **Tri Pointe Homes
13640 Briarwick Drive, Suite 170
Austin, Texas 78729**

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EXHIBIT A

Development Plan

Lawhon Planned Unit Development (the “PUD”)

I. Property

The Lawhon Planned Unit Development is located at the northwest intersection of Sam Houston Avenue and Patriot Way. It consists of approximately 146.8 acres described in **Exhibit B, Field Notes**, herein defined as “Property”.

II. Purpose

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of residential product types and non-residential uses. This PUD services to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district. In accordance with UDC Section 4.06.010.C “Development Plan Required”, this **Exhibit A, Development Plan** is a summary of the development and design standards for the Property.

The contents of this Development Plan explain and illustrate the overall appearance and function desired for the Property.

III. Overview: “Live-Work-Play”

Pedestrian connectivity and spaces conducive to social interaction is of importance to bridge the residential and non-residential areas and create an integrated neighborhood. Outdoor social spaces will be incorporated into the residential areas with strong pedestrian links to the adjoining non-residential areas. Additional outdoor social spaces will surround non-residential development with extensive inviting trails while creating an open “Live-Work-Play” environment for resident’s office campus and employees/visitors/shoppers within the retail hubs.

The pedestrian areas will be highlighted with ample sidewalks and trail connections throughout the parks in both the residential and non-residential areas. Amenities such as themed lighting, seating nodes, trash receptacles, bike racks, pedestrian trails and landscaping throughout the site will stimulate and encourage walkable spaces. With the addition of hardscape and landscape, a stormwater management system will be incorporated into the PUD area, offering waterfront recreational opportunities surrounding the residential neighborhoods as well as non-residential development opportunities. Wet stormwater management ponds will serve as a primary attraction within the community. **Exhibit H, Non-Residential Area Use Concept**, while conceptual in nature, illustrates the conceptual interconnectivity of the residential and non-residential area uses on the property. The site

plan illustrated on the exhibit is conceptual in nature with the purpose of depicting building forms and massing, parking lot massing and the general form of green space.

IV. Applicability and Base Zoning

In accordance with UDC Section 4.06.010.A, Compatibility with Base Zoning District, the development of the Property shall comply with the terms and provisions set forth herein. To the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the UDC in effect on March 23, 2020, shall apply. **Exhibit C, Conceptual Land Use Plan**, depicts the base zoning district boundaries.

The Base Zoning Districts for the Property are:

- RS – Residential Single Family (51.8 Acres)
- MF-1 – Low Density Multi-Family (26.1 Acres)
- C-3 – General Commercial (68.9 Acres)

All development within the Property must comply with this Development Plan. If this Development Plan does not specifically address a development requirement, the Georgetown UDC shall apply. In the event of a conflict between this Development Plan and the Base Zoning District, this Development Plan shall control.

V. Conceptual Land Use Plan

Exhibit C attached hereto is a **Conceptual Land Use Plan** for the Property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general vision and is not intended to serve as the final document. The property development will occur in phases as illustrated on **Exhibit G, Phasing Plan**, over several years and modifications to the Conceptual Land Use Plan may become desirable due to changes in market conditions or other factors. The Property owner may request modifications to the Conceptual Land Use Plan.

Modifications of the Conceptual Land Use Plan pertaining to; (a) changes in the density of specific sections or phases shown on the Conceptual Land Use Plan that do not increase the overall density of development on the Land, and (b) changes of less than 20 percent (20%) in the size of any section or phase shown on the Conceptual Land Use Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Conceptual Land Use Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Conceptual Land Use Plan shall be approved as an amendment to this PUD by the City Council. After approval by the City in accordance with these requirements, all references in this Development Plan to the Conceptual Land Use Plan shall mean and refer to the most current approved Conceptual Land Use Plan.

Minor Modifications to the Conceptual Land Use Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Conceptual Land Use Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

VI. Allowable/Prohibited Uses

The residential component of uses on the Property will include a mix of single family and low density multi-family products, together with a cohesive network of open spaces, parks, greenbelts, water quality areas and trails. The residential uses within the Property shall comply with the list of allowed and prohibited uses for RS (Residential Single Family) and MF-1 (Low Density Multi-Family) defined in the Georgetown UDC, Chapter 5 Zoning Use Regulations.

The list of allowed and prohibited uses on the commercial parcels of the Property shall comply with the uses defined for C-3 (General Commercial) district in the Georgetown UDC, Chapter 5 Zoning Table 5.04.010 Commercial Uses with the following exceptions:

Prohibited C-3 Uses:

- Correctional Facility
- Transient Service Facility
- Substance Abuse Treatment Facility
- Cemetery
- Driving Range
- Firing Range, Indoor
- Flea Market
- Small Engine Repair
- Kennel
- Event Catering and Equipment Rental Services
- Pest Control or Janitorial Services
- Manufactured Housing Sales
- Automotive Sales, Rental or Leasing
- Automotive Parts and Accessory Sales, Outdoor
- Recreational Vehicle Sales, Rental or Service
- Bus Barn
- Parking lot, Off-site
- Parking lot, Commercial
- Park n Ride Facility
- Private Transport Service Dispatch Facility

In addition to the allowable C-3 uses, office uses as defined in OF (Office) district in the Georgetown UDC, Chapter 5 Zoning Table 5.04.010 Commercial Uses shall be allowed within the C-3 district of this PUD.

VII. Residential Development Standards

The residential areas within the Property shall be developed according to the following standards as well as the standards listed in Table 1 in Section X. Residential Development Standards Summary, of this PUD.

A. Number of Residential Units

1. The Single Family Detached residential unit count on the Property shall not exceed 210 units.
2. The Low Density Multi-Family Residential unit count on the Property shall be a minimum of 175 units.

VIII. Single Family Detached Lot Standards

A. Lot Width

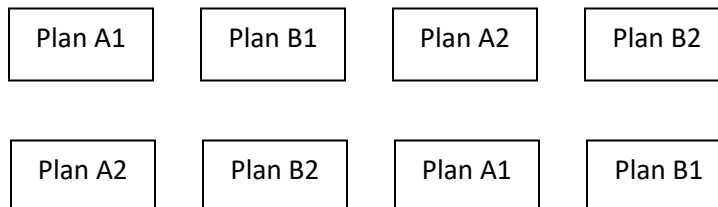
1. The minimum lot width for Single Family Detached Residential shall be 47 feet (47'). A variety of lot sizes shall be offered. A minimum of forty percent (40%) of the lots will be larger than fifty feet (50') in width.

B. Architectural Requirements

1. All Single Family Detached dwellings shall contain a minimum of 1,200 square feet of enclosed living space, exclusive of porches, decks and garages.
2. All Single Family Detached dwellings shall have a minimum roof pitch of 4:12, except porch coverings or secondary roof features.

C. House Plan Repetition

1. House plan repetition standards of UDC Section 6.02.050.C.1 shall apply with the following exceptions. Generally, the various plan and elevation combinations shall be distributed throughout the RS Residential area, with no discernible repetition in any streetscape. A plan can be repeated every third building pad (Example: Plan A1, Plan B1, Plan A2, Plan B2), although the elevation shall be different on the two houses.



D. Impervious Cover

1. The Property is located within the Edwards Aquifer Transition Zone as established by the Georgetown UDC exhibit, T.C.E.Q. Edwards Aquifer Protection Zones: Georgetown Area. The impervious cover limit for the single family detached lots in the RS district of the Property shall be 52 percent (52%) on a residential lot by residential lot basis. As part of the overall impervious cover limits for the Property, the RS Residential area shall comply with the following UDC Section 11.02.020 Impervious Cover Waiver:

- a. Low Impact Site Design

- The overall community design will be designed to create a several wet ponds within the community open space area. The wet ponds shall offer water quality and detention for the Project along with natural setting for wildlife and recreational enjoyment for citizens of Georgetown.

IX. Low Density Multi-Family Residential Development Standards

The residential use in the low density MF-1 (Multi-family) residential portion of the Project may include a variety of residential products including single family detached duplex and attached townhouse units on common lots. The low density multi-family residential area shall be developed according to the following standards.

A. Minimum Residential Density

1. The MF-1 Residential area of the Property shall be developed at a net area density between 10 – 14 dwelling units per net acre. Net area shall be calculated as the total MF-1 Residential area minus private parkland areas and easements (existing and future).

