Notice of Meeting of the City Council of the City of Georgetown, Texas March 24, 2026

The Georgetown City Council will meet on March 24, 2026 at 2:00 PM at Council and Court Building, 510 W. 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Policy Development and Discussion - Workshop

1.A Presentation and discussion of the 1st Quarter Financial Report

Presentation and discussion of the City's Quarterly Financial Report, which includes the Investment Reports for the City of Georgetown, Georgetown Transportation Enhancement Corporations (GTEC), and the Georgetown Economic Development Corporation (GEDCO) for the quarter ended December 31, 2025 -- Randi Cormack, Budget Manager

1.B Yearwood In-City MUD Request

Presentation and discussion regarding the creation of an In-City Municipal Utility District (MUD) for the proposed Yearwood Development -- Nick Woolery, Assistant City Manager

1.C Rock Bluff Ranch In-City MUD Request

Presentation, discussion and possible recommendations regarding the creation of an In-City Municipal Utility District (MUD) for the proposed Rock Bluff Ranch Development -- Nick Woolery, Assistant City Manager

1.D Proposed FY2027 Water and Wastewater Capital Improvement Plan

Presentation and discussion regarding the proposed FY2027 Water and Wastewater Capital Improvement Plan -- Wesley Wright, PE, Systems Engineering Director

Executive Session

In compliance with the Open Meetings Act, Chapter 551, Texas Government Code, Vernon's Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

2.A Executive Session 03.24.2026

Sec. 551.071: Consultation with Attorney

Advice from attorney about pending or contemplated litigation and other matters on

which the attorney has a duty to advise the City Council, including agenda items.
- Litigation Update
- Long-term Water Supply Contracts
- Austin Avenue Bridges
- Rotary Club Peace Pole Project

Sec.551.072: Deliberations about Real Property
- 8th and Forrest
- 9th and Main
- Parkland lease at SE Inner Loop and Southwestern Blvd
- SH29 and Summercrest Blvd
- Deliberations regarding the purchase and value of a 2.02-acre Tract of land out of the Frederick Foy Survey, Abstract 229, Williamson County, Texas; such property being locally known as 803 Jennings Branch Road, Georgetown, Texas 78633

Sec. 551.087: Deliberation Regarding Economic Development Negotiations
- Project Aurora

Sec. 551.074: Personnel Matters
- Municipal Judge and City Secretary

Regular Session - This portion of the meeting will begin no earlier than 6:00 pm.

3.A Call to Order 03.24.2026

Pledge of Allegiance
Recognitions
Actions out of Executive Session

Public Wishing to Address Council

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the Council Chamber. Clearly print your name and the letter of the item on which you wish to speak and present it to the City Secretary on the dais, prior to the start of the meeting. You will be called forward to speak when the Council considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: An individual may address the Council at a regular City Council meeting by contacting the City Secretary no later than noon on the Wednesday prior to the Tuesday meeting, with the individual's name and a brief description of the subject to be addressed. Only those persons who have submitted a timely request will be allowed to speak. Speakers will be given up to three minutes to address the City Council. The City Secretary can be reached at (512) 931-7715 or cs@georgetown.org.

4.A Public Wishing to Address 03.24.2026

At the time of posting, no one had signed up to speak.

Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items which may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order to be discussed and acted upon individually as part of the Regular Agenda.

5.A City Council Meeting Minutes 03.10.2026
Consideration and possible action to approve the Council minutes from the meeting held on March 10, 2026 -- Robyn Densmore, City Secretary

5.B Resolution - TxDOT Closure of State Right of Way for Two Step Inn
Consideration and possible action to approve a Resolution of the City Council of the City of Georgetown, Texas, authorizing the Mayor to execute agreements with the Texas Department of Transportation related to the temporary closure of state right-of-way related to the Two Step Inn festival -- Kimberly Garrett, Parks and Recreation Director

5.C Resolution - Nomination of Compal USA Technology Inc. for the Texas Enterprise Zone Program
Consideration and possible action to approve a Resolution nominating Compal USA Technology Inc. for the Texas Enterprise Zone Program -- Cameron Goodman, Economic Development Director

5.D Resolution - ETJ Disannexation - Asphalt Inc, LLC - 536.729 Acres
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 536.729 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R641800, R408145, R326339, R484894 and R337841 and owned by Asphalt Inc, LLC -- Michael Charles, Real Estate Services Coordinator

5.E Resolution - ETJ Disannexation - Brinley - 10.01 Acres
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 10.01 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R633366 and owned by Dustin Brinley, Judee Brinley and Adam Brinley -- Michael Charles, Real Estate Services Coordinator

5.F Resolution Updating Legislative Task Force
Consideration and possible action to approve a Resolution updating and increasing the membership of the Legislative Task Force -- Jacob Reagan, Intergovernmental Relations Manager

5.G Appointment of Legislative Task Force for 2027 Legislative Session
Consideration and possible action to confirm the appointment of the Legislative Task Force and establishing a Chair for the purpose of developing the proposed City of Georgetown 2027 Legislative Agenda for the council to consider for adoption -- Mayor Josh Schroeder and David Morgan, City Manager

5.H TIRZ boards Appointments

Consideration and possible action to approve the consolidation of the TIRZ boards to have the same members, and appoint the following members to these boards: Mayor Josh Schroeder, David Morgan, Leigh Wallace, Nick Woolery, and Cameron Goodman -- Leigh Wallace, Chief Financial Officer

5.I Commercial Energy Audit Contract

Consideration and possible action to approve an annual agreement with Bureau Veritas to conduct Commercial Energy Audit services on behalf of the City for commercial customers in an annual amount not to exceed $120,000.00, and to authorize the City Manager to execute renewals of the agreement for one additional year term under the same terms and conditions for a total 2-year contract not to exceed $240,000.00 -- Jack Daly, Chief Business Officer- Electric

5.J Roof Repairs for Lake and Park Water Treatment Plants

Consideration and action to approve roof repairs at Lake Water Treatment Plant and Park Water Treatment Plant by Texas Traditions Roofing utilizing Tips contract # 241001 for an amount not-to-exceed $114,398.00 -- Ryan Schey, Water Services Manager

5.K Task Order LEE-26-003 to Lee Engineering for Signal Design and Sidewalk and Intersection Improvements

Consideration and possible action to approve Task Order LEE-26-003 with Lee Engineering of San Antonio, Texas, for professional engineering services related to traffic signal improvements and the design of a sidewalk connection, in the amount of $183,350.00 -- Lua Saluone, Transportation Manager

5.L Design and Construction Administration Contract for the Renovation of Georgetown Convention and Visitor Bureau

Consideration and possible action to approve Komatsu architecture firm for the design and construction administration contract for the Renovation of Georgetown Convention and Visitor Bureau located on 7th St in the amount of $239,333.00 -- Jennifer Bettiol, CIP Manager

5.M Purchase of a Skeeter Brush Truck through Siddons-Martin Emergency Group

Consideration and possible action to approve the purchase of a Type 5 Skeeter Brush Truck from Siddons-Martin Emergency Group through Buy-Board Contract #746-24 for a cost not to exceed $507,120.00 -- John Sullivan, Fire Chief

5.N Purchase of a Pierce Fire Engine through Siddons-Martin Emergency Group

Consideration and possible action to approve the purchase of a Custom-Velocity Pierce Fire Engine from Siddons-Martin Emergency Group through Buy-Board Contract #746-24 for a cost not to exceed $1,160,725.00 -- John Sullivan, Fire Chief

5.O Purchase of four (4) ambulances from Frazer Ltd.

