# FIRST AMENDMENT TO
# PLANNED DEVELOPMENT DISTRICT No. 9:
# Farmstead at Caliterra

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
February 27, 2018
Approved by the City Council on:
April 10, 2018

First Amendment to Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2026
Approved by the City Council on:
_____, 2026

DRAFT

**THIS FIRST AMENDMENT TO PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 9: FARMSTEAD AT CALITERRA** ("First Amendment Ordinance") is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.03.

**WHEREAS,** the Owner is the owner of certain real property consisting of approximately 18.532 acres located within the City Limits of the City of Dripping Springs ("City"), in Hays County, Texas, commonly known as "Farmstead at Caliterra" and as more particularly identified and described in Exhibit A (the "Property") to Attachment "A "of the Original PDD Ordinance (hereinafter defined); and

**WHEREAS,** the Owner and the City are parties to that certain Caliterra Development Agreement executed on January 14, 2014; and

**WHEREAS,** in accordance with the Development Agreement, the Property was zoned to Planned Development District ("PDD"), designating it "PDD-9", on April 10, 2018 ("Original PDD Ordinance"); and

**WHEREAS,** the Owner now wishes to amend the Original PDD Ordinance as provided herein; and

**WHEREAS,** this First Amendment Ordinance, Original PDD Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

**WHEREAS,** after public notice, as of the dates first written above, the Planning and Zoning Commission held a public hearing and reviewed this proposed First Amendment Ordinance on _____, 2026 and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood where the Property is located; and

**WHEREAS,** as of the dates first written above, the City Council has reviewed this proposed First Amendment Ordinance on _____, 2026 and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood where the Property is located; and

**WHEREAS,** the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

**WHEREAS,** pursuant to the City's Planned Development Districts Ordinance, Article 30.03 of the City's Code of Ordinances, the development in accordance with this First Amendment Ordinance ensures the compatibility of land uses, and meets the current needs of the community by committing to the following: 1. To provide for a superior design of lots and buildings; 2. To provide for increased recreation and/or open space opportunities for public use; 3. To provide amenities or features that would be of special benefit to the property users; and 4. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and

DRAFT

services.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:**

## 1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

## 2. ENACTMENT

**A. Zoning District Created**. PDD-9 is hereby amended consistent with ***Attachment "A,"*** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to amend the zoning district identified as PDD-9.

**B. PD Master Plan Approved**. The PD Master Plan attached *as* ***Exhibit "D"*** to ***Attachment "A"*** is hereby approved. The PD Master Plan, together with ***Attachment "A"***, constitutes the amended development plan for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the amended PD Master Plan, this Ordinance, ***Attachment "A"*** and the exhibits. The amended PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The amended PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.

**C. Administrative Approval of Minor and Major Changes.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications in writing following consultation with the Development Review Committee. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include, but are not limited to, slight adjustments to the internal street and drive alignments in accordance in Section 2.9.3 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover over the allowed number of lots. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. . Any appeal of the City Administrator's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the City Council.

**D. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, ***Attachment "A"***, or the PD Master Plan.

**E. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the

DRAFT

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.

**F. Attachments and Exhibits Listed**. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

***Attachment "A"*** – Planned Development District No. 9 and Zoning Map

| | |
|---|---|
| **Exhibit A** | **Property Legal Description** |
| **Exhibit B** | **Location Map** |
| **Exhibit C** | **Aerial Map** |
| **Exhibit D** | **PD Master Plan** |
| **Exhibit E** | **PD Code Modifications Chart** |

## 3. REPEALER

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

## 4. 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.

DRAFT

## 5. PENALTY

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

## 6. CODIFICATION

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

## 7. 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 Chapters 52 and 211 of the Texas Local Government Code.

## 8. EFFECTIVE DATE

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

**PASSED & APPROVED this, the _____day of _____, 2026 by a vote of ___ (*ayes*) to (*nays*) to ___(*abstentions*) of the City Council of Dripping Springs.**

**CITY OF DRIPPING SPRINGS:**

*by:* _____
Bill Foulds, Jr., Mayor

**ATTEST:**

_____
Diana Boone, City Secretary

DRAFT

*Attachment "A"*

**City of Dripping Springs**

**CODE OF ORDINANCES**

**ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS**

**PLANNED DEVELOPMENT DISTRICT NO. 9:**

**ARTICLE I. GENERAL PROVISIONS**

**1.1.** **Popular Name.** This Chapter shall be commonly cited as the "PDD--9 Ordinance", also referred to as "this Ordinance" herein.