B. Building Setbacks

1. The minimum setback for any lot on which multiple residential units are located shall be ten feet (10') from any lot line.
2. The minimum front building setback for all units shall be 15 feet (15') from back of curb of private streets.
3. All residential garages shall be set back a minimum of 25 feet (25') from the back of curb of private streets.
4. The minimum rear to rear building separation shall be 20 feet (20').
5. The minimum side to side building separate for detached and duplex residential shall be 12 feet (12').

6. The minimum side to side building separation for attached townhouse buildings shall be 20 feet (20').
7. The minimum side to rear building separation for detached and duplex residential shall be 16 feet (16').
8. The minimum side to rear building separation for attached townhouse buildings shall be 20 feet (20').
9. The minimum side building setback on corner units shall be 15 feet (15') from the back of curb of private streets.

C. Impervious Cover

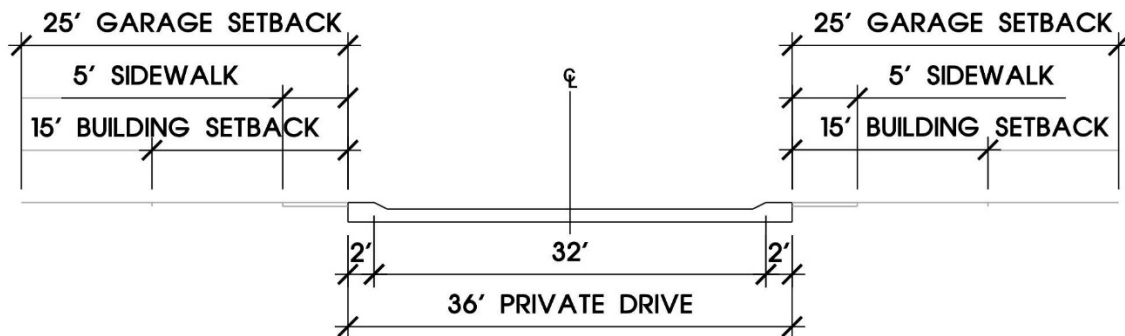
1. The Property is located within the Edwards Aquifer Transition Zone as established by the Georgetown UDC exhibit, T.C.E.Q. Edwards Aquifer Protection Zones: Georgetown Area. The impervious cover limit for the low density residential in the MF-1 district of the Property shall be 65 percent (65%). As part of the overall impervious cover limits for the Property, the MF-1 Residential area shall comply with the following UDC Section 11.02.020 Impervious Cover Waivers:
 - a. Low Impact Site Design
 - The overall community design will be designed to create a several wet ponds within the community open space areas depicted on **Exhibit H, Wet Pond System**. The wet ponds shall offer water quality and detention for the MF-1 area along with natural setting for wildlife and recreational enjoyment for citizens of Georgetown.
 - b. Over-Provision of Landscaping
 - The yards of residential units shall be landscaped with plants and trees that exceed City requirements by 30 percent (30%).

D. Residential Architectural Standards

1. All dwelling units shall contain a minimum of 1,000 square feet (1,000 sf.) of enclosed living space, exclusive of porches, decks and garages.
2. Product Widths
 - a. Detached residential product shall be minimum 26 feet (26') wide.
 - b. Duplex residential product shall be a minimum 24 feet (24') wide.
 - c. Attached townhouse residential end units shall be a minimum 27 feet (27') wide.

- d. Attached townhouse residential interior shall be a minimum 24 feet (24') wide.
3. Attached townhouse buildings shall not exceed 125 feet (125') in length.
4. Private Drive Aisles
 - a. All roadways within each condominium lot shall be private drives owned and maintained by the HOA.
 - b. A minimum width of 36 feet (36') back of curb to back of curb shall be provided for all private drives as illustrated in Figure 1, below.
 - c. Parallel parking to be allowed on both sides of private drives.
 - d. Five feet (5') wide sidewalks shall be provided on both sides of private drives.

Figure 1. Private Drive Cross Section



5. Parking
 - a. A total of four (4) parking spaces per unit are required:
 - i. Two (2) garage enclosed parking spaces
 - ii. Two (2) parking spaces located in front of the garage and outside of private drives. Parking spaces shall measure 8' x 18'.
 - b. Guest parking shall be provided via parallel parking along both sides of the private drives as well as pull in stall parking. A minimum of one (1) guest parking spot must be provided for every five (5) residential units.
6. Residential Landscaping
 - a. The landscape development standards outlined in UDC Section 8.03 Residential Landscaping shall apply, with the following modifications:

- i. The private parking area in front of each residential unit will not require screening from the private street view. The private parking areas are the driveway for each residential unit and cannot be screened from the private drives. However, all parking shall be screened from adjoining public streets as allowable with the exception of PUE's and intersection sight line areas.
- b. The yards of residential units shall be landscaped with plants and trees that exceed City requirements by 30 percent (30%).
- c. The HOA will provide the maintenance of any landscape and irrigation areas for the front yard of all residential units, all community signage, walls, and common open space areas.

X. Residential Development Standards Summary

Residential development shall comply with the standards summarized in Table 1.

| <u>Table 1: Residential Development Standards</u> | Residential RS | Residential MF-1 |
|---|--------------------------------|-----------------------------|
| Lot Width | | |
| Minimum | 47 ft. | 50 ft. |
| Exception: Minimum for Corner Lots | 56 ft. | per UDC |
| Front Setback | | |
| Minimum | 15 ft. house, 20 ft. garage | 10 ft. |
| Side Setback | | |
| Minimum | 6 ft. | 10 ft. |
| Exception: Minimum for side setback adjacent to a street | 15 ft. | per UDC |
| Exception: Minimum for garage accessed from a side street | 20 ft. | per UDC |
| Rear Setback | | |
| Minimum | 10 ft. | 10 ft. |
| Building Height (maximum) | 35 ft. | 35 ft. |
| Lot Area (minimum) | 5,500 sf. | 12,000 sf. |
| Impervious Cover Maximum | 52% | 65% |

Setbacks shall be measured from the outside of the exterior surface of the home.
Eaves and overhangs are permitted to encroach within the setbacks a maximum of 18 inches (18").

XI. Pedestrian Walkway

Sidewalks along private drives shall be constructed as described in Section IX.D.5 of this PUD. For additional Pedestrian Standards, see Section XV.E. of this PUD.

XII. Privacy Fencing and Landscaping

A. The location and types of the required privacy fencing are indicated on Exhibit D, Fence and Sign Plan.

1. Masonry Fence

A masonry fence shall be installed along portions of the Property that front Bell Gin Road. Additionally, a masonry fence or landscaped berm shall be installed along the boundary between residential and non-residential uses. In the event a landscape berm is installed, the landscape berm shall be a minimum 6 feet (6') tall and meet the landscape requirements established in UDC Section 8.04.060. Fence and/or berm locations are identified on Exhibit D. Masonry fence materials may include stone, brick or concrete panel fencing, to be determined at developer's discretion. The masonry fencing shall comply with the standards established in UDC Section 8.07.060 Residential Boundary Walls.

2. Residential Boundary Wall

Masonry columns or similar column effect as approved, using different materials than the wall, shall be installed and spaced no more than 150 feet (150') apart along all masonry fences as illustrated on Exhibit D.

3. View Fence

A metal view fence shall be installed along portions of the Property where RS and MF-1 residential tracts abut the public and private parkland (see Exhibit D). The view fence shall not exceed six feet (6') in height, measured from ground level on the higher side of the fence.

XIII. Parkland

A. Private Parkland

Approximately 9.6 acres of private parkland shall be provided within the residential area of the Property as illustrated on Exhibit F, **Park Plan**, which shall meet the parkland requirement for both the MF-1 and RS-1 zoned parcels. The parkland is centrally located to showcase the community lifestyle, recreation and social opportunities. The park is located within the low portion of the Property and as such, will contain a series of naturalistic wet ponds. The ponds will offer recreational and relaxation opportunities while also providing enhanced detention and water quality.

The park will be improved community space with a strong trails system linking the residential portions of the Project with the non-residential elements. All trails will be a minimum of six feet (6') wide. Along with the trails system, other constructed recreational elements may include, but not be limited to:

1. Playground equipment
2. Pavilion with picnic areas
3. Half-court basketball court
4. Swimming pool
5. Pool house with restrooms

B. Public Parkland

Consistent with Section 13.08 Parkland of the UDC, a financial contribution in lieu of dedication of public parkland as well as the park development fee shall be paid to the City.