Consideration and possible action to approve the purchase of four (4) ambulance from Frazer Ltd. through the H-GAC:AM10-23 cooperative contract at a purchase price not to exceed $1,600,372.00 -- John Sullivan, Fire Chief

5.P Federal Emergency Management Agency (FEMA) Grant for July 2025 Flood (DR-

4879)
Consideration and possible action authorizing the submittal of a grant application to the Federal Emergency Management Agency (FEMA) and Texas Division of Emergency Management (TDEM) for public assistance related to the July 2025 Flood DR-4879 emergency and acceptance of awards -- Sarah Moody, Assistant Chief Financial Officer

5.Q 1st Quarter Financial Report for FY 2026
Consideration and possible action to accept the City's Quarterly Financial Report, which includes the Investment Reports for the City of Georgetown, Georgetown Transportation Enhancement Corporations (GTEC), and the Georgetown Economic Development Corporation (GEDCO) for the quarter ended December 31, 2025 -- Randi Cormack, Budget Manager

5.R First Amendment to Task Order #1 with Aqua-Metric - Western District Advanced Metering Infrastructure (AMI) Implementation Project
Consideration and possible action to approve a First Amendment for Task Order #1 with Thirkettle Corporation dba Aqua-Metric to increase the quantity of meter installations in the amount of $584,183.75 -- Chase Kluge, Water Services Manager

5.S CDM Smith Task Order CDM-26-001 for Dove Springs Wastewater Treatment Plant Phase Two Improvements
Consideration and possible action to approve Task Order CDM-26-001 with CDM Smith of Austin, Texas, for professional engineering services for Dove Springs Phase Two Wastewater Treatment Plant Improvements in the amount of $3,594,114.00 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

5.T Fiber Maintenance and Construction Services Contract Renewal with CBG Acquisition
Consideration and possible action to approve a renewal contract with CBG Acquisition for fiber maintenance and construction services for a one-year term in an amount not to exceed $500,000.00, and to authorize the City Manager to execute up to two additional one-year renewals in an amount not to exceed $500,000.00 annually -- Greg Berglund, Assistant Director, Information Technology, and James Davis, IT Operations Manager

5.U Construction Contract Award for the Williams Drive Illumination Project
Consideration and possible action to award a construction contract to EZ-Bel Construction, LLC of San Antonio, Texas for the construction of the Williams Drive Illumination Project in the amount of $1,789,176.00 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

5.V Second Reading on Ordinance Chapter 8.40 Standards of Care for Youth Recreation Programs.
Public Hearing and Second Reading of an Ordinance adopting Chapter 8.40 of the Code of Ordinances relating to establishing minimum standards of care for youth recreation programs -- Kimberly Garrett, Parks and Recreation Director

5.W Second Reading - 2025-11-REZ - 2303 South Austin Avenue and 211 West 24th

Street
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626 (2025-11-REZ) -- Colin Davidson, Planner II

Legislative Regular Agenda

6.A Second Public Hearing - 2026-2-ANX - Cedar Breaks Road ROW
Second Public Hearing for the annexation of approximately 2.098 acres of Right-Of-Way for Cedar Breaks Road currently in the Extra-Territorial Jurisdiction (2026-2-ANX) -- Ryan Clark, AICP, Planning Manager

6.B Second Public Hearing - 2025-2-ANX - Old FM 1460 ROW
Second Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra-Territorial Jurisdiction (2025-2-ANX) -- Ryan Clark, AICP, Planning Manager

6.C HARC Appeal - 2026-2-APL - 1103 Walnut Street
Public Hearing to consider the request for an Appeal of the Historic and Architectural Review Commission's decision for denial of a Certificate of Appropriateness (COA) for replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2026-2-APL) -- Allyson Iiams, Preservation & Redevelopment Program Manager

6.D First Reading - 2025-10-REZ - 601 S Church Street
Public hearing and first reading of an Ordinance on a request for a Zoning Map Amendment to rezone .1652 Acres out of Lot 8, Block 11, Glasscock Addition, from the Residential Single Family zoning district and Old Town Historic Overlay District to the Mixed Use Downtown zoning district and the Downtown Historic Overlay District, for the property generally located at 601 S Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

6.E First Reading - 2025-4-ANX - Shell Spur PUD
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 28.93 acres in the Robert Williams Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road -- Ryan Clark, AICP, Planning Manager

6.F First Reading - 2025-12-ANX - Shell Spur PUD MF-1
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 acres in the Robert

Williams Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road -- Ryan Clark, AICP, Planning Manager

6.G Development Agreement related to 2200 Shell Road with NOVA368, LLC
Consideration and possible action on a Development Agreement for Transportation Improvements and Major Wastewater Line Easement Acquisition Assistance related to 2200 Shell Road with Nova368, LLC -- Wesley Wright, PE, Systems Engineering Director

6.H Construction contract for the 2026 Downtown ADA Improvements
Consideration and possible action to award a contract to Texas Road LLC., of Lago Vista, Texas for parts A-D and Alternate A for the construction of the FY2026 ADA Improvements project Part A-D and Alternate A for $1,764,532.50 – Wesley Wright, P.E., Systems Engineering Director

6.I First Reading - Amending Section 12.32.300 Airport Lease provision and restrictions of the Code of Ordinances
First reading of an Ordinance amending Chapter 12.32, Georgetown Municipal Airport Use Regulations, Article 111 Leasing, Section12.32.300(A) of the Code of Ordinances -- Eric Johnson, Public Works Director, and Matthew Sommerfeld, Airport Manager

6.J First Reading - 2025-6-ANX - Northlands Water Reclamation Plant
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be known as the Northlands Water Reclamation Plant (2025-6-ANX) -- Ryan Clark, AICP, Planning Manager

6.K First Reading - 2025-7-ANX - Three Forks Water Reclamation Plant
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be known as the Three Forks Water Reclamation Plant (2025-7-ANX) -- Ryan Clark, AICP, Planning Manager

6.L First Reading - 2025-9-ANX - SE Inner Loop
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX) -- Ryan Clark, AICP, Planning Manager

6.M First Reading - 2026-3-ANX - RM 2243
Public Hearing and First Reading of an Ordinance for the Disannexation of approximately 40.2 acres in the Joseph Thompson Survey, Abstract No. 608, but excluding portions of right-of-way on RM 2243 (Leander Road), currently in the City Limits (2026-3-ANX) -- Jeff Fisher, AICP, Assistant Planning Director