**1.2.** **Scope.** This Ordinance applies to the Property, as more particularly described in ***Exhibit "A"*** to ***Attachment "A"***.

**1.3.** **PD Master Plan.** The PD Master Plan as shown in ***Exhibit "D"*** has been approved by the City and shall serve as a guide to the development and use of the Property. The PD Master Plan is conceptual in nature and subject to reasonable modifications to meet market demands as the Project develops over time.

**1.4.** **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

**Amended and Restated Development Agreement:** That certain Amended and Restated Development Agreement executed on or about January 14, 2014 by and between the City and Owner.

**City:** The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

**City Administrator or Administrator:** The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include a Deputy City Administrator and City Administrator's designee.

**City Council:** The governing body of the City of Dripping Springs, Texas.

**City Engineer:** The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

**Code, City's Code of Ordinances or City of Dripping Springs Code of Ordinances:** The entirety of the City's ordinances, regulations and official policies in effect as of the Effective Date of the Original Agreement as modified by the Project Approvals and variances granted under the Amended and Restated Development Agreement and this Ordinance. This term does

not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

**Effective Date:** The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

**Homeowners Association:** A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

**Impervious Cover:** Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

**Impervious Cover Percentage:** The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property as determined by City Engineer. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area, detention facility, swale, irrigation area, playground, athletic fields, granite or pea gravel trail as determined by City Engineer.

**Landscaping Ordinance:** Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

**Original Development Agreement:** Caliterra Subdivision Development Agreement dated effective January 14, 2014 between the City and Development Solutions CAT, LLC.

**Outdoor Lighting Ordinance:** Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

**Owner:** Development Solutions CAT, LLC, and their successors and assigns as subsequent owners of any portion of the Property.

**Project:** A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on ***"Exhibit D"***.

**Project Approvals:** The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on ***"Exhibit E"***.

DRAFT

**Property:** As described in the Recitals.

**TCEQ:** The Texas Commission on Environmental Quality, or its successor agency.

**TCSS Manual:** The City of Dripping Springs Technical Construction Standards and Specifications Manual.

**TIA**: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

**TxDOT:** The Texas Department of Transportation or its successor agency.

**Water Quality Protection Ordinance:** Article 22.05 of Chapter 22, General Regulations of the Code

## ARTICLE II. DEVELOPMENT STANDARDS

**2.1. Governing Regulations.** Except as otherwise provided in this Ordinance and the amended PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Amended and Restated Development Agreement as amended and/or restated and the City's Code of Ordinances. For purposes of rights that accrue pursuant to Chapter 245 of the Texas Local Government code, as may be amended, the Parties agree that the Effective Date shall be construed as the date of the Original Agreement.

**2.2. Phasing.** The Property may be developed in phases. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

**2.3. Permitted Uses**.

**2.3.1. Base Zoning:** The base zoning district for the Property shall be General Retail GR, which shall be the basis for all zoning specifications not addressed in this Ordinance or the amended PD Master Plan.

**2.3.2. Allowed Uses:** Those uses listed for the GR, General Retail District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) of the City Code as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

**2.4. Design Specifications:**

**2.4.1 Impervious Cover.** Impervious cover shall not exceed sixty percent (60%), per GR base zoning limits, as that does not cause an overage of the designated total impervious square footage as agreed to in the Caliterra Subdivision Development Agreement. Impervious cover for the entire development, as defined in the Caliterra



DRAFT

Subdivision Development Agreement, shall be described and proven in a table format. Updated tables shall be provided with any plat and/or engineering site development document. Areas covered in pervious pavers and elevated decks shall be calculated as 50% impervious of their area as approved by City Engineer.