Constructed improvements within the 9.6 acre private park shall be credited towards 50% parkland dedication and park development fee as established in Section 13.08.(C)(1) of the UDC.

C. Maintenance

All public and private landscape and parkland areas within the Property will be maintained by the HOA.

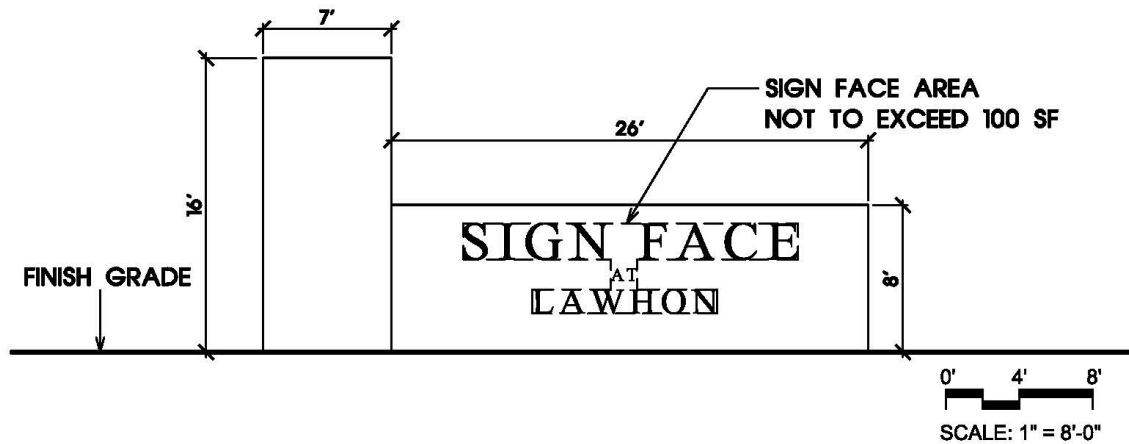
XIV. Residential Identification Signs

Exhibit D, Fence and Sign Plan to the PUD Ordinance illustrates the location of residential signage within the Property.

A. Subdivision Entry Signs

1. One (1) Primary Subdivision Entry Monument Sign may be located along Bell Gin Road. The location of the Primary Subdivision Entry Monument Sign is illustrated on **Exhibit D**. The Primary Subdivision Entry Monument Sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.
2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on Figure 2. The sign area shall not exceed 100 square feet (100 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on Figure 2.

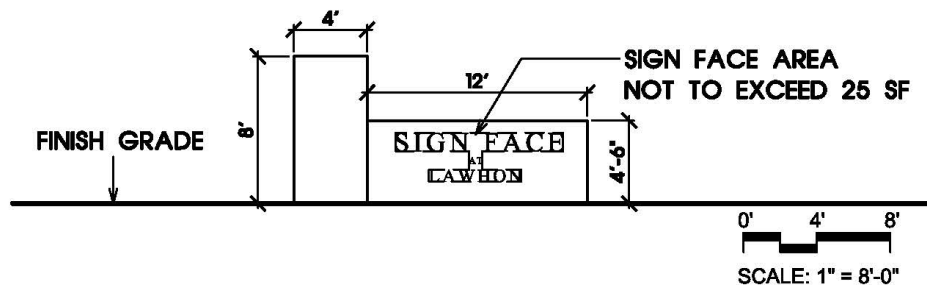
Figure 2. Primary Subdivision Entry Monument Sign



B. Residential Neighborhood Monument Signs

1. One (1) Residential Neighborhood Monument Sign may be located along Lawhon Lane as illustrated on **Exhibit D**. Neighborhood sign shall not block sight distances nor be located in a public utility easement and shall be setback a minimum of five feet (5') from adjacent rights of way.
2. The sign face area shall be defined as the measured as the boundary of the text of the development name as illustrated on **Figure 3**. The sign area shall not exceed 25 square feet (25 sf.).
3. The height and width of the sign structure shall not exceed the dimensions illustrated on **Figure 3**.

Figure 3. Residential Neighborhood Monument Sign



XV. Non-Residential Development Standards

The C-3, Commercial area of the Property shall be developed according to the following standards.

A. Non-Residential Area Impervious Cover

1. The Property is located within the Edwards Aquifer Transition Zone as established by the Georgetown UDC exhibit, T.C.E.Q. Edwards Aquifer Protection Zones: Georgetown Area. The impervious cover limit for the non-residential area of the Property shall be 77 percent (77%). As part of the overall impervious cover limits for the Property, the C-3 Commercial area shall comply with the following UDC Section 11.02.020 Impervious Cover Waiver:
 - a. Low Impact Site Design
 - The overall community design will be designed to create a several wet ponds within the community open space area. The wet ponds shall offer water quality and detention for the Project along with natural setting for wildlife and recreational enjoyment for citizens of Georgetown.

B. Building Height

1. The height of any building and all associated architectural elements within the non-residential area and a minimum of 100 feet (100') from any residential area shall not exceed 60 feet (60') as measured from the finish floor in accordance with the UDC. Buildings located within 100 feet (100') of any residential area shall not exceed 35 feet (35') as measured from the finish floor in accordance with the UDC.

C. Building Setbacks

1. Building setbacks within the non-residential area shall meet the following standards:
 - a. Front Setbacks shall be a minimum of 20 feet (20').
 - b. Side Setback shall be a minimum of ten feet (10'). *Exception: Minimum for side setback adjacent to a street or residential zoning district shall comply with UDC standards.*
 - c. Rear Setback shall be a minimum of 20 feet (20').

D. Building Mass, Articulation, and Building Elements

Creating an integrated residential and non-residential development on the Property is a goal of this PUD. Architecture within the non-residential area shall be compatible with the architectural theme, materials and design examples illustrated within these guidelines. Different variations on the architectural style are acceptable as long as the material palette and color schemes are complementary to the surrounding buildings and reinforce the general design criteria outlined within this PUD.

1. Non-residential building design and scale will complement the residential product, include building facades that face the residential areas and create strong pedestrian connections and outdoor gathering spaces where possible.
2. Building Orientation – Buildings shall be sited and positioned with the front façade facing the streets and wet ponds.
3. Building Articulation - Building frontage greater than 100 feet (100') in length shall have offsets, stepped back heights and roofs with regular width or varied wall surfaces in accordance with UDC Section 7.03.
4. Buildings should appear to be of a “pedestrian” or “human” scale. In general, this means that the size, patterns, textures, forms and overall three-dimensional composition can be appreciated at the pedestrian level.
5. The following elements shall be incorporated in the design of buildings and landscape:
 - a. Richness of building surface and texture
 - b. Consistent and cohesive architectural elements between buildings
 - c. Wall articulation
 - d. Multi-planned, pitched roofs
 - e. Roof overhangs and arcades
 - f. Consistent window and door patterns
 - g. Clear visibility of commercial signage
 - h. Recognition of building hierarchy
6. Amenities and Architectural Expression
 - a. Architecture is of appropriate scale and will share similar elements throughout the development to create a centralized theme.
 - b. Residential and non-residential area structures will be located along the pedestrian network.
 - c. Consistent signage for residential and retail visible from the pedestrian view.
 - d. Awnings, canopies, arcades, alcoves, windows, recessed entries and decorative features and the like shall be used to create social areas, for both group gatherings and more intimate spaces.
 - e. Shade structures shall be incorporated as part of the non-residential area pedestrian experience.
 - f. Special paving identifying intersections and crosswalks shall be used in development.
7. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.

8. Maintaining view corridors is important to providing views of amenities and identifying different spaces in the area.
9. Strong relationships shall be emphasized through the use of open space and framed view corridors.
 - a. Screening of mechanical equipment, service areas, parking lots and any undesirable elements.
10. All other UDC Architectural and Building Design Standards shall be met.

E. Pedestrian Circulation

A comprehensive pedestrian network is an essential element to the design of the non-residential area. By creating pedestrian friendly spaces, mixed use sites can become inviting hubs of activity. Enhanced intersections and crosswalks shall be incorporated to calm traffic and enhance the pedestrian experience from a safety and aesthetic standpoint.