6.N Resolution pursuant to Government Code Section 2206.053 - Wolf Ranch Parkway Road Expansion from SH 29 to Rivery Boulevard

Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that portions of properties along Wolf Ranch Parkway, from SH 29 to Rivery Boulevard, Georgetown TX 78626, are necessary for the expansion of Wolf Ranch Parkway and authorizing eminent domain proceedings for the acquisition of fee simple right-of-way or any lesser interest from said properties –- Scott Mikel, Real Estate Services Coordinator

6.O Resolution pursuant to Government Code Section 2206.053 - Cimarron Hills Force Main and Gravity Sewer Line Extension Project

Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that portion of property along Leander Road/Hwy 29, Georgetown TX 78628, is necessary for the Cimarron Hills Force Main and Gravity Sewer Line Extension Project and authorizing eminent domain proceedings for the acquisition of a wastewater easement or any lesser interest from said properties –- Scott Mikel, Real Estate Services Coordinator

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____

Robyn Densmore, City Secretary

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Presentation and discussion of the 1st Quarter Financial Report

SUGGESTED ACTION:
Presentation and discussion of the City's Quarterly Financial Report, which includes the Investment Reports for the City of Georgetown, Georgetown Transportation Enhancement Corporations (GTEC), and the Georgetown Economic Development Corporation (GEDCO) for the quarter ended December 31, 2025 -- Randi Cormack, Budget Manager

ITEM SUMMARY:
The Quarterly Financial Report to Council is available on ClearGov and can be found here:
https://city-georgetown-tx-cleardoc.cleargov.com/20808/796014/d

An executive summary is included to highlight variances with regards to the preliminary and unaudited revenues, expenses, and an overview of the investment portfolio as of December 31, 2025. For all major funds, the Financial Report shows a comparison of current year to date revenues and expenses compared to the budget, as well as compared to the same quarter in the prior year. In general, all the City's major funds are in line with year-end projections and projections.

Notes: The investment and strategies described in the investment report are in compliance with the City's Investment Policy and state law. This report meets the quarterly reporting requirements

FINANCIAL IMPACT:

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:
FY2026 Q1 Presentation.pdf

Quarterly Financial Report

QUARTERLY FINANCIAL REPORT

AGENDA

- Quarter Background
- General Fund
- Electric Fund
- Water Fund

QUARTERLY FINANCIAL REPORT

FIRST QUARTER BACKGROUND

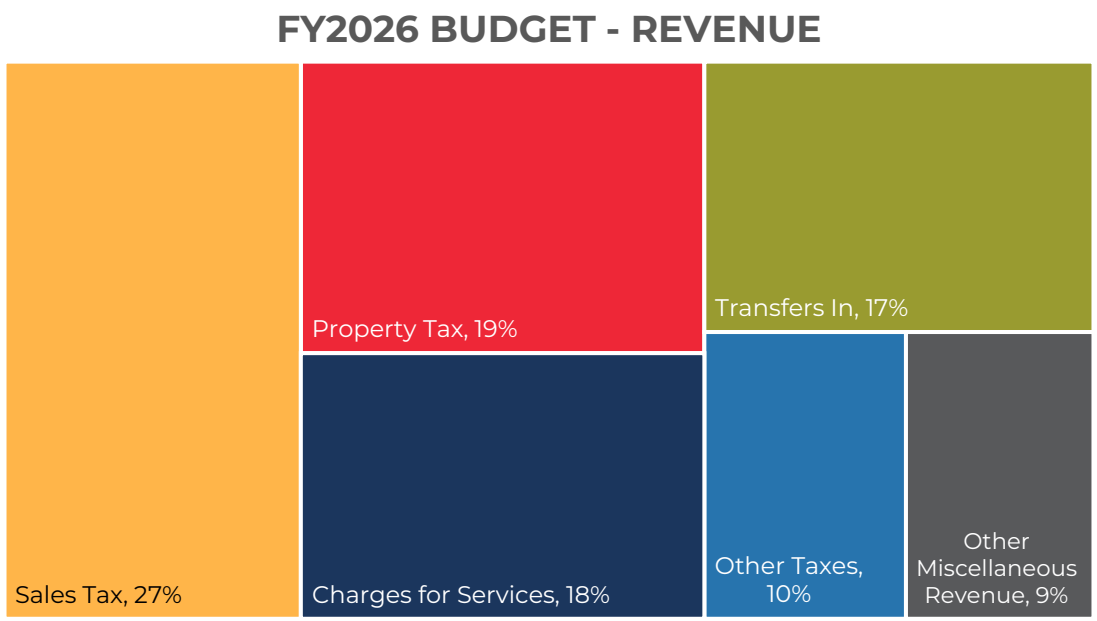
- Budget in this report reflects the CIP Roll Forward
- Year-over-year comparisons of FY2025 and FY2026
- Include Q1 actuals to budget comparisons
- Financials are preliminary and unaudited

GENERAL FUND

QUARTERLY FINANCIAL REPORT

QUARTERLY FINANCIAL REPORT

GENERAL FUND



- Revenue Budget Sources
  - The FY2026 revenue budget for the General Fund is $120.5 million
  - Sales Tax totals 27% of revenues
  - Property Tax totals 19% of revenues
  - Charges for Services total 18% of General Fund revenues
  - Transfers In to the General fund is 17% of budgeted revenues
    - PILOT from city owned utilities is 7% and franchise fees is 3% to match our Fiscal and Budgetary Policy

