EXHIBIT A

“Castella Court” Planned Unit Development

A. Purpose and Intent
1. The Castella Court PUD is composed of approximately 1.5 acres, as shown in Exhibit B. The development of this property includes a planned townhome community.

B. Applicability and Base Zoning
1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.
   CH-2-A (Cottage Housing)

C. Conceptual Site Layout, Land Use Plan & Subdivision
1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

2. The perimeter block length and connectivity requirements of Article III, Section 42(b)(iii) for street connections and Article III, Section 45(a)(2) for perimeter block length of the Subdivision Ordinance shall not apply to this project.

D. Allowable / Prohibited Uses
1. The allowable uses shall include single-family attached dwellings

2. A maximum of two (2) attached units shall be permitted per building.

3. The maximum unit count shall be twelve (12) units per acre for a total of eighteen (18) units on the 1.5 acre lot.

4. The unit size shall be no less than nine hundred (900) square feet of living area.

E. Development Standards
1. The following setbacks shall apply to the perimeter of the property.

<table>
<thead>
<tr>
<th></th>
<th>BUILDING SETBACK</th>
<th>PAVING SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>15’</td>
<td>15’</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Street Side Setback</td>
<td>15’</td>
<td>15’</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15’</td>
<td>5’</td>
</tr>
</tbody>
</table>

2. A minimum separation of 10’ feet shall be required between face of wall to face of wall
of each unit.

F. **Transportation**
   1. Private drives will have a 20 or 26 foot wide pavement width measured from face of curb to face of curb with 18 to 24 inch curb and gutter (which may also include mountable curb or stand up curb).
   2. This PUD does not waive any Fire Code requirements. The drive width is required to be 26 feet wide for fire lane and where a fire hydrant is located (30 foot bump-outs is permitted; no parking allowed). Fire lanes shall conform to minimum inside and outside radii for emergency access in accordance with applicable fire code. Fire lanes are required to be within 150 feet hose length of all sides of each building. Fire hydrants are required to be within 150’ hose length of all fire lanes.

G. **Sidewalks**
   1. Six (6’) foot wide sidewalks along Municipal Drive are existing. Private walkways are provided in the courtyard area.

H. **Landscape and Fencing**
   1. This project shall comply with **Exhibit D**: Conceptual Landscape Plan. Trees and plantings may be relocated once utility service is established under the site development permit.
   2. The intent for this development is to provide an attractively landscaped vista.
   3. The central common area shall be landscaped to allow adequate access to the interior entryways and for privacy.

I. **Home Owners Association**
   A Home Owners Association is required to be established for the maintenance of this community.

J. **Subdivision Ordinance**
   1. This project shall be eligible for the short form final plat process with the requirement that subdivision construction plans are provided for the required utilities for concurrent review with the short form final plat. These utilities are required to be approved and constructed or fiscal posted prior to the approval of the short form final plat.
   2. The Conceptual Site Layout plan shows approximately 230’ of proposed 6” wastewater line extension connecting to the existing 6” WWL in Lion Drive to serve the 1.5 acre tract. This WWL extension design is proposed to be submitted as part of the subdivision construction plans, separate from the site development plans.
SCHEDULE B

10(A) – NOTED.

10(B) – NOTED.

10(C) – NOTED.

10(D) – NOTED.

10(E) – OGM does not affect surface title.

10(F) – Easements for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: public utility and drainage affecting five feet along the rear and side property line(s), recorded in CABINET B, SLIDE 105, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. – AFFECTS as shown.

10(G) – Easements for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: drainage easement affecting ten feet on either side of all natural drainage, recorded in CABINET B, SLIDE 105, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. – AFFECTS.

10(H) – Building setback lines as set out in restrictions recorded in volume 524, PAGE 312, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. – AFFECTS as shown.

10(I) – Easements rights as reserved in a document; restrictions recorded in volume 524, PAGE 312, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. – AFFECTS.

10(J) – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document to PEDERNALES ELECTRIC COOPERATIVE, INC. recorded in volume 522, PAGE 436, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. – AFFECTS.

10(K) – Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document to the CITY OF LEANDER recorded in volume 720, PAGE 356, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. – DOES NOT AFFECT.

10(L) – OGM does not affect surface title.

10(M) – NOTED.
EXHIBIT C
CONCEPTUAL SITE LAYOUT & LAND USE PLAN
7/2/19

As Noted

SOLUTIONS

FLOOR PLAN

LAYOUT OF BUILDINGS

Municipal Drive
Leander, Texas 78641

UNIT PARKING SUMMARY

<table>
<thead>
<tr>
<th>Unit</th>
<th>Number of Apartments</th>
<th>Parking</th>
<th>Projects (NPS Projects)</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

GARAGE

SOLUTIONS

Proposed

LEANDER MUNICIPAL DRIVE

Castella Court
Municipal Drive
Leander, Texas 78641

EXHIBIT C: CONCEPTUAL SITE LAYOUT & LAND USE PLAN

01

SEC SOLUTIONS

Municipal Drive
Leander, Texas 78641

EXHIBIT C: CONCEPTUAL SITE LAYOUT & LAND USE PLAN

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