

## EXHIBIT "B"

### DEVELOPMENT CRITERIA AND CONDITIONS

The following are supplementary requirements and conditions for the Planned Unit Development for Barons Crossing PUD

#### Lots:

1. Lot sizes shall not be smaller than 3,000 square feet.
2. Lot widths shall not be smaller than forty (40') feet.
3. Front yard setbacks shall be a minimum of twenty five (25') feet to the garage and fifteen (15') feet to the main building.
4. Side yard setbacks shall be a minimum of five (5') feet.
5. Rear yard setbacks shall be a minimum of ten (10') feet.
6. Building coverage shall be a maximum of forty (40%) percent.
7. Impervious coverage shall be a maximum of sixty one (61%) percent.

#### Streets and Parking:

1. Rights-of-Way shall be fifty (50') feet in width.
2. Street paving width shall be thirty (30') feet in width.
3. The Parking to be provided on each lot shall be 1 garage space and 2 spaces in driveway.
4. Five foot (5') wide sidewalks shall be provided along Sunrise Street and along Highway. The same are to be constructed along with the construction of the infrastructure for the corresponding phase of the subdivision. Four foot (4') sidewalks shall be provided on all internal streets, and shall be constructed along with the construction of the infrastructure for the corresponding phase of the subdivision. It is noted that while the construction of four feet wide sidewalks is approved, Americans with Disabilities standards require turning areas at specified intervals, and Developer will be required to construct the sidewalks to such standards.
5. Parking will be provided as shown on the General Development Plan and restricted to one side of the internal streets. Developer will mark the no parking areas in accordance with City and/or State of Texas Department of Transportation standards.

6. Sunrise street will be constructed and or improved, to the extent shown on the General Development Plan, to City standards as set forth in its ordinances along with the infrastructure for Phase One of the Subdivision.

7. The entrance to Highway Street will be constructed along with Phase Three.

8. Plans for improvements at the entrances and park area be as generally illustrated on the General Development Plan and are to be approved to staff as part of the plat approval for Phase One, with installation to occur with the corresponding phase.

9. Temporary cul de sac turnarounds will be provided at the termination points of the internal subdivision roads for Phases One and Two prior to completion of the entire road system for the subdivision. The same shall be approved by the City's Engineering Department.

**Drainage and Detention:**

1. Developer will construct the ten (10') foot wide drainage channel that is shown on the attached Overall Drainage Plan prior to the final plat recordation for Phase One. The Developer will secure the drainage easement or dedication for the City.

2. Developer will not be required to provide on-site drainage, but shall direct water to the channel, across Sunrise Street and to the City's detention pond. The detailed stormwater detention analysis shall be provided and reviewed as part of the subdivision approval process.

**Utilities:**

Utilities will be constructed underground along with the concurrent Phase.

**Buildings and covenants:**

1. Building heights shall not exceed twenty-eight (28') feet.

2. Elevations shall be as shown on the attached Elevation Illustrations. The Developer shall assure the variety and mix of models as illustrated on the Architectural Elevations Street Scene and described in the Housing and Community Guidelines attached hereto.

3. Uniform Fencing, with materials to be approved by City Staff, shall be constructed by Developer along the entire length of the subdivision which borders proposed Sunrise Street (not just the part of it to be constructed by Developer) contemporaneously with the construction of Phase One infrastructure. Fencing along the entire length of the



