

EXHIBIT 'B'

PLAN OF DEVELOPMENT

OAK RIDGE

A. Introduction

This proposed development is an important opportunity for Waller County (County) to participate in the strategic planning of a major master planned community, further setting the tone for future development in the area. The proposed plan is intended to align elements of the County's requirements and goals with the goals and objectives of a contemporary master-planned development. The quality and cohesiveness of this development should set the standard for the type of development the County desires to promote within its jurisdiction.

Oak Ridge (Project) is a master planned community consisting of approximately 300 acres located north of Joseph Road, south of the F.M. 1488, and east of Field Store Road. The tract is located fully in Waller County, in Precinct 2. It is approximately seven miles north of the City of Waller. The Project may have a different name in the future and is currently referred to as Oak Ridge.

The developer desires to construct a community that features recreational amenities and open space, provides a range of housing types and prices, and includes a commercial tract.

This Plan of Development (PD), its description, rules, and regulations shall apply to the entirety of property as is depicted on Figure 2 - Conceptual Plan.

1. This Plan of Development includes the following sections:

- A. Introduction
- B. General Provisions
- C. Land Uses
- D. Development Regulations
- E. Parks, Recreation, and Trails
- F. Street Plan & Cross-Sections
- G. Building Regulations

B. General Provisions

1. The PD approved herein will be constructed, developed, and maintained in compliance with this Development Agreement and other applicable ordinances of the County. If any provision or regulation of any County ordinance applicable in the Oak Ridge Plan of Development is not contained in this PD, all the regulations contained in the County's ordinance applicable to the Oak Ridge PD in effect on the effective date of this ordinance will apply to this PD as though written herein, except to the extent the County regulation or provision conflicts with a provision of this Development Agreement.
2. If there are discrepancies between the text of this document and the figures attached, the text shall prevail.
3. The Project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1 - Boundary Exhibit

Figure 2 - Conceptual Plan

Figure 3 - Landscape and Open Space Plan

Figure 4 - Street Type Designation Map

Figure 5 - Street Cross-Section, Local Residential Street

Figure 6 - Street Cross-Section, Collector Street

Figure 7 - Fence Exhibit

Figure 8 - Field Store Road Potential Realignment Exhibit

4. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves, and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
5. The homeowners' association shall enforce deed restrictions.
6. Developer agrees to provide "Increased Standard" street concrete thickness as provided in the table below, unless a geotechnical analysis demonstrates that improvements to subgrade will provide better long-term stability and reduced maintenance burden for the road, in which case the "Minimum Standard" below shall be provided with the recommended subgrade composition per the analysis.

Paving Standards	Local Streets	Collector Streets
Minimum Standard	6" thick concrete	7" thick concrete
Increased Standard	7" thick concrete	8" thick concrete

7. The developer or municipal utility district shall maintain a maintenance bond which shall commence on the effective date of the acceptance of the roads by the County and continue for a minimum one-year period but no longer than the earlier to occur of a two-year period or until 100% of the residences which are served by the accepted roads are substantially completed.

8. Waller County Municipal Utility District No. 65 shall be created upon the property associated with the Project described in Exhibit 'A' to the Agreement. The target date for such creation is the end of the second quarter of calendar year 2025.
9. Law Enforcement; The Developer, the Homeowners' association to be created by Developer (the "HOA"), or the Municipal Utility District shall contract with the Waller County Sheriff's Office to provide supplemental police protection services to the Developer's Property by a deputy sheriff at 50% buildout.
10. The developer shall provide a fee in lieu of making improvements to Joseph Road. The current cost to construct one half of a major thoroughfare boulevard is approximately \$375 per linear foot. Since the Project has approximately 4,200 linear feet of frontage along Joseph Road, the developer shall provide \$1,575,000 to Waller County in a piecemeal fashion along with each final plat submittal that abuts Joseph Road proportional to the overall Joseph Road frontage. If the cost to construct one half of a major thoroughfare boulevard has decreased by the time of final plat submittal, the developer shall be permitted to submit a revised cost estimate for improvements to Joseph Road to reflect the updated cost and, upon the County's approval of the revised cost estimate figures, shall only be obligated to pay the County the revised cost.
11. Two drainage channels cross the tract from north to south and drain to Spring Creek.
12. The tract is located within the San Bernard Electric Cooperative Inc. service area.

C. Land Uses

1. The maximum number of single-family lots shall not exceed 800 lots (unless additional tracts of land are acquired and added to this PD).
2. Within the boundary of the proposed Plan of Development, land shall be dedicated for parks and open space purposes, which area shall equal one acre per 54 dwelling units. Land used for parks and open space area shall have a minimum frontage of 60 feet on a public street. A parkland dedication table shall be provided with each plat to ensure compliance with this requirement. The requirements for the parkland are described in Section E. Each plat does not need to stand on its own regarding parkland dedication, as parkland dedication shall be considered on a project total basis.
3. Multi-family development shall be prohibited within the Project.