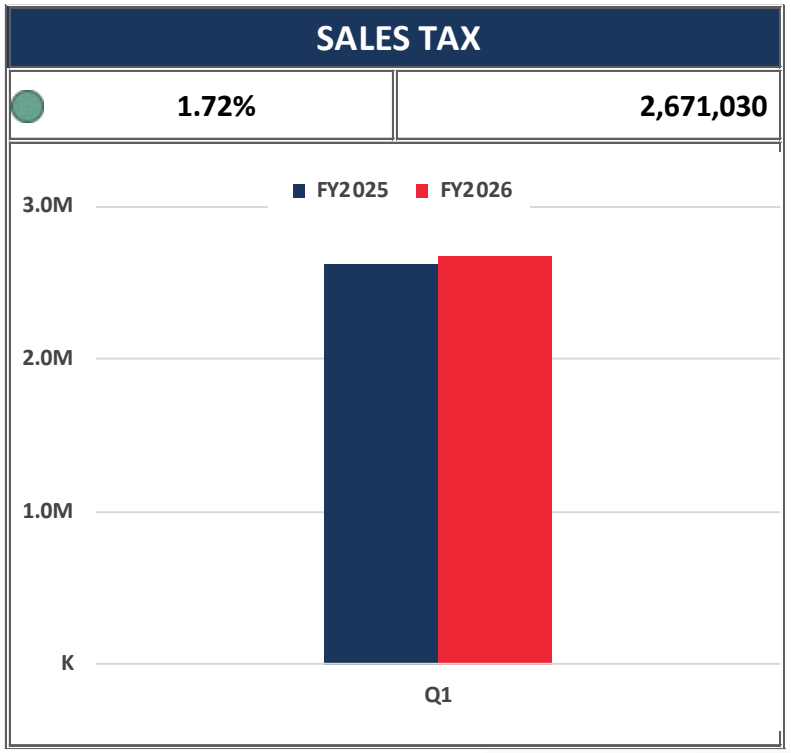
QUARTERLY FINANCIAL REPORT

GENERAL FUND

General Fund							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% of Budget	Variance	% Variance
Revenue							
40001:Property Taxes	23,370,763	10,540,290	5,771,191	(17,599,572)	24.69%	(4,769,099)	-45.25%
40002:Sales Taxes	32,774,595	2,625,944	2,671,030	(30,103,565)	8.15%	45,086	1.72%
40005:Franchise Taxes	10,711,049	1,615,905	1,787,547	(8,923,502)	16.69%	171,641	10.62%
40008:Other Taxes	750,000	95,184	98,858	(651,142)	13.18%	3,674	3.86%
41001:Fines	638,575	171,851	124,446	(514,129)	19.49%	(47,406)	-27.59%
42001:Interest Income	1,782,000	483,698	281,285	(1,500,715)	15.78%	(202,413)	-41.85%
43001:Fees	12,554,266	2,390,853	2,899,235	(9,655,031)	23.09%	508,382	21.26%
43003:Permits	4,825,000	1,254,578	1,121,173	(3,703,827)	23.24%	(133,405)	-10.63%
43004:Administrative Charges	3,860,492	556,613	965,123	(2,895,369)	25.00%	408,510	73.39%
43005:Rental Revenue	58,846	13,348	13,863	(44,983)	23.56%	515	3.86%
45001:Misc Revenue	413,371	75,829	98,628	(314,743)	23.86%	22,799	30.07%
45003:Misc Reimbursements	6,180	3,150	10,994	4,814	177.90%	7,844	249.06%
45004:Sale of Property	-	2,251	1,452	1,452	0.00%	(799)	-35.51%
44001:Grant Revenue	-	49,449	23,495	23,495	0.00%	(25,954)	-52.49%
44502:Developer Contributions	-	137,479	820,165	820,165	0.00%	682,686	496.58%
44503:Interlocal Agreement Revenue	7,833,534	1,477,914	1,807,901	(6,025,634)	23.08%	329,986	22.33%
44504:Donations	-	835	378	378	0.00%	(457)	-54.79%
44505:Sponsorship	3,000	-	-	(3,000)	0.00%	-	0.00%
70001:Transfers In	1,053,282	2,342,455	1,053,282	-	100.00%	(1,289,173)	-55.04%
70002:Transfers In - Payment in Lieu of Tax	19,840,639	3,676,826	4,440,566	(15,400,073)	22.38%	763,740	20.77%
Revenue Total	**120,475,592**	**27,514,453**	**23,990,611**	**(96,484,980)**	**19.91%**	**(3,523,842)**	**-12.81%**

QUARTERLY FINANCIAL REPORT

GENERAL FUND

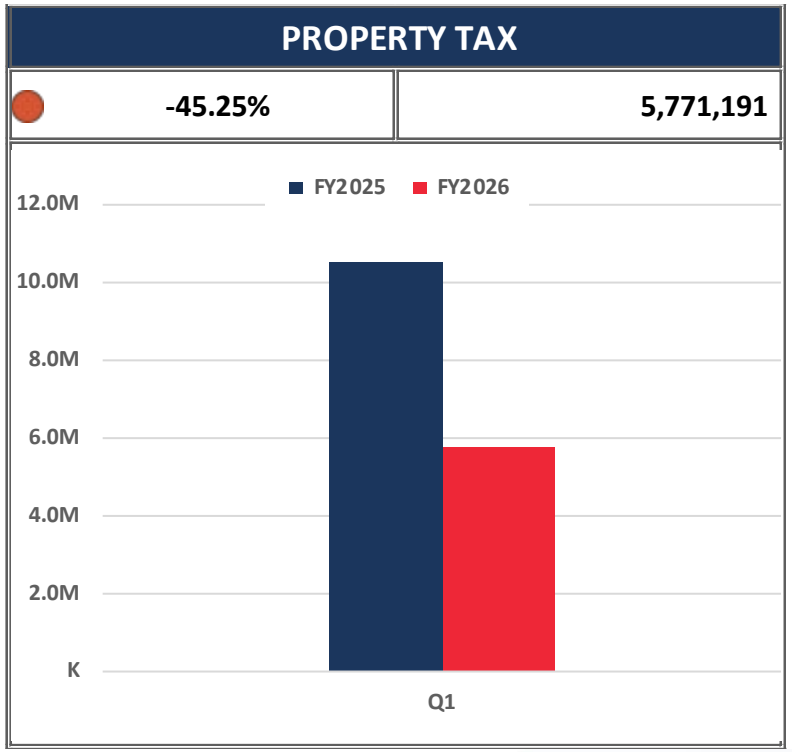


- Sales Tax
  - 27% of budgeted General Fund revenue
  - Sales tax revenue is up 1.7% compared to the same period of FY2025
  - Staff are monitoring sales tax revenues closely and are considering bringing forward changes in a mid-year amendment.

third-party vendor that submits property tax payments on behalf of mortgage lenders throughout the US

QUARTERLY FINANCIAL REPORT

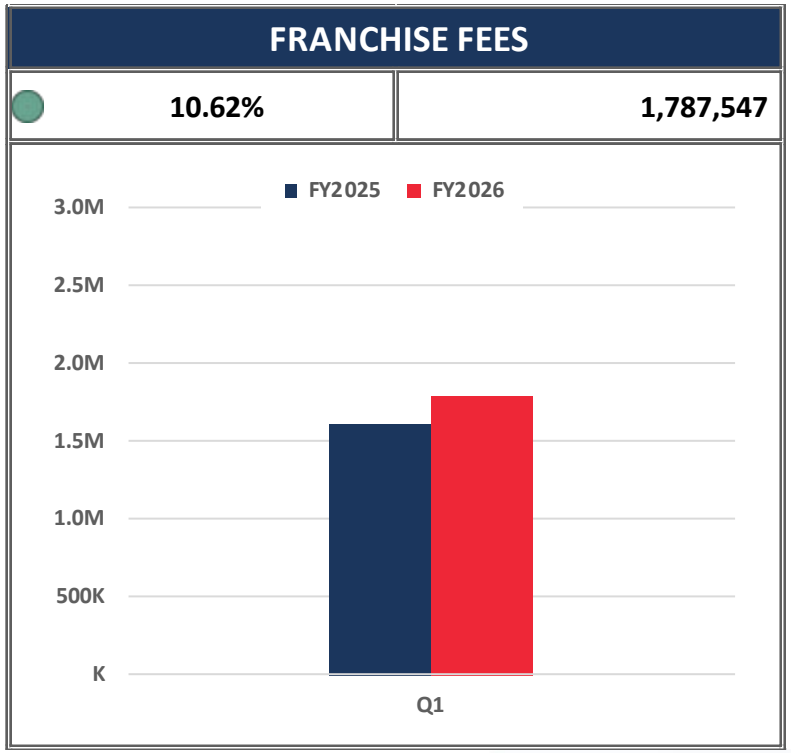
GENERAL FUND



- Property Tax
  - 19% of budgeted General Fund revenue
  - Property tax revenue is down 45.25% compared to the same period of FY2025
    - Timing of payment from third-party vendor that submits property tax payments on behalf of mortgage lenders