1. Walkways that lead pedestrians from parking areas to buildings or plazas should be designed to facilitate easy movement and minimize crossing conflicts with vehicles.
2. The use of textured or colored paving materials define and enhance pedestrian spaces shall be encouraged.
3. Trees shall be encouraged to cool pedestrian paths and encourage walking.

F. Vehicular Circulation

1. Primary Site Entrances
 - a. Internal drives shall visually lead drivers to building entries, site amenities or focal elements.
 - b. Drives and parking areas shall be designed to fit the natural contours for the site in order to minimum cut-and-fill and maintain natural drainage.
 - c. Streets and drives should offer views of significant architectural features and site amenities to direct drivers.
2. Drop-Off Areas
 - a. Drop-off areas for vehicle passengers shall be incorporated into the development plans.

3. Service Areas

- a. The design of parcels to accommodate truck access shall comply with the following:
 - i. Locate service areas away from major streets and building entrances and the Residential area.
 - ii. Minimize pedestrian and service vehicle conflicts.
 - iii. Hide/screen views into service areas.

G. Non-Residential area Signage

Non-Residential area signage within the non-residential area portion of the Property shall comply with Chapter 10 of the UDC.

H. Outdoor Social Spaces

Pedestrian integration between the residential and non-residential areas on the Property will be encouraged through use of the following design elements that shall be implemented during site plan approval on the non-residential area of the Property.

1. Planned Integration

- a. Residential and non-residential uses are set in close proximity to one another and encourage interconnectivity through both shared vehicular drives and pedestrian traffic.
- b. Sidewalks and trails connections are incorporated to allow access to and from Residential to non-residential area venues.
- c. Unique opportunities to develop a non-residential site along a series of water bodies (stormwater management/wet pond) as a major signature element of the project.
- d. Promote new retail and office, generating activity for business.

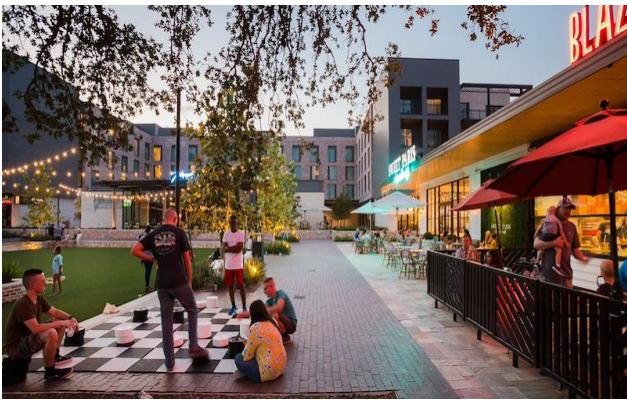
2. Pedestrian Elements

- a. Pedestrian activity highlighted with integrated sidewalks, trail system and private parkland.
- b. Pedestrian amenities, such as lighting at regular intervals, plaza spaces, seating areas, trash receptacles, bike racks, and integrated landscaping provides pleasant visitor experience.

3. Courtyards and Plazas

- a. Courtyards, plazas and terraces shall be designed at a human scale and incorporated as public amenities.

- b. Interrupting building facades to create “outdoor rooms” as well as varying the width of walkways will help create pedestrian spaces.
 - c. Spaces shall be designed to create opportunities for comfortable outdoor experiences, a change to relax and create a sense of place.
 - d. Spaces shall be designed to integrate views of the amenities such as water feature, open spaces, major buildings, down long corridors, etc.
 - e. Incorporating trees, water features and a variety of seating areas and landscape color will give the public spaces an inviting feel and visual interest.
 - f. Pavers and paving patterns will add interest and enhance the aesthetic quality of the area.
4. While conceptual in nature, the following photographs depict the scale and type of pedestrian spaces that will be incorporated into the non-residential area.



** Images are prototypical representations of the vision for plazas, open space and buildings.*

I. Stormwater Management / Wet Pond

The stormwater management system located on the Property will be incorporated into the design as a series of wet ponds as depicted on **Exhibit H, Wet Pond System**, and serves as a primary amenity for the area.

1. The wet pond designs will provide a natural edge and exude a natural habitat and retain open views to benefit the development buildings and social areas.
2. An elaborate trail system will surround the pond, attracting pedestrians as a form of retail opportunities, recreation, social interaction and exercise.
3. Pathways not exceeding eight feet (8') in width will lead pedestrians from the water's edge to the residential and non-residential areas.
4. Development will orient buildings and open spaces to views of the water feature.
5. Businesses and plazas will design seating and social areas to overlook the wet pond.

6. Fountains and other aesthetic aeration systems shall be incorporated into the wet pond design aesthetic appeal.
7. Integrated management will ensure acceptable water quality and help to maintain an ecological balance of oxygen, nutrients, light and temperature. Biological controls will be enhanced through the selection of appropriate water plant species.



** Images are prototypical representations of the vision for wet pond areas.*

XVI. Phasing

No more than 285 residential units shall be permitted through the building permit approval process prior to platting one (1) non-residential lot. The non-residential lot shall be a minimum of three (3) acre lot with direct access to Patriot Way and/or the internal roadway network.

XVII. Miscellaneous Provisions

Amendments: Amendments to this PUD shall follow the amendment process outlined in the UDC.

Exhibits. All Exhibits described herein and attached to the PUD Ordinance are fully incorporated into this Development Plan by this reference for all purposes.

LIST OF EXHIBITS

Exhibit A – Planned Unit Development (PUD)