D. Development Regulations

Area within the PD shall be developed in accordance with the following regulations:

1. The maximum number of lots shall not exceed 800 lots (unless additional tracts of land are acquired and added to this PD).
2. Minimum lot size: 45 feet minimum width as approved by variance by Commissioner's Court on October 2, 2024, and described in Exhibit D.
3. Maximum lot coverage: 65% percent calculated as the ground covered by building structures, principal, or accessory, of the gross lot surface area.
4. Minimum front yard building setback: 25 feet; measured from the front property/right-of-way line.
5. Minimum side yard building setbacks: five feet for interior, non-corner lots and the non-street side of corner lots; 15 feet exterior side yard for corner lots. Minimum 25 feet garage setback if the garage door faces the side street.
6. Minimum rear yard building setback: 10 feet.
7. Minimum setback from a major thoroughfare: 25 feet measured from the street right-of-way line.
8. The minimum right-of-way width for local streets within the PD shall be 60 feet. The minimum right-of-way width for collector streets within the PD shall be 60 feet as approved by variance by Commissioner's Court on October 2, 2024, and described in Exhibit D.
9. For local streets, curves shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet. The provisions of this standard were approved by variance by Commissioner's Court on October 2, 2024, and are further described in Exhibit D.
10. For collector streets, curves shall have a minimum centerline radius of 650 feet with reverse curves separated by a tangent distance of not less than 150 feet, as approved by variance by Commissioner's Court on October 2, 2024, and described in Exhibit D.
11. Cul-de-sac bulbs shall have a right-of-way radius of 60 feet and a paving radius of 50 feet as approved by variance by Commissioner's Court on October 2, 2024, and described in Exhibit D.
12. Compensating open space will be required for lots less than 5,000 square feet in area. Plats for lots below 5,000 square feet must include lot size tables to delineate this requirement. 200 square feet of compensating open space is required per lot.

Standards for Compensating Open Space:

- a) Compensating open space may be used to reduce the minimum lot size requirement only to the extent that the area proposed to be dedicated to compensating open space meets the standards of this section.
- b) The following areas shall not be used for or considered compensating open space:
 - 1) Areas designated or used as lots or building sites for dwelling units, utility or storage purposes, carports or garages;
 - 2) Driveways, private roadways, or streets;
 - 3) Private medians less than 12' wide; or
 - 4) Detention ponds, drainageways, water areas including floodplains and floodways, or ravines.
- c) Compensating open space shall be reasonably dry and flat, unless the area is within an open space amenities plan approved separately by county staff. Landscape buffers are permitted to be considered as compensating open space provided that they meet the criteria listed in subsections (d) and (e).
- d) The minimum size of any area used for compensating open space shall be 240 square feet, with dimensions of 12' by 20'.
- e) Any area used for compensating open space:
 - 1) Shall be restricted for the use of owners of property in and residents of the subdivision;
 - 2) Shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision;
 - 3) Shall be accessible to all the residents of the subdivision; and
 - 4) Shall be located within each respective subdivision where necessary.However, where excess compensating open space has been provided in a previously approved plat, the excess compensating open space may be allocated for the adjacent subdivision provided that the respective compensating open space reserve is within 500' of said plat boundary.

13. Shade Trees:

- a) All lots shall have a minimum of one tree, planted in the front yard setback. The trees must be a minimum of 2.5 inches in caliper width and a minimum height of eight feet as measured at the tree trunk from the ground as planted.
- b) On corner lots, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback.

14. Parking:

Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:

- a) Resident Parking Vehicles of residents shall be parked in the resident's garage or driveway.
- b) Guest parking Guests of residents must park in the driveway of the single-family residence they are visiting and may only park on the street if the driveway is not capable of parking another vehicle. This provision does not apply to law enforcement vehicles, emergency services vehicles, vehicles of service workers, such as landscapers, construction workers, or plumbers, but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the resident.
- c) Enforcement The enforcement of these Parking Restrictions shall be done both in accordance with Chapter 684 of the Texas Transportation Code relating to the towing of vehicles, and in accordance with provisions relating to the issuance of fines and the granting of variances from the Parking Restrictions to be contained in separately filed covenants and restrictions.

15. Screening:

- a) Where residential lots are platted adjacent to major thoroughfares, a minimum 8-foot-tall masonry/pre-cast concrete fence shall be built along the back or side lot line adjacent to said major thoroughfares, as shown on Figure 7 - Fence Exhibit.
- b) Where residential lots are platted adjacent to major collectors, enhanced cedar fencing shall be built along the back or side lot line adjacent to said major collectors, as shown on Figure 7 - Fence Exhibit.