QUARTERLY FINANCIAL REPORT

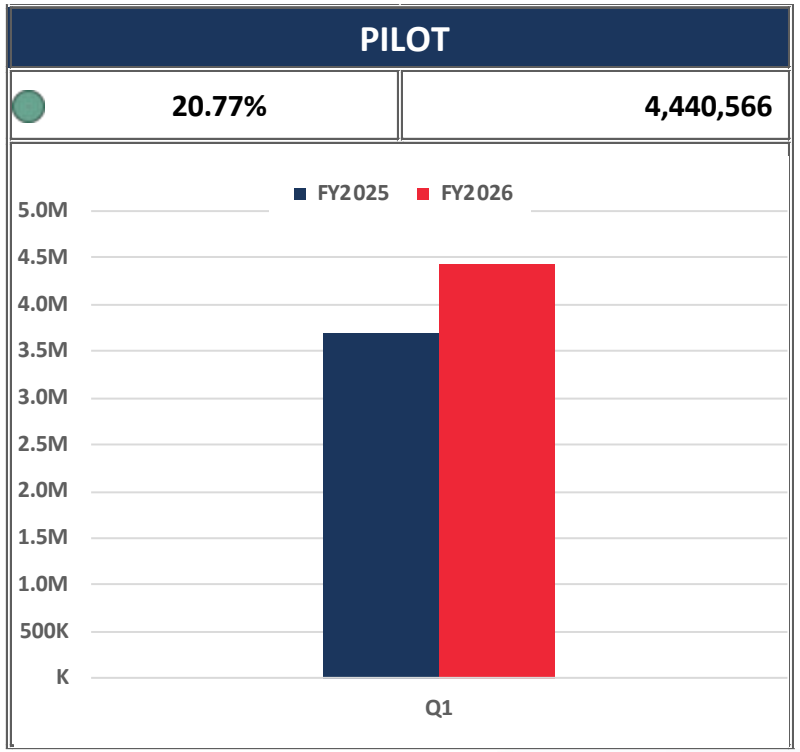
General Fund



- Franchise Fees
  - 8.9% of budgeted General Fund revenue
  - $1.8 million or 16.7% of franchise fees budget received through the quarter
  - Franchise fees revenue is up 10.6% compared to the same period of FY2025
    - Electric
    - Water
    - Garbage
    - Gas

QUARTERLY FINANCIAL REPORT

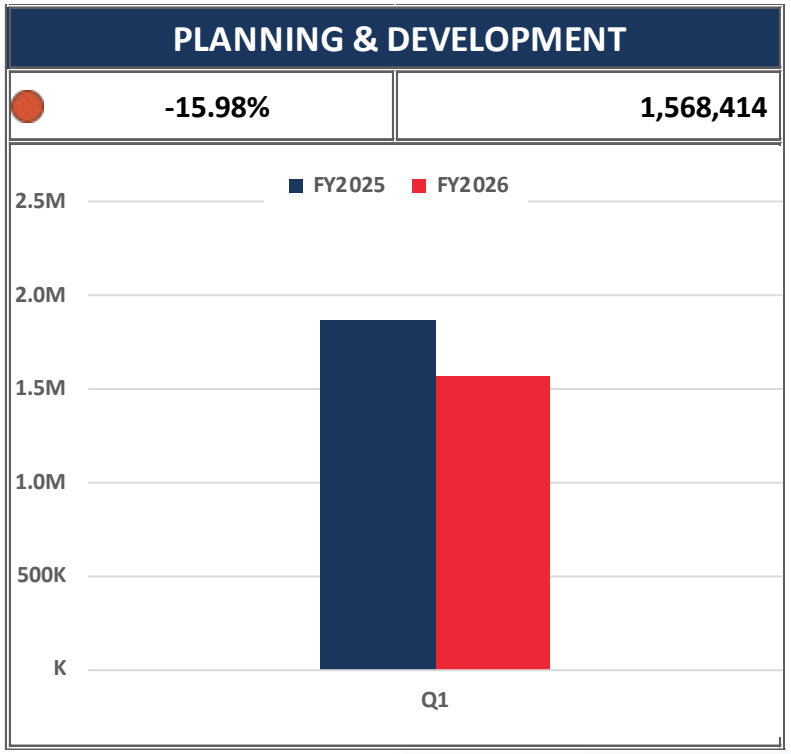
General Fund



- PILOT
  - 16.5% of budgeted General Fund revenue
  - $4.4 million or 22% of PILOT budget received through the quarter
  - PILOT revenue is up 20.7% compared to the same period of FY2025.

QUARTERLY FINANCIAL REPORT

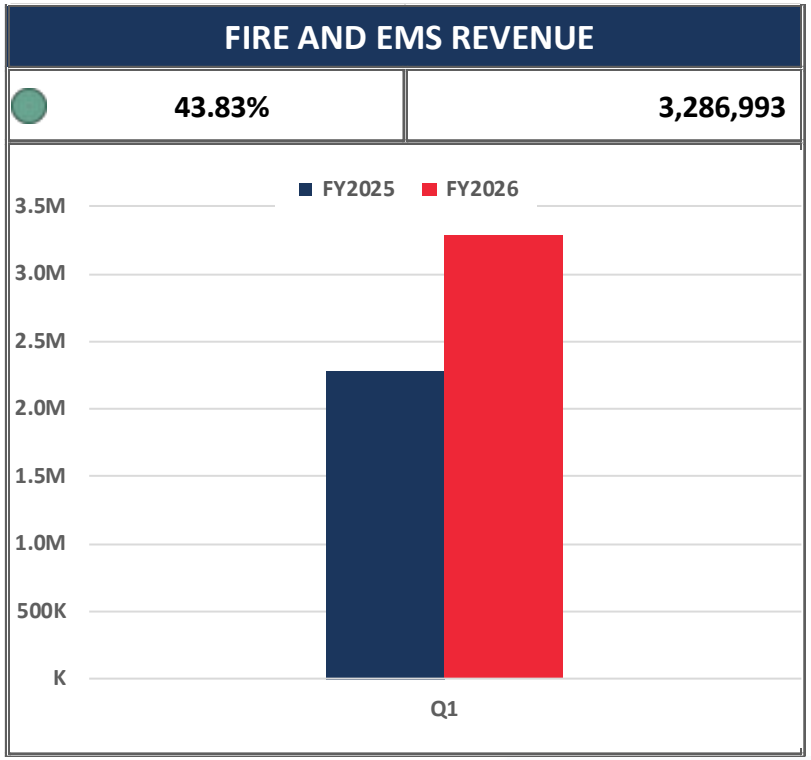
GENERAL FUND



- Planning & Development Revenue
  - 6.1% of budgeted General Fund revenue
  - $1.57 million or 21% of planning and development budget received through the quarter
  - Planning and development revenue is down 16% compared to the same period of FY2025.