**2.4.2 Building Height.** No building shall exceed three (3) stories and forty feet (40').

**2.4.3 Setbacks and Yard.**

(a.) Minimum Ranch Road 12 Frontage Setback (Landscape Buffer): forty feet (40') inclusive of a fifteen-foot (15') landscape buffer located from edge of building line in compliance with the City Code of Ordinances Section 28.06.052-Landscape Buffers. Should a portion of right-of-way be obtained by a governmental entity for RR12 widening; the Property Owner shall only be required to maintain the setbacks and buffers based on the original building lines prior to any right-of-way change that occurs after the adoption of this Ordinance.

(b.) Minimum Front Yard: twenty feet (20').

(c.) Minimum Side Yard:

1. five feet (5') from lot line; and
2. seven and one-half feet (7.5') from R.O.W.

(d.) Minimum Rear Yard: fifteen feet (15').

**2.4.4 Minimum Building Separation for Nonresidential Structures.** There shall be a minimum separation between nonresidential structures as required by International Building Code (IBC) 2012 or as required by the City's Fire Code (if any), whichever is greater.

**2.5 Density of Development:** Notwithstanding anything to the contrary set forth herein or in the City's rules, with respect to the density of the Project, Owner will have the right to develop the Property with no more than 69 units as agreed in the Caliterra Subdivision Development Agreement.

**2.6 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.

**2.7 The Code Modification Chart** is shown in ***"Exhibit E"***. Owner shall comply with the City's Landscaping, Lighting, Sign, and Exterior Design standards (for both non-residential and residential properties) as those Codes are modified in this Ordinance and the Code Modifications shown in ***"Exhibit E"***.

**2.8 Water Quality.** Owner shall implement and comply with Section 2.8 of the Development Agreement.

**2.8.1 Water Quality Buffer Zones.** Owner will provide buffering as required by the City's Code of Ordinances, including Sec. 22.05.017, Water Quality Buffer Zones, of the Water Quality Protection Ordinance and Section 28.06.052, Landscape Buffers of the

DRAFT

Landscaping Ordinance.

**2.8.2 Initial Brush Removal.** Any initial brush removal shall follow Sec. 28.04.017 (c) of the Dripping Springs Code of Ordinances which states the following:

**(a)** Applicants may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Applicants may exercise this option only by utilizing rubber-tired equipment for brush removal.

**(b)** Prior to site plan approval, owners may neither remove any tree (other than cedar trees) with a trunk having a diameter greater than six (6) inches measured four and a half feet (4.5') above the base (ground elevation) of the tree, nor materially alter the existing drainage patterns, prior to receiving city approval for site plans. Owners shall ensure that as much area as possible is left undisturbed for as long as reasonably possible.

**(c)** Agricultural and farming operations on land subject to the Ag exemption for tax purposes are exempt from the restrictions of this section.

**2.9 Access.**

**2.9.1 Roadway Access:** The location of roadway access shown on ***"Exhibit D"*** has previously been approved by the City. Owner and City agree that traffic safety is crucial. The location of all roadway and driveway access onto Ranch Road 12 not shown on ***"Exhibit D"*** shall be subject to the approval of the City. Owner agrees to construct and fund acceleration lanes, deceleration lanes, and traffic control devices required by the Texas Department of Transportation (TxDOT) and the City.

**2.9.2 Traffic Impact Analysis.** Owner provided to the City a Traffic Impact Analysis ("TIA") in 2013 at the time of adoption of the Original Development Agreement. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each phase at the time set forth in the TIA. If the TIA recommends revisions to roadway alignments, intersections or other revisions that would require changes to the Concept Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 1.4 is not increased and the maximum density of the Property is not increased above 69 units.

**2.9.3 Roadway Alignments:** The roadway alignments shown on the PD Master Plan attached as ***"Exhibit D"*** are approved by the City in concept. Final alignments will be approved by the City Engineer during the preliminary plat and construction plan review process. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City and TxDOT.

DRAFT

**2.10 Architectural Standards:**

**2.10.1 Non-Residential Architectural Standards.** All non-residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance Article 24.03.

**2.10.2 Residential Architectural Standards.** All residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance or an alternate design standard.

**Exceptions:**

**(a)** Flat Roofs are allowed in the center of residential buildings with ten (10) units or more and any nonresidential buildings for the placement of HVAC/Condensers, provided that these areas are screened or in a way to reflect the intent of the design standards. No HVAC/Condenser or flat roof will be visible from a perspective from the ground.