Exhibit B – Field Notes

Exhibit C – Conceptual Land Use Plan

Exhibit D – Fence and Sign Plan

Exhibit E – Parks Plan

Exhibit F – Phasing Plan

Exhibit G – Non-Residential Area Use Concept

Exhibit H– Wet Pond System

EXHIBIT B

Field Notes

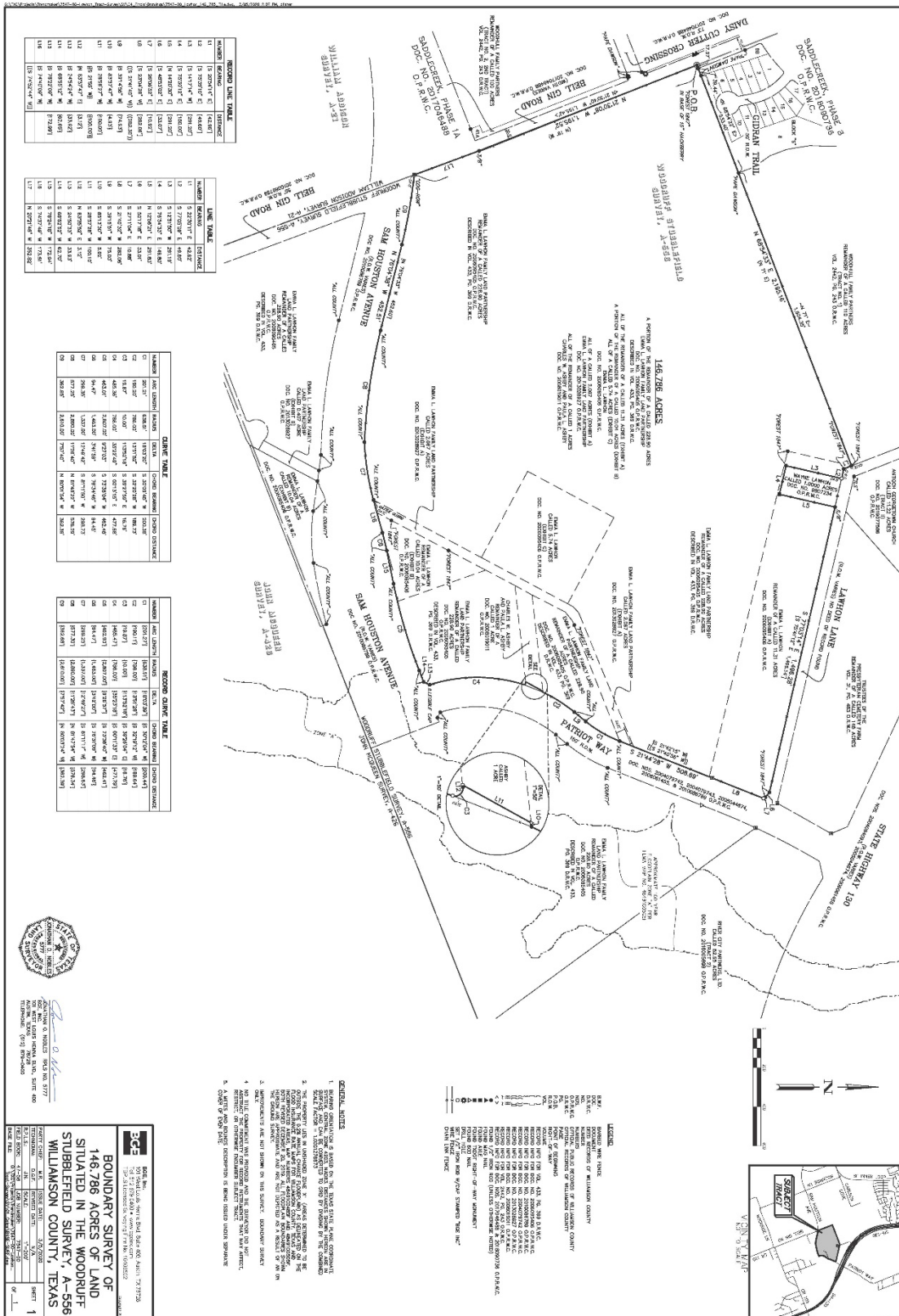


EXHIBIT ____

LAWHON TRACT
146.786 ACRES

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 146.786 ACRE TRACT OF LAND OUT OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 OF WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 228.90 ACRE TRACT OF LAND AS CONVEYED TO EMMA L. LAWHON FAMILY LAND PARTNERSHIP BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2006095405 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 11.31 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT A, A PORTION OF A CALLED 10.04 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT B, AND ALL OF A CALLED 5.74 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT C, ALL AS CONVEYED TO EMMA L. LAWHON BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2006095406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.067 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT A AS CONVEYED TO EMMA L. LAWHON FAMILY LAND PARTNERSHIP BY QUITCLAIM DEED RECORDED IN DOCUMENT NUMBER 2013028927 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 1 ACRE TRACT OF LAND AS CONVEYED TO CHARLES W. ASHBY AND PAULA L. ASHBY BY CASH WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008019011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 146.786 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "Forest 1847" found on the east right-of-way line of Bell Gin Road (width varies), as shown on SADDLECREEK, PHASE 1A, a subdivision recorded in Document Number 2017046488 of the Official Public Records of Williamson County, Texas, at the northwest corner of the above described Lawhon 228.90 acre tract, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north line of said Lawhon 228.90 acre tract and partially with the south line of SADDLECREEK, PHASE 3, a subdivision recorded in Document Number 2018090736 of the Official Public Records of Williamson County, Texas and partially with the south line of a called 110 acre tract of land described as Tract No. 1 as conveyed to Woodhull Family Partners by Warranty Deed recorded in Volume 2442, Page 243 of the Official Records of Williamson County, Texas, N 68°54'33" E, pass a 1/2-inch iron rod with cap stamped "Pape Dawson" found at the southwest corner of said SADDLECREEK, PHASE 3 at a distance of 17.97 feet, pass a 1/2-inch iron rod with cap stamped "Pape Dawson" found at the common corner of Lots 8 and 8B, Block "S" of said SADDLECREEK, PHASE 3 at a distance of 57.41 feet, pass a 1/2-inch iron rod with cap stamped "Pape Dawson" found at the southeast corner of said SADDLECREEK, PHASE 3 at a distance of 590.81 feet, and continuing on for a total distance of 2,195.16 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found on the west right-of-way line of Lawhon Lane (width varies, no deed of record found), at the southeast corner of said Woodhull 110 acre tract, at the most northerly corner of the remainder of said Lawhon 228.90 acre tract, and at the northwest corner of said Lawhon 11.31 acre tract, for the most northerly corner of the herein described tract;

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THENCE, with the west right-of-way line of said Lawhon Lane and an east line of said Lawhon 11.31 acre tract, S 22°30'11" E a distance of 42.92 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found at the intersection of the west right-of-way line of said Lawhon Lane and the south right-of-way line of said Lawhon Lane, and at an interior corner of said Lawhon 11.31 acre tract, for an interior corner of the herein described tract;

THENCE, with the south right-of-way line of said Lawhon Lane and a north line of said Lawhon 11.31 acre tract, S 77°05'09" E a distance of 49.60 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an exterior corner of said Lawhon 11.31 acre tract, at the northwest corner of a called 1.0000 acre tract of land as conveyed to Wayne Lawhon by Gift Deed recorded in Document Number 9807234 of the Official Public Records of Williamson County, Texas, for an exterior corner of the herein described tract;

THENCE, with the lines common to said Wayne Lawhon 1.0000 acre tract and said Lawhon 11.31 acre tract the following three (3) courses:

- 1) S 12°51'50" W a distance of 291.19 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found at the southwest corner of said Wayne Lawhon 1.0000 acre tract, and at an interior corner of said Lawhon 11.31 acre tract, for an interior corner of the herein described tract;
- 2) S 76°54'33" E a distance of 149.80 feet to an iron axle found at the southeast corner of said Wayne Lawhon 1.0000 acre tract, and at an interior corner of said Lawhon 11.31 acre tract, for an interior corner of the herein described tract; and
- 3) N 12°56'21" E a distance of 291.83 feet to a 5/8-inch iron rod found on the south right-of-way line of said Lawhon Lane, at the northeast corner of said Wayne Lawhon 1.0000 acre tract, and at an exterior corner of said Lawhon 11.31 acre tract, for an exterior corner of the herein described tract;

THENCE, with the south right-of-way line of said Lawhon Lane and the north line of said Lawhon 11.31 acre tract, the following three (3) courses:

- 1) S 77°03'14" E a distance of 1,496.28 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found for an angle point;
- 2) S 50°17'18" E a distance of 33.01 feet to a 1/2-inch iron rod with cap stamped "Forest 1847" found for an angle point; and

- 3) S 27°11'04" E a distance of 10.88 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northeast corner of said Lawhon 11.31 acre tract, at the intersection of the south right-of-way of said Lawhon lane with the west right-of-way line of Patriot Way (150 feet wide) as dedicated by Document Numbers 2004079742, 2004079743, 2005044674, 2006061455 and 2010086789 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

THENCE, with the west right-of-way line of said Patriot Way the following 10 (ten) courses:

- 1) S 21°40'32" W a distance of 282.06 feet to a Texas Department of Transportation right-of-way monument found for an angle point;
- 2) S 21°44'28" W a distance of 508.69 feet to a 1/2-inch iron rod with cap stamped "All County" found at the most easterly southeast corner of said Lawhon 2.067 acre tract, for the beginning of a non-tangent curve to the right;
- 3) Along said curve to the right, an arc distance of 201.21 feet, having a radius of 638.51 feet, a central angle of 18°03'20" and a chord which bears S 30°09'45" W a distance of 200.38 feet to a 1/2-inch iron rod with cap stamped "All County" found for corner;
- 4) S 39°15'51" W a distance of 75.03 feet to a 1/2-inch iron rod with cap stamped "All County" found for the beginning of a non-tangent curve to the left;
- 5) Along said curve to the left, an arc distance of 190.20 feet, having a radius of 786.00 feet, a central angle of 13°51'52" and a chord which bears S 32°20'28" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "All County" found for an exterior corner of the herein described tract;
- 6) S 85°13'30" W a distance of 5.02 feet to a 60D nail found at the northeast corner of said Ashby 1 acre tract, for an interior corner of the herein described tract;
- 7) With the east line of said Ashby 1 acre tract, S 28°57'28" W a distance of 100.10 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southeast corner of said Ashby 1 acre tract, for an interior corner of the herein described tract;
- 8) N 83°35'52" E a distance of 3.12 feet to a 1/2-inch iron rod with cap stamped "All County" found for a point of curvature of a curve to the right;
- 9) Along said curve to the right, an arc distance of 19.87 feet, having a radius of 10.00 feet, a central angle of 113°52'18" and a chord which bears S 39°27'59" E a distance of 16.76 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature; and

- 10) Along said curve to the left, an arc distance of 485.36 feet, having a radius of 786.00 feet, a central angle of $35^{\circ}22'49''$ and a chord which bears $S 00^{\circ}13'15'' E$ a distance of 477.68 feet to a 1/2-inch iron rod with an illegible cap found at the north end of the cutback to the intersection of the west right-of-way line of said Patriot Way with the north right-of-way line of Sam Houston Avenue (width varies) as dedicated by Document Number 2010086789 of the Official Public Records of Williamson County, Texas, for the most easterly southeast corner of the herein described tract;