QUARTERLY FINANCIAL REPORT

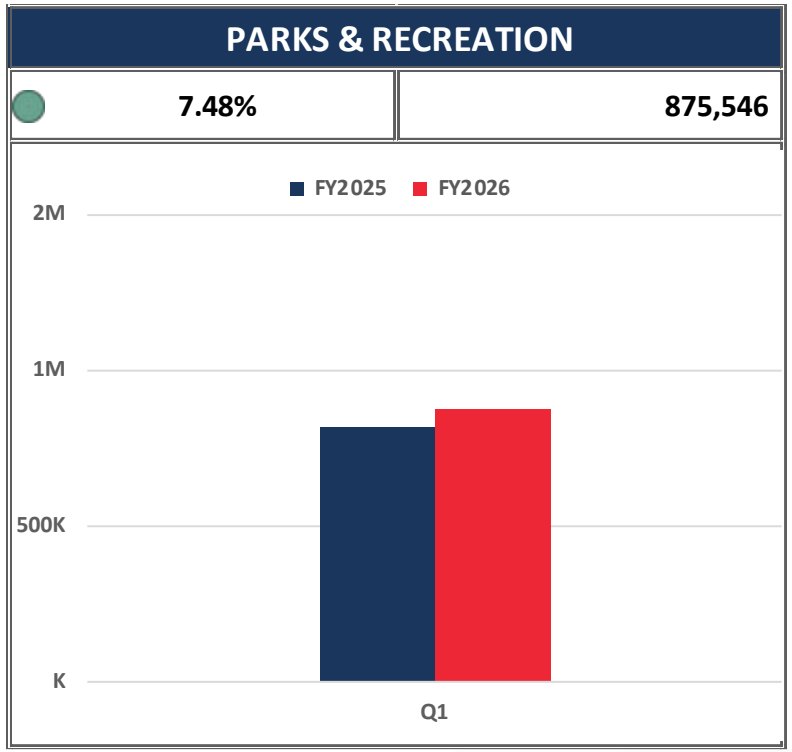
GENERAL FUND



- Fire and EMS Revenue
  - 10.2% of budgeted General Fund revenue
  - $3.3 million or 26.6% of fire and EMS revenue budget received through the quarter
  - Fire and EMS revenue is up 43.8% compared to the same period of FY2025.

QUARTERLY FINANCIAL REPORT

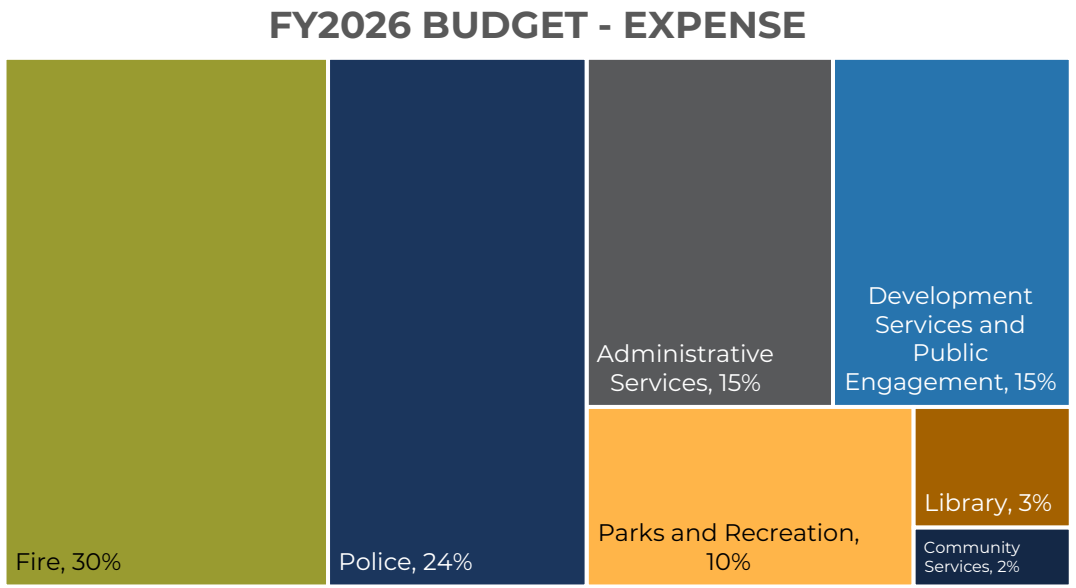
GENERAL FUND



- Parks & Recreation
  - 3.5% of budgeted General Fund revenue
  - $875 thousand or 20% of Parks and Recreation fees budget received through the quarter
  - Parks and Recreation fees revenue is up 7.5% compared to the same period of FY2025.

QUARTERLY FINANCIAL REPORT

GENERAL FUND



- Expense Budget Sources
  - The FY2026 expense budget for the General Fund is $123.5 million
  - 54% of the General Fund budgeted expense is for public safety. This includes $37.5 million for Fire and $29.9 million for Police Operations
  - Public Works is 6%, or $7.6 million
    - Public Works
    - Streets
    - Transportation Planning
  - Parks and Recreation totals 10%

QUARTERLY FINANCIAL REPORT

GENERAL FUND

General Fund							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% Of Budget	Variance	% Variance
Expense							
Personnel	74,741,369	14,997,022	16,527,940	58,213,429	22.11%	(1,530,918)	10.21%
Operations	45,242,002	13,581,880	13,174,411	32,067,591	29.12%	407,470	-3.00%
Operating Capital	861,117	173,968	179,218	681,899	20.81%	(5,251)	3.02%
Transfers	2,720,340	2,563,750	2,720,340	-	100.00%	(156,590)	6.11%
Total Expense	**123,564,828**	**31,316,620**	**32,601,909**	**90,962,919**	**26.38%**	**(1,285,289)**	**4.10%**

