

Exhibit B

Plan of Development

Sandhill Reserve Subdivision

Prepared for:

Aqu Hockley Project, LLC

Prepared by:



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I. INTRODUCTION

Aqu Hockley Project, LLC (“Developer”) has purchased approximately 254.4 acres of real property located in Waller County, Texas, which will be developed into the Sandhill Reserve subdivision (“Sandhill Reserve”), which is more particularly described by metes and bounds in Exhibit A, (“Developer’s Property”).

The Sandhill Reserve subdivision is located in the northeast portion of Waller County and is bounded on the south by Spring Creek, east by Margerstadt Road, and to the north and west by undeveloped land. Sandhill Reserve is approximately 254.4 acres and will be developed as a master planned community for single-family residential use and will include a recreation center.

The purpose of this plan of development for the Sandhill Reserve Subdivision (“Plan of Development” or “PD”) is to encourage flexibility in the use and development of Developer’s Property, to promote flexible and efficient development practices, and to provide a high level of amenities subject to the development regulations herein, as coordinated with the necessary public services and facilities. This PD establishes development standards that vary from the requirements of certain of the provisions of the Waller County Subdivision and Development Regulations (“County S & D Regulations”) applicable to properties located within the boundary of the Sandhill Reserve development.

This PD sets out architectural design and engineering standards as aimed at:

- Providing a regulatory scheme that can respond to today’s market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new amenities within the developments; and.
- Incorporating/revising the roadway alignments within Developer’s Property based on the most updated version of the County’s Major Thoroughfare Plan.

II. PROJECT DESCRIPTION

1. Single-Family Residential

The traditional single-family residential component that will be found throughout the Developer’s Property will be a collection of individual single-family residential sections that take their access from Margerstadt Road and an internal local street system that provides connections within the subdivisions and to the surrounding areas. The traditional single-family residential neighborhood will be developed with lots with a minimum of fifty feet.

2. Single-Family Residential Lot Distribution Table

Subdivision	Lot Size	Number of Lots*
Sandhill Reserve	50' wide lots (typical)	309
	60' wide lots (typical)	206
Gross Residential Total		515

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section III.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 15%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section III.2.

While the General Land Plan (Exhibit C) indicates the lot layout for Phase 1 of Sandhill Reserve, these lot counts are subject to change. The actual number of lots and the units per acre may vary as allowed by this Plan of Development.

III. DEVELOPMENT REGULATIONS

The property shall be developed and used in accordance with the County S & D Regulations, except as supplemented or modified by this Plan of Development (PD), which shall remain the governing document. When there is a conflict between the requirements in the County S & D Regulations (as may be amended) and this PD, this PD will govern. Interpretation as to what constitutes a conflict shall be made by the County designee. Any future amendments or changes to the County S & D Regulations will not apply to this PD unless implementing the amended regulations is imperative to protect the health and safety of people in Waller County. Development fees (including, without limitation, capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the County S & D Regulations and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All detention, or at a minimum, all detention necessary for each phase of development as established by an approved Drainage Impact Analysis (DIA) shall be in place prior to plat recordation of the development to be served by the detention facilities.

1. Street and Circulation System

The following shall apply to the street and circulation system within Developer's Property:

- a. Access to the Sandhill Reserve Subdivision
 - i. Two entry roads will provide access to the Sandhill Reserve development from Margerstadt Road along the eastern side of Developer's Property. Due to detention requirements, the spacing between the entry roads is approximately 2,200 feet.
- b. Points of Access for Sandhill Reserve Section 1
 - i. A maximum of 128 residential lots within Section 1 shall be allowed to have one point of access from Margerstadt Road. Any building permits for lots within Section 2 shall not be issued until the second point of access is platted and construction plans have been approved.
- c. Local Streets
 - i. Local streets shall have a right-of-way ("ROW") width of 50 feet, with a minimum centerline radius of 250 feet, and a minimum pavement width of 28 feet of back of curb-to-back of curb. Local street knuckles shall have a minimum centerline ROW radius of 50 feet.
- d. Cul-De-Sacs
 - i. The minimum ROW radius for cul-de-sacs shall be 60 feet and a minimum pavement radius of 50 feet to the back of curb.
- e. Block Length
 - i. The maximum block length for collectors and local streets shall be 1,800 feet. Crossings of creeks shall only be required by streets that are identified as major corridors on the County's Major Thoroughfare Plan.

2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

- a. Typical lot area: 6,000 square feet
- b. Typical lot width – 50' (measured at the front setback)
- c. Minimum front setback – 25'
- d. Minimum front setback for knuckles and cul-de-sacs – 20'
- e. Minimum side setback – 5'
- f. Minimum street side setback (corner lot along local streets) – 10'
- g. Minimum rear setback – 10'
- h. Minimum setback where garages face directly onto a street – 20'

IV. UTILITIES

The utilities provided within the Sandhill Reserve development shall be appropriately designed, sized, and constructed in conformance with established State and Local standards and sound Engineering practice in effect at the time of approval of this Plan of Development, unless otherwise agreed to in writing by the Developer and the County in an approved Utility Agreement.

V. SUPPLEMENTAL FIGURES

The following Supplemental Figures are provided to illustrate key aspects of the proposed development, including site location, design elements, and other relevant project details for reference.

Figure A – Area Location Map

Figure B – Conceptual Amenities and Open Space Map

Figure C – Fencing Plan