THENCE, with said cutback line, $S 24^{\circ}50'33'' W$ a distance of 33.93 feet to a 1/2-inch iron rod with cap stamped "All County" found on the north right-of-way line of said Sam Houston Avenue, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Sam Houston Avenue the following nine (9) courses:

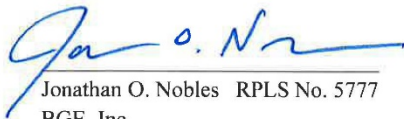
- 1) $S 68^{\circ}52'52'' W$ a distance of 62.70 feet to a 1/2-inch iron rod with cap stamped "All County" found for the beginning of a non-tangent curve to the right;
- 2) Along said curve to the right, an arc distance of 463.01 feet, having a radius of 2,807.00 feet, a central angle of $09^{\circ}27'03''$ and a chord which bears $S 73^{\circ}38'04'' W$ a distance of 462.48 feet to a 1/2-inch iron rod with cap stamped "All County" found for corner;
- 3) $S 78^{\circ}24'18'' W$ a distance of 172.94 feet to a 1/2-inch iron rod with cap stamped "All County" found for the beginning of a non-tangent curve to the left;
- 4) Along said curve to the left, an arc distance of 94.47 feet, having a radius of 1,463.00 feet, a central angle of $03^{\circ}41'59''$ and a chord which bears $S 76^{\circ}34'46'' W$ a distance of 94.45 feet to a 1/2-inch iron rod with cap stamped "All County" found for corner;
- 5) $S 74^{\circ}37'49'' W$ a distance of 173.51 feet to a 1/2-inch iron rod with cap stamped "All County" found at the southwest corner of said Lawhon 2.067 acre tract, for the beginning of a non-tangent curve to the right;
- 6) Along said curve to the right, an arc distance of 299.35 feet, having a radius of 1,337.00 feet, a central angle of $12^{\circ}49'42''$ and a chord which bears $S 81^{\circ}11'50'' W$ a distance of 298.73 feet to a 1/2-inch iron rod with cap stamped "All County" found for the beginning of a non-tangent curve to the right;
- 7) Along said curve to the right, an arc distance of 577.25 feet, having a radius of 2,890.00 feet, a central angle of $11^{\circ}26'40''$ and a chord which bears $N 81^{\circ}48'22'' W$ a distance of 576.29 feet to a 1/2-inch iron rod with cap stamped "All County" found for corner;
- 8) $N 76^{\circ}04'38'' W$ a distance of 452.51 feet to a 1/2-inch iron rod with cap stamped "All County" found for the beginning of a non-tangent curve to the left; and

- 9) Along said curve to the left, an arc distance of 362.65 feet, having a radius of 2,610.00 feet, a central angle of $07^{\circ}57'40''$ and a chord which bears $N 80^{\circ}01'54'' W$ a distance of 362.36 feet to an aluminum monument stamped "COG-ROW" found at the intersection with the east right-of-way line of said Bell Gin Road, for the southwest corner of the herein described tract;

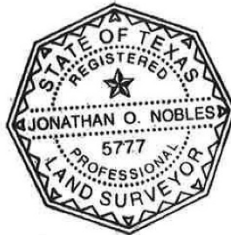
THENCE, with the east right-of-way line of said Bell Gin Road and the west line of said Lawhon 228.90 acre tract, $N 20^{\circ}21'46'' W$ a distance of 352.82 feet to a 3/8-inch iron rod found at the southeast corner of said SADDLECREEK, PHASE 1A, for an angle point;

THENCE, continuing with the east right-of-way line of said Bell Gin Road and the west line of said Lawhon 228.90 acre tract, $N 21^{\circ}30'08'' W$ a distance of 1,195.52 feet to the **POINT OF BEGINNING** and containing 146.786 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on February 20, 2020 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. A survey plat of even date accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.

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Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502