**(b)** All uncovered decks or patios (not enclosed spaces) are allowed to encroach no more than 10 feet into the rear and side yard setbacks, except within the 15-foot landscape buffer on RR 12.

**2.11 Parks, Trails and Open Space.** Master Parks and Open Space: Parkland and open space requirements shall be governed by the Caliterra Subdivision Development Agreement.

**2.12 Outdoor Lighting.** Owner, or an electric utility designated by Owner, will construct all illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project. The aforementioned shall be in compliance with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as in effect at the time of any submittal of site development application, any and all building permit applications, and any and all sign permit applications. To the extent that any portion of this Ordinance and its exhibits is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. The Owner or an association designated by Owner will be required to operate and maintain the lighting within the Project according to City Rules.

**2.13 Signage.** During the site plan approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the Planning and Zoning Commission and the City Council and will address types, size, design, and placement for all signs for the Project. Any types of signs not addressed in the Master Sign Plan shall comply with the City's Sign Ordinance.

DRAFT

EXHIBIT "A"
Property Legal Description

**Legal Description:**

# HOLT CARSON, INCORPORATED


**PROFESSIONAL LAND SURVEYORS**
Texas Licensed Surveying Firm Registration No. 10050700
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
email: hci@austin.rr.com


September 11, 2017

**FIELD NOTE DESCRIPTION OF 18.532 ACRES OF LAND OUT OF THE P.A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (595.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod with a plastic cap imprinted "RDS" found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of that certain (595.818 acre) tract of land, as conveyed to Development Solutions Cat, LLC by deed recorded in Volume 4682, Page 342 of the Official Public Records of Hays County, Texas, same being the Southeast corner of Lot 3, Country Homes Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 68 of the Plat Records of Hays County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, from which a concrete highway monument found 40 feet right of record station 66+63.6 bears, N 14 deg. 02'13" E 304.91 ft. (chord bearing and distance);

**THENCE** with the West right-of-way line of Ranch Road No. 12 and the East line of said (595.818 acre) Development Solutions Cat, LLC tract, the following two (2) courses:

> **1.)** Along a curve to the left with radius of 2904.65 ft. for an arc length of 410.51 ft. and which chord bears, **S 06 deg. 57'10" W 410.17 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency 40 feet right of record station 73+69.4;
> **2.) S 02 deg. 55'04" W 880.43 ft.** to a ½" iron pipe found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northeast corner of that certain (4.00 acre) tract of land as conveyed to F. Gayle Needham by deed recorded in Volume 1633, Page 259 of the Official Public Records of Hays County, Texas and the Southeast corner of the herein described tract;

**THENCE** leaving the West right-of-way line of Ranch Road No. 12 with the common line of said (595.818 acre) Development Solutions Cat, LLC tract and said (4.00 acre) Needham tract, **N 85 deg. 59'35" W 592.04 ft.** to a 5/8" iron rod found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northwest corner of said (4.00 acre) Needham tract, also being the Northeast corner of Lot 19, Block D, Amended Plat of Caliterra Phase One Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 323 of the Plat Records of Hays County, Texas, and also being the Southeast corner of Lot 23, Block D, Caliterra Phase One Section Three, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 347 of the Plat Records of Hays County, Texas and being the Southwest corner of the herein described tract;

**THENCE** crossing through the interior of said (595.818 acre) Development Solutions Cat, LLC tract with the East line of Caliterra Phase One Section Three, **N 01 deg. 17'58" W 978.42 ft.** to a 5/8" iron rod found at the Northeast corner of Lot 14, Block E, Caliterra Phase One Section Three, same being the Southeast corner of Lot 4, The Beulah Marie Needham Estate, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 102 of the Plat Records of Hays County, Texas, also being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract and being a point in the West line of the herein described tract;

**THENCE** with the East line of said Lot 4, The Beulah Marie Needham Estate and a Westerly line of said (595.818 acre) Development Solutions Cat, LLC tract, **N 00 deg. 48'18" W 256.68 ft.** to a ½" iron rod with a plastic cap imprinted "RDS" found at an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Southwest corner of Lot 2, Country Homes Subdivision and the Northwest corner of the herein described tract;

**THENCE** with a North line of said (595.818 acre) Development Solutions Cat, LLC tract and the South line of Country Homes Subdivision, **N 89 deg. 10'26" E** at a distance of 247.70 ft. passing a ½" iron rod with a plastic cap imprinted "RDS" found at the common South corner of Lot 2 and Lot 3, Country Homes Subdivision, continuing along said bearing for a total distance of **710.93 ft.** to the **PLACE OF BEGINNING** and containing **18.532 acres** of land.

