

Exhibit A

Section 4.13 - Single-Family Residential Construction Process

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G. Issuance of Building Permit

As a general rule, the subdivision must be fully completed and accepted before any building permit is issued. An exception may be granted if all infrastructure improvements (i.e. water, sanitary sewer, drainage, paving, street lights, regulatory signs, perimeter sidewalks, public trail construction, and detention ponds) except for the screening wall, landscaping, irrigation system, and private amenities (pool, clubhouse, trail, etc.) approved as part of a PD are ready for final acceptance. In such a situation, the developer may request a final inspection from the Public Works Department for the infrastructure improvements. The Director of Public Works or designee may issue a letter of acceptance on the infrastructure improvements and notify the Community Development Department of the acceptance. The Building Official Community Development Department may then authorize the release of up to ten percent (10%) of the building permits within the subdivision upon receipt of the letter of acceptance. If the Community Development Department releases ten percent (10%) of the permits, the Community Development Department may consider prior performance or require escrow funds up to the amount required to complete the screening walls, landscaping, irrigation and other amenities. The Community Development Department will release the remaining ninety percent (90%) of the building permits when the screening wall, landscaping, irrigation system, and all other amenities are completed and installed in accordance with the reviewed and released landscaping and screening wall plans and/or site plans.

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Section 5.10 - Residential Subdivisions Thoroughfare Screening and Landscaping

A. Screening Walls

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8. The screening wall should be constructed and completed prior to the release of any building permits within the subdivision. If screening wall construction is under way at the time of final acceptance of the infrastructure by the Public Works Department, then ten percent (10%) of the building permits may be released by the Building Official Community Development Department, per Section 4.13 of this Code. The remaining permits will not be released until all screening walls, entry features, landscaping, and irrigation is complete and a letter, signed and sealed by the licensed, Texas registered, professional engineer has been received by the City of Keller stating that the construction of the screening wall has been constructed properly and matches the approved construction plans for the screening wall. The Building Official Community Development Department may release additional permits if progress is being made toward completion of this improvement.

Exhibit A

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B. Landscaping

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6. The landscaping and irrigation should be completely installed prior to the release of any building permits within the subdivision. If landscaping and irrigation installation is under way at the time of final acceptance of the infrastructure by the Public Works Department, then ten percent (10%) of the building permits may be released by the Building Official Community Development Department, per Section 4.13 of this Code. The remaining permits will not be released until all screening walls, entry features, landscaping, and irrigation is complete. The Building Official may release additional permits if progress is being made toward completion of this improvement.