QUARTERLY FINANCIAL REPORT

GENERAL FUND

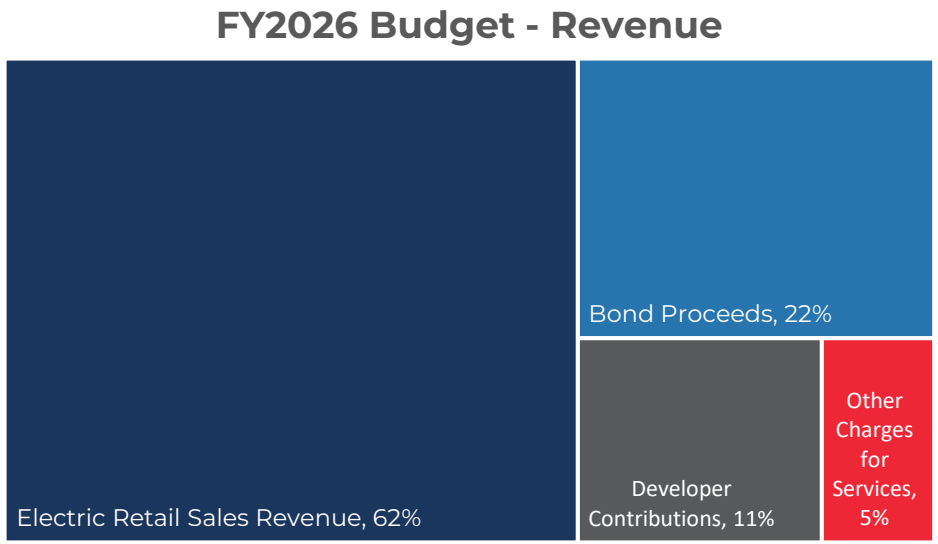
- Personnel
  - 60.5% of budgeted General Fund expenses
  - $16.5 million, or 22% personnel expense through the quarter
  - Personnel is up 10.2% compared to the same period of FY2025
- Operations
  - 36.6% of budgeted General Fund expenses
  - $13.1 million, or 29% operations expense through the quarter
  - Operations is down 3% compared to the same period of FY2025
- Year-over-year increases expected because of additional base budget and newly funded requests in FY2026; both one-time and ongoing

ELECTRIC FUND

QUARTERLY FINANCIAL REPORT

QUARTERLY FINANCIAL REPORT

ELECTRIC FUND



- Revenue Budget Sources
  - The FY2026 revenue budget for the Electric Fund is $200.1 million
  - Electric Sales revenue makes up 62% of budgeted revenues
  - Bond Proceeds are 22% of budgeted revenues
  - Developer Contributions budgeted at 11% of total revenue

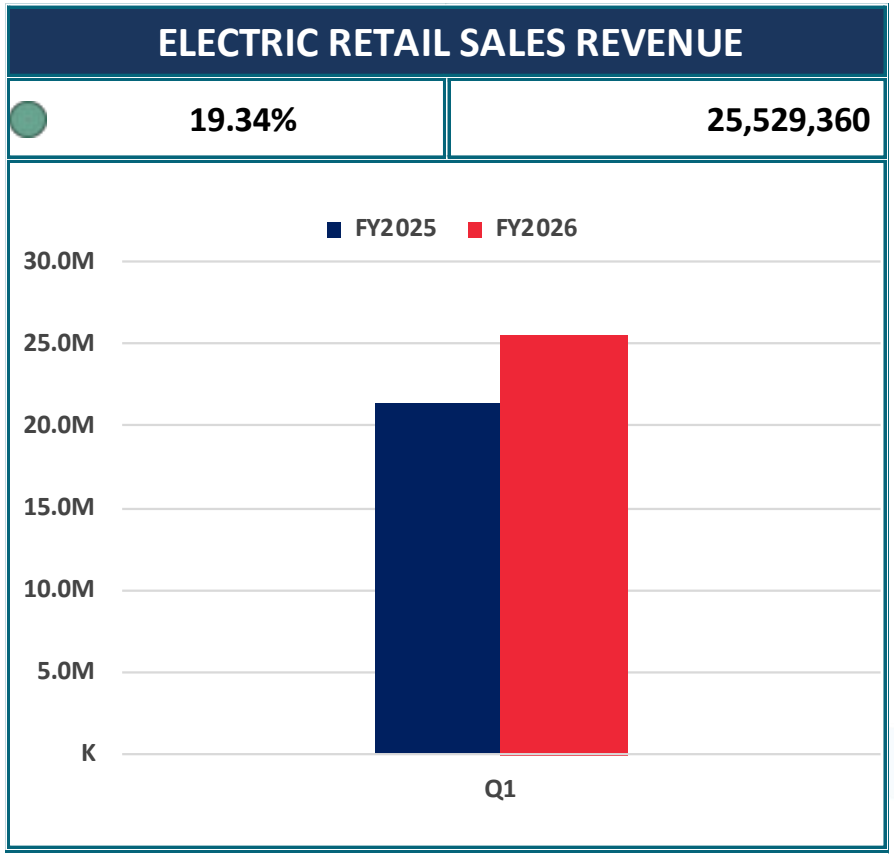
QUARTERLY FINANCIAL REPORT

ELECTRIC FUND

Electric Services							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% of Budget	Variance	% Variance
Operating Revenue							
40002:Sales Taxes	7,500	2,736	3,240	(4,260)	43.20%	504	18.43%
41002:Penalties	887,250	272,664	241,595	(645,655)	27.23%	(31,068)	-11.39%
42001:Interest Income	3,428,250	755,792	689,385	(2,738,865)	20.11%	(66,408)	-8.79%
43001:Fees	5,006,867	694,439	618,118	(4,388,749)	12.35%	(76,321)	-10.99%
43004:Administrative Charges	899,883	809,212	224,971	(674,912)	25.00%	(584,241)	-72.20%
43601:Electric Retail Sales Revenue	123,896,919	21,391,253	25,529,360	(98,367,559)	20.61%	4,138,107	19.34%
44502:Developer Contributions	22,253,969	4,196,198	3,298,918	(18,955,051)	14.82%	(897,280)	-21.38%
Operating Revenue Total	**156,380,638**	**28,122,294**	**30,605,587**	**(125,775,051)**	**19.57%**	**2,483,293**	**8.83%**
Non-Operating Revenue							
45001:Misc Revenue	2,991	277	344	(2,647)	11.52%	68	24.58%
45003:Misc Reimbursements	-	-	1,388	1,388	0.00%	1,388	0.00%
45004:Sale of Property	7,174	5,888	1,452	(5,722)	20.24%	(4,436)	-75.34%
44001:Grant Revenue	-	-	(336,929)	(336,929)	0.00%	(336,929)	0.00%
46001:Bond Proceeds	44,540,225	-	-	(44,540,225)	0.00%	-	0.00%
Non-Operating Revenue Total	**44,550,390**	**6,165**	**(333,745)**	**(44,884,135)**	**-0.75%**	**(339,910)**	**-5513.70%**
Revenue Total	**200,931,028**	**28,128,459**	**30,271,842**	**(170,659,186)**	**15.07%**	**2,143,383**	**7.62%**