E. Parks, Recreation, and Trails – As shown on Figure 3 - Landscape and Open Space Plan, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

- 1. At least 50% of the area required for parks and open space shall be provided by private neighborhood park land consisting of the following:
 - a) Pocket parks: recreation reserves of a minimum 1/4 acre.
 - b) Community parks: recreation reserves of a minimum of 1/2 acre.
 - c) Trails: incorporated into the design of maintenance berms surrounding wet detention ponds. The maintenance berm shall have an average width of at least 30 feet and a minimum width of 20 feet, with 100% of the maintenance berm acreage counted

towards parkland. Trails planned around dry detention ponds will not contribute to meeting the parkland dedication criteria.

2. Each home shall be located within 1/4 mile of a pocket park or 1/2 mile of a community park.
3. The remainder of the acreage required for parks and open space may be provided by the following:
 - a) Unencumbered landscape buffer and open space
 - b) Land encumbered by detention areas, lake and drainage channel borders, or other similar characteristics, if it complies with criteria listed below:
 - 1) Areas along lake and drainage channel borders have an average width of at least 30 feet and a minimum width of 20 feet; and
 - 2) Side slopes do not exceed a four to one (4:1) ratio; and
 - 3) Is not a maintenance berm that is counted as parkland in the previous section.
4. All pocket parks; community parks; unencumbered landscape buffer and open space; and land encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall comply with the criteria listed below:
 - a) Front a minimum of 60 feet on a public street.
 - b) Contain additional man-made improvements provided by the developer including but not limited to: concrete cart paths, sidewalks, benches, playgrounds, and shelters that facilitate an active/passive human recreational role.
5. Minimum four-foot-wide sidewalks shall be provided along both sides of local residential streets and along the maintenance berms of wet detention ponds (where being utilized to meet parks and open space requirements and illustrated on Figure 3, attached hereto). All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas ADA standards.
6. Minimum four-foot-wide sidewalks shall be provided along both sides of internal collectors within the property. At the discretion of the developer, an eight-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two separate four-foot-wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided. If a joint use trail illustrated on Figure 3 happens to abut an internal collector road, only one trail shall be required in that location. And if so provided, the HOA or District, (not Waller County) shall be responsible for the maintenance of the joint-use trail and its ancillary signage, and landscape.

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7. Trails incorporated into the design of maintenance berms surrounding wet detention ponds are considered as parkland and shall be installed within one year after the completion of the respected detention pond, as shown in Figure 3. Trail configurations are subject to change, but the quantity of trails will remain substantially the same.

8. Sidewalks are not required along Joseph Road since they will be constructed at a later date, along with the future road improvements, by the County.

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F. Street Plan and Cross-Sections

All new construction will be concrete curb and gutter with ultimate storm sewer.

1. Street cross sections listed below:

Figure 5 - Street cross-section, Local Residential Street.

Figure 6 - Street cross-section, Collector Street

2. Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria and Development Agreement.
3. Roundabouts shall be permitted along the collector streets shown in Figure 4 – Street Type Designation Map for the purpose of enhancing traffic safety, improving traffic flow, and ensuring efficient transportation within Oak Ridge. The eastern roundabout shall be located within the 60' right-of-way and have one lane. The western roundabout shall have a 100' right-of-way radius and have two lanes. The right-of-way for this roundabout shall be dedicated, but the roundabout shall not be constructed at this time.
4. As shown in Figure 4 – Street Type Designation Map, the existing Field Store Road will be extended within the Project between the intersection with Joseph Road and the intersection with the internal collector street. Field Store Road will terminate at the internal collector street with a standard intersection.

However, as shown in Figure 8 – Field Store Road Potential Realignment Exhibit, the County has the option to further extend Field Store Road to the north and to construct a roundabout at the intersection. A corridor will be preserved within the Project that the County may acquire to extend Field Store Road. Sufficient right-of-way will also be dedicated at the intersection so the County may construct a roundabout¹. The corridor will be provided in lieu of right-of-way dedication for the further extension of Field Store

¹ The potential roundabout is located partially within a San Bernard Electrical Cooperative easement. Therefore, construction of roundabout subject to approval by San Bernard Electrical Cooperative.

Road to provide flexibility to the County and adjacent property owners. It will also prevent the need to construct a dead-end street by the developer.

G. Building Regulations

Single-family homes within the PD shall be developed in accordance with the following building regulations:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), real stucco (wire mesh, cement lime based), fiber cement siding (i.e. Hardie Plank siding), and glass, and shall comprise at least 70% of the front façade (the area of the front façade shall exclude eaves, fascia, and door and window openings) and 50% of the remaining façades.
2. Secondary exterior finishes shall include wood and ceramic tiles.
3. Use of architectural metals may include canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. The following building materials shall not be used on the exterior finish:
 - a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding.
 - b) plastic, or fiberglass panels.
 - c) Smooth or untextured concrete surfaces.
 - d) Exterior Insulated Finish Systems (E.I.F.S.).
 - e) Unfired or underfired clay, sand, or shale brick.