**SURVEYED: September 5th, 2017**

**Holt Carson**
**Registered Professional Land Surveyor No. 5166**

**reference map no. B 877136**

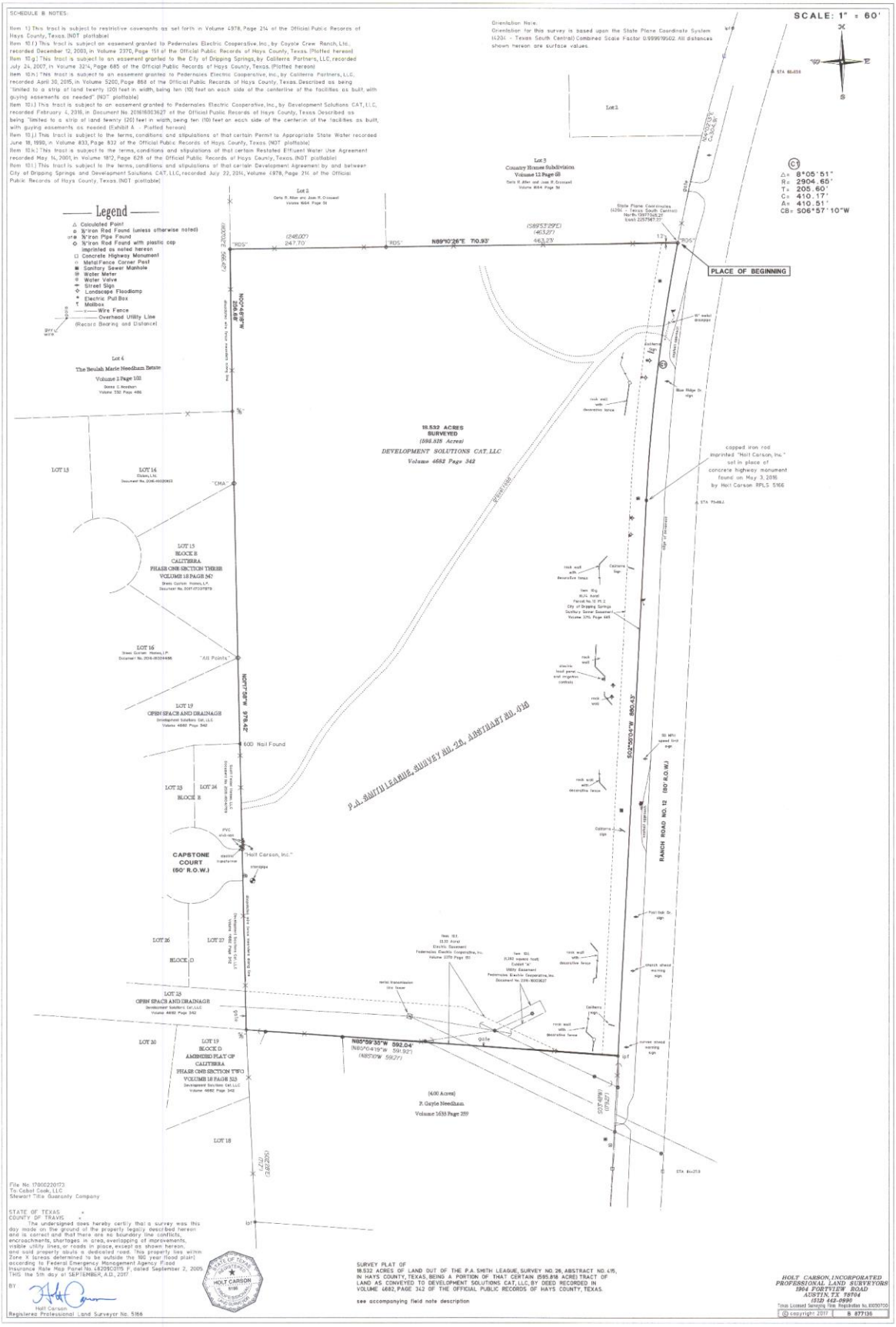
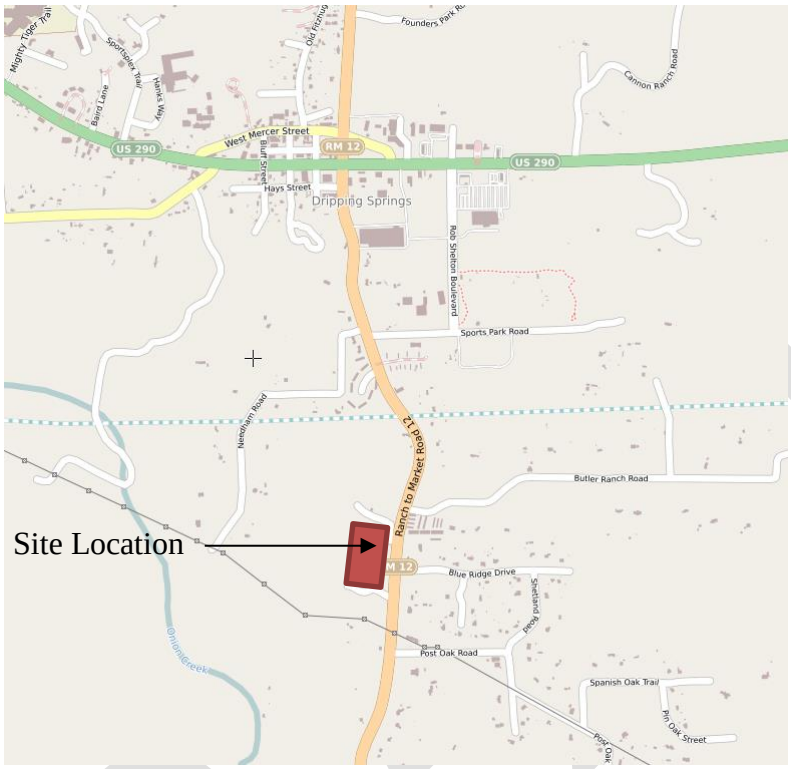