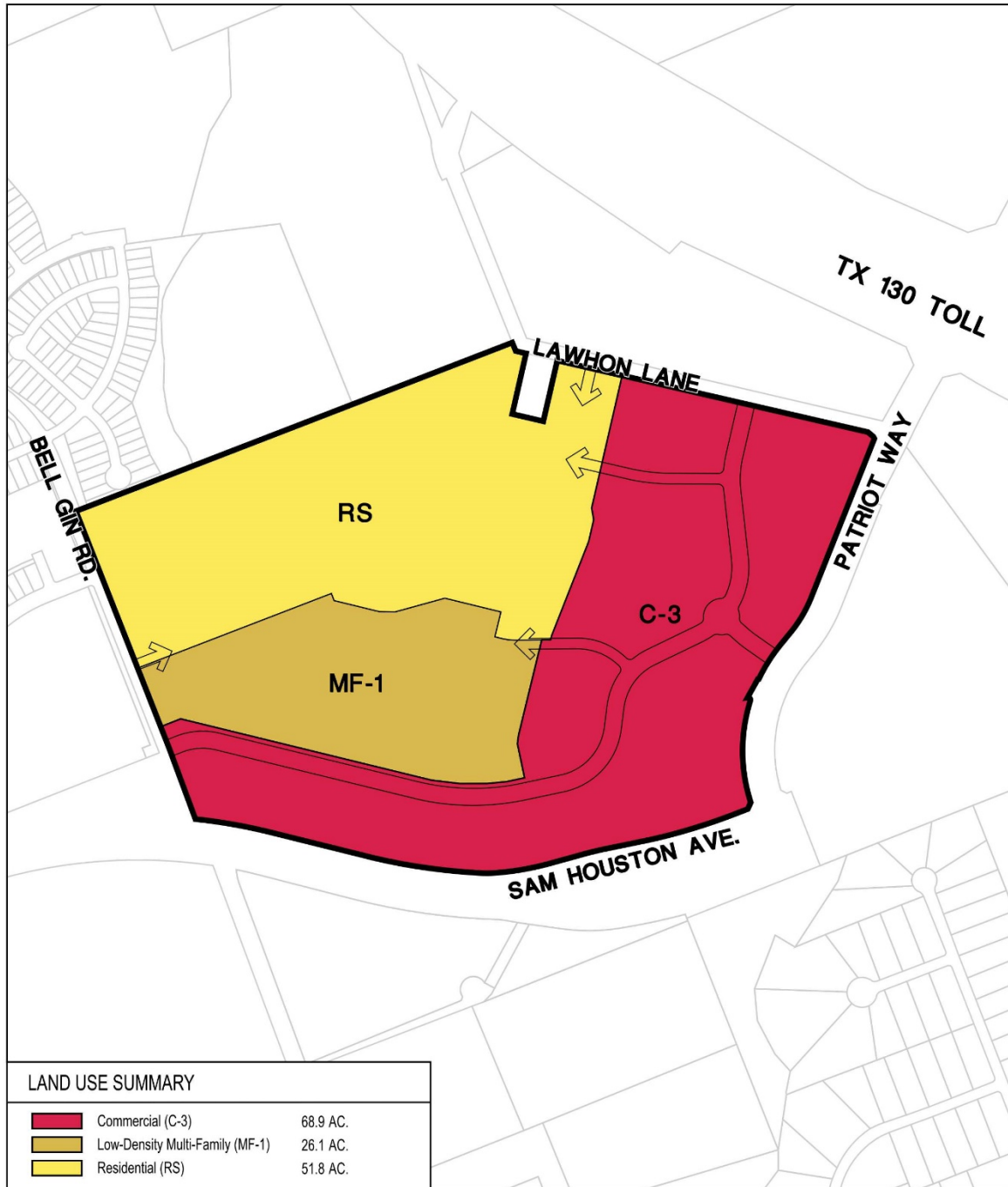


3/5/2020
Date

Client: Trendmaker
Date: March 5, 2020
Job No: 7547-00

EXHIBIT C

Conceptual Land Use Plan



Lawhon Planned Unit Development

SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 (512) 248-7022
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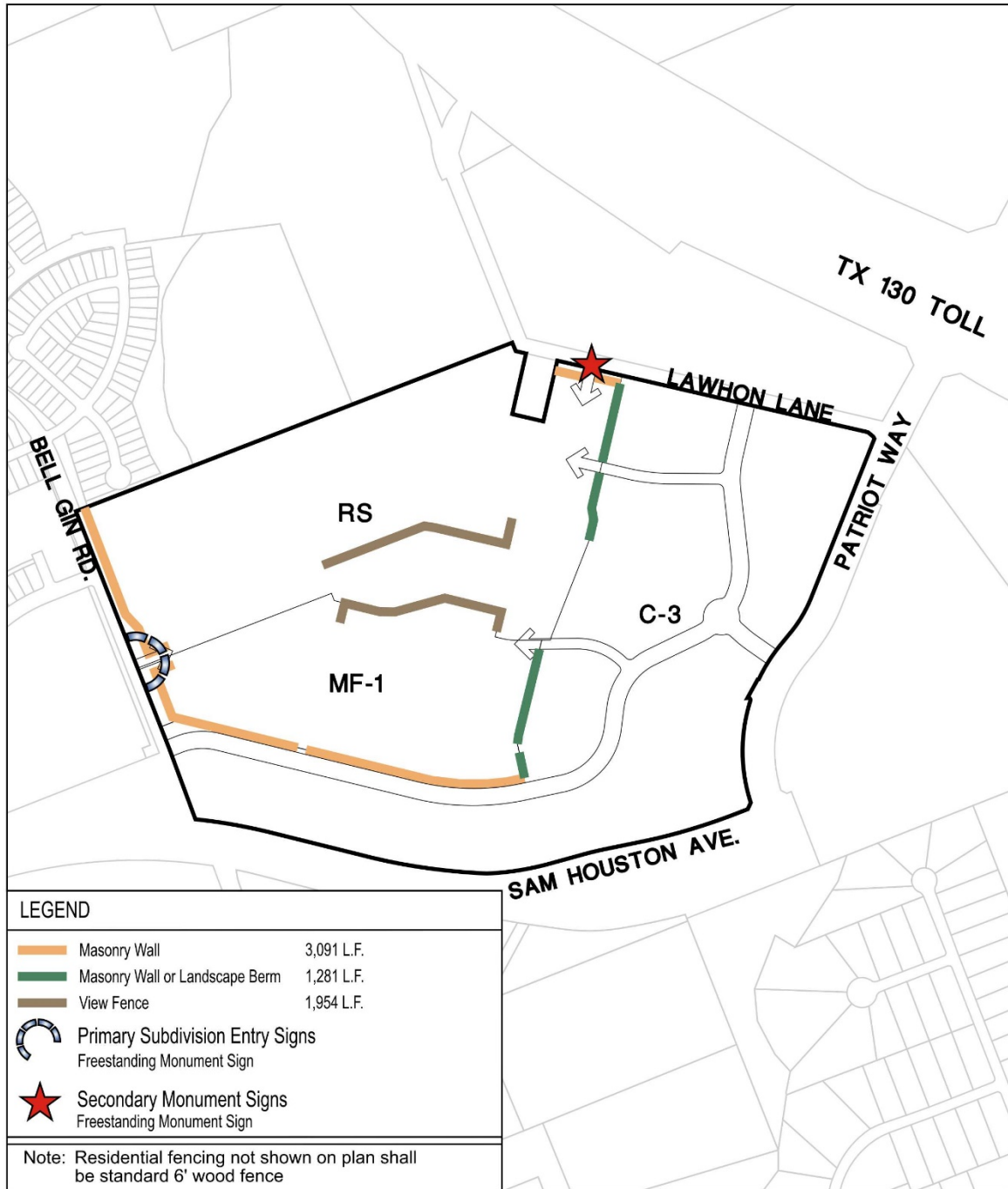


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Date: July 8, 2020

SHEET FILE: T:\180143-TRIO\CHARTER\PLANNING\Submittal\Exhibit C Concept Plan 2020-07-08.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 Fence and Sign Plan



Lawhon Planned Unit Development

SEC Planning, LLC
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NORTH

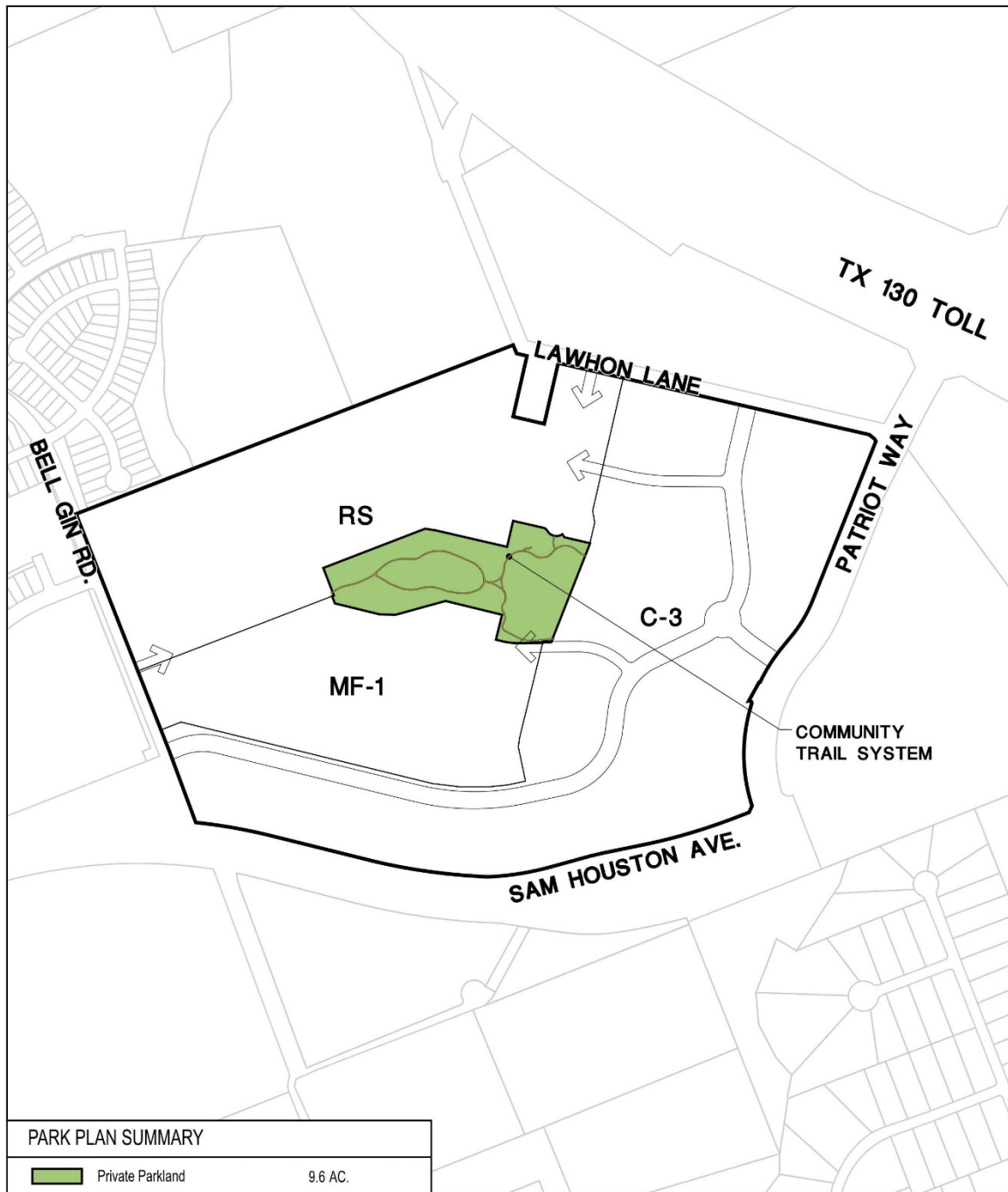
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Date: July 8, 2020

SHEET FILE: T:\190113-178-KDCad\BWP\PLANNING\Submittals\Exhibit D Fence and Sign Exhibit 2020-07-08.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
Fence and Sign Plan