SCALE: 1" = 60'
Legend
PLACE OF BEGINNING
18.532 ACRES SURVEYED
DEVELOPMENT SOLUTIONS CAT, LLC
Volume 4682 Page 342
CAPSTONE COURT (50' R.O.W.)
P.A. SMITH LEAGUE, SURVEY NO. 26, ABSTRACT NO. 415
RANCH ROAD NO. 12 (80' R.O.W.)
HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

EXHIBIT "B"
Location Map

Overall Map




Detailed Map

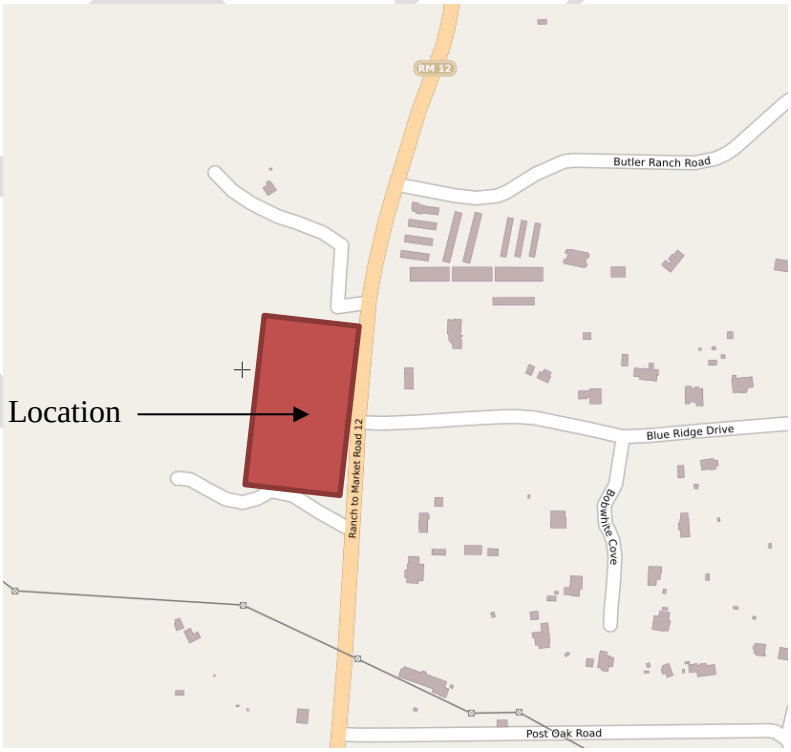


EXHIBIT "C"
Aerial Map Plan

DRAFT

EXHIBIT “D”
PD Master Plan

EXHIBIT "E"
PD Code Modifications Chart

| # | Description | Requirement | PD Code Modification | Justification |
|---|---|---|---|---|
| 1 | Building Setbacks | **Sec. 3.11.4** | | With the transition from commercial to SFR, the reduction of setbacks allow for flexibility in design and financially feasible products that are in demand. |
| | (Base: General Retail) | Front: 25' | 20' | |
| | | Rear: 25' | 15' | |
| | | Side: 25' | 5' from lot lines & 7.5' corner R.O.W. | |
| | | Adjacent to SF: 25' | 10' min. | |
| | | Minimum Ranch Road 12 Frontage Setback: (Landscape Buffer): fifty feet (50'), inclusive of a twenty-five feet (25') landscape buffer located from edge of building line | 40' along RR 12; 15' landscape buffer located from edge of building line | The landscape buffer along RR 12 is set by the rear setback. By allowing the SFR rear setback to be 15', this allows for the full 80' of product width and reduces the overall RR 12 setback to 40', proportionally. |
| 2 | Roof Slope | **Sec. 24.03.052** | Flat roofs are allowed for residential buildings with ten (10) units or more and nonresidential buildings. Flat roofs shall not be visible from the street; all roofs surrounding outer footprint will be sloped. | By allowing the center portion of building roofs to be flat for condensers units it alleviates the need for ground units and avoids a less appealing view from the sidewalk and street. This modification will still use sloped roofs surrounding the footprint of the building to shield all condensing units and give the illusion of a fully sloped roof. |
| | | Primarily gable roof construction with shed roofs and cut-out dormers. | | |
| 3 | Building Height | **Sec. 3.11.3** | Main Building(s): Maximum three (3) stories and forty feet (40') | The January 14, 2014 approved Development Agreement: Caliterra Subdivision provides for a 40' height limit without restriction on stories. The three story maximum allow for flexibility in design and financially feasible products that are in demand. |
| | | Main Building(s): Maximum two (2) stories, or forty feet (40'), whichever is less. | | |
| 4 | Minimum Building Separation for Nonresidential Structures | **Sec. 3.11.4(e)** | Minimum separation as required by International Building Code 2012 or by City's Fire Code (if any), whichever is greater. | Allows more flexibility in the site layout. |
| | | Minimum eighty feet (80') separation between structures, or a minimum separation as required by City's Fire Code (if any), whichever is greater. | | |

DRAFT

| | | | | |
|---|---|---|---|---|
| 5 | Building Area Regulations: Size of Lot | **Sec. 3.11.4(a)** | | |
| | | Min. Lot Area: 20,000 sf | 4,600 sf | A smaller lot size will allow for single family residences, instead of apartments and commercial originally planned. |
| | | Min. Lot Width: 100 feet | 40 feet | |
| | | Min. Lot Depth: 150 feet | 115 feet | |
| 6 | Maximum Impervious Cover | **Sec. 22.05.016(a)(2)** | | |
| | | 35% | 60% | Overall project impervious cover to be 25% maximum. |
| 7 | Mimimum Lot Sizes | **Exhibit A 14.6** | | |
| | | For lots using surface water and public wastewater systems is 0.75 acres | For lots using surface water and public wastewater system is 4,600 square feet | To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes. |

DRAFT