EXHIBIT E Parks Plan



Lawhon Planned Unit Development

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NORTH

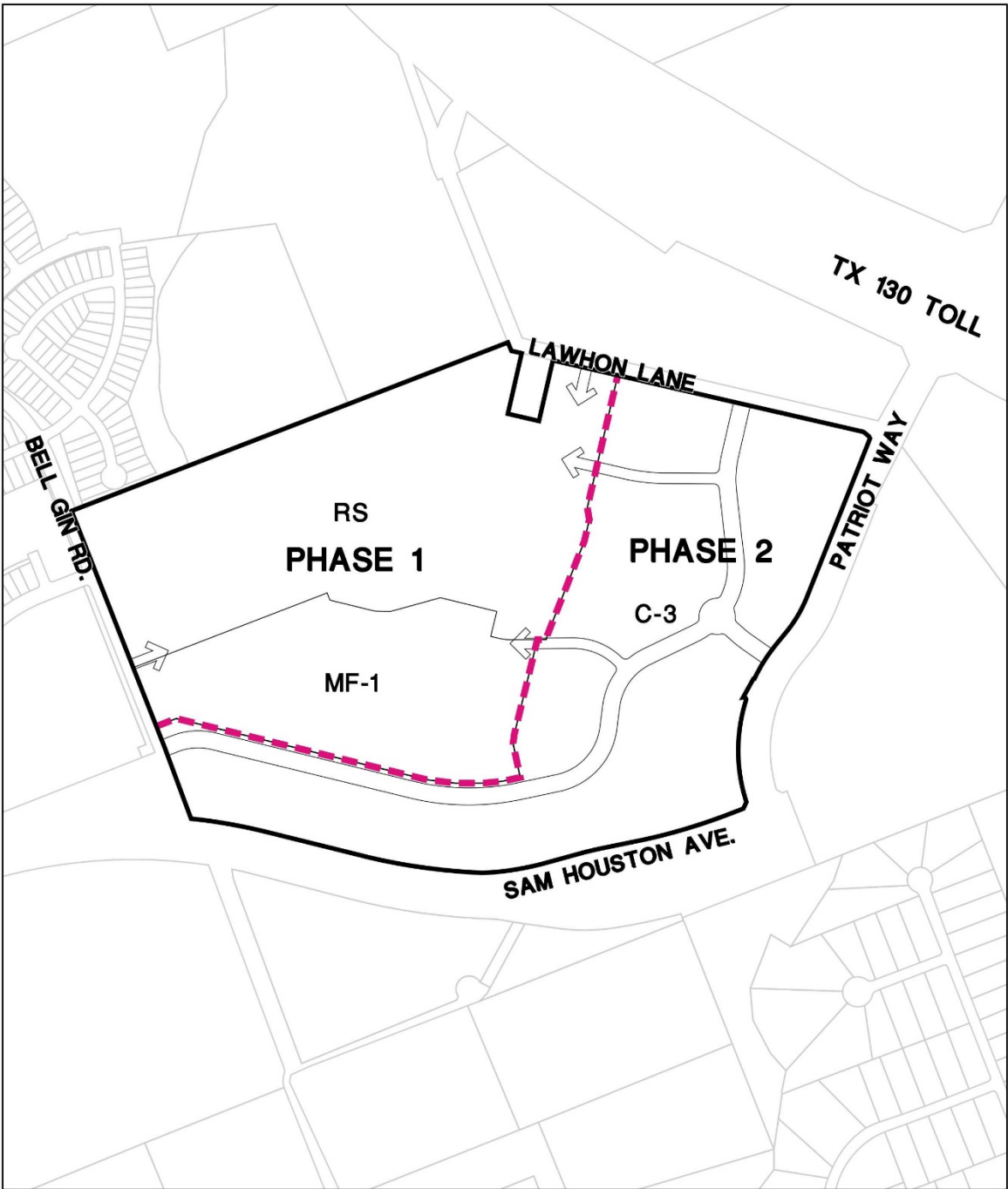


Date: July 9, 2020

SHEET FILE: T:\90143-TRHO\Castell\PLANNING\GIS\mxd\Exhibit E Parks Exhibit 2020-07-15.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 E
Parks Plan

EXHIBIT F
Phasing Plan



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0 300 600 1200

Date: July 9, 2020

SHEET FILE: T:\190413-179-00-Civil\PLANNING\Subarea\Exhibit F Phasing Exhibit 2020-07-09.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 G
Non-Residential Area Use Concept




Note: This site plan is conceptual in nature with the purpose of depicting building forms and massing, parking lot massing and the general form of green space.

**Lawhon
Planned Unit Development**

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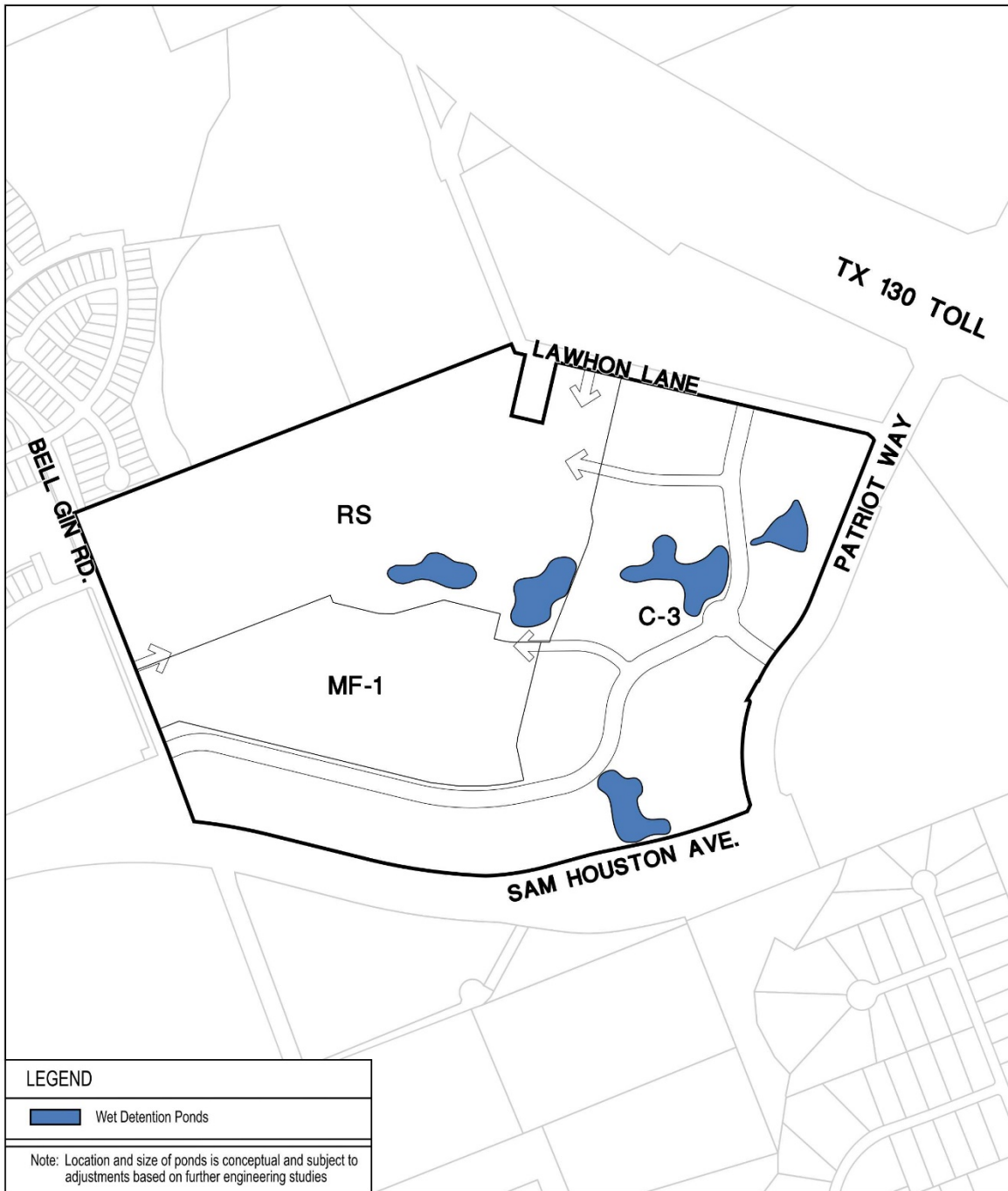
Exhibit G
Non-Residential Area Use Concept

0 50 100 200

 NORTH Date: March 31, 2020

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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 H Wet Pond System



Lawhon Planned Unit Development

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NORTH

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Date: July 9, 2020

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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 H
Wet Pond System