QUARTERLY FINANCIAL REPORT

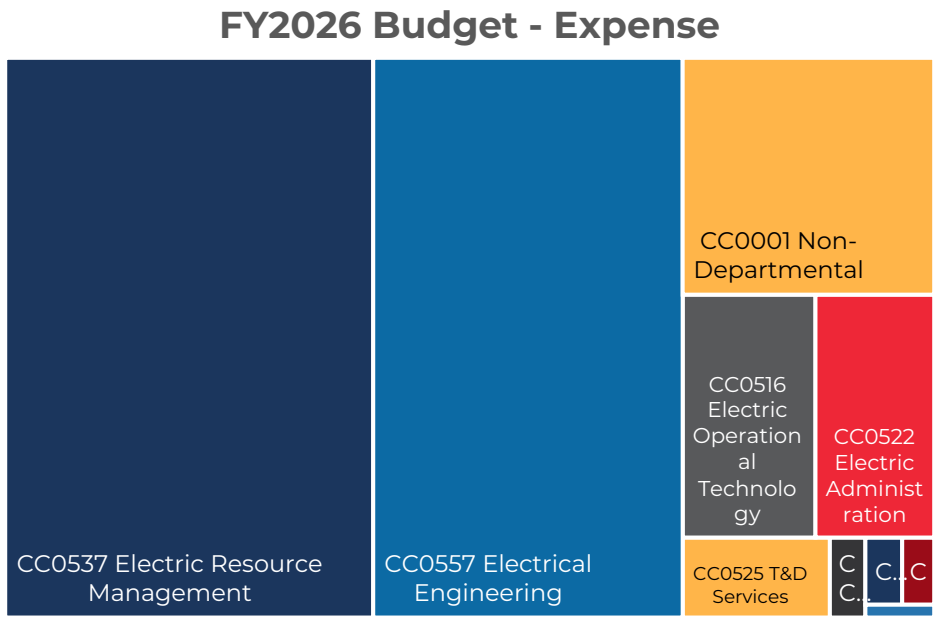
ELECTRIC FUND



- Electric Sales Revenue
  - Represents 79% of budgeted Electric Fund operating revenue
  - $25.5 million, or 20.61% of electric sales revenue budget received through the quarter
  - Electric sales revenue is up 19.34% compared to the same period of FY2025

QUARTERLY FINANCIAL REPORT

ELECTRIC FUND



- Expense Budget
  - The FY2026 expense budget for the Electric Fund is $221.2 million
  - 40% of budgeted expenses is from purchase power related expenses
  - Electrical Engineering is 33% of budget
    - CIP Expense
  - Non-departmental totals 11% of budget
    - PILOT
    - Debt Service
    - Transfers

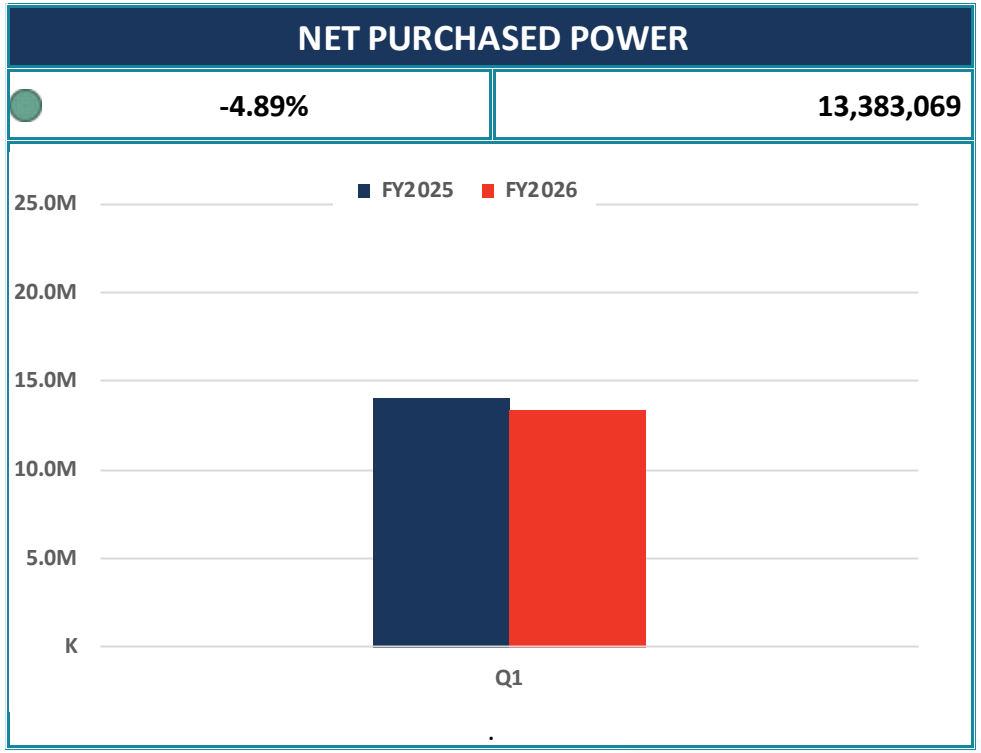
QUARTERLY FINANCIAL REPORT

ELECTRIC FUND

Electric Services							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% of Budget	Variance	% Variance
Operating Expense							
CC0001 Non-Departmental	600,000	421,593	100,107	499,893	16.68%	321,486	-76.26%
CC0516 Electric Operational Technology	1,081,869	353,644	183,765	898,104	16.99%	169,879	-48.04%
CC0520 Customer Energy Solutions	1,056,059	70,986	113,265	942,794	10.73%	(42,279)	59.56%
CC0521 Operational Technology	1,205,802	334,414	323,048	882,754	26.79%	11,366	-3.40%
CC0522 Electric Administration	11,777,119	2,677,946	2,586,465	9,190,654	21.96%	91,481	-3.42%
CC0523 Electric Safety and Employee Development	377,984	112,221	136,624	241,360	36.15%	(24,403)	21.75%
CC0524 Metering Services	-	-	1,409	(1,409)	0.00%	(1,409)	0.00%
CC0525 T&D Services	3,978,123	2,503,292	2,876,690	1,101,433	72.31%	(373,398)	14.92%
CC0537 Electric Resource Management	87,647,942	14,395,313	13,662,471	73,985,472	15.59%	732,842	-5.09%
CC0555 Electric Systems Operations	910,033	604,956	279,267	630,767	30.69%	325,689	-53.84%
CC0557 Electrical Engineering	1,845,999	546,264	723,648	1,122,351	39.20%	(177,384)	32.47%
Operating Expense Total	**110,480,930**	**21,794,019**	**20,986,757**	**89,494,173**	**19.00%**	**807,262**	**-3.70%**
Non-Operating Expense							
CC0001 Non-Departmental	24,735,054	1,955,433	2,003,621	22,731,433	8.10%	(48,188)	2.46%
CC0516 Electric Operational Technology	12,659,511	353,644	1,375,193	11,284,319	10.86%	(1,021,549)	288.86%
CC0520 Customer Energy Solutions	-		-	-	0.00%	-	0.00%
CC0521 Operational Technology	4,825	55,000	-	4,825	0.00%	55,000	-100.00%
CC0522 Electric Administration	512,020	132,150	1,720	510,300	0.34%	130,430	-98.70%
CC0525 T&D Services	1,028,272	355,704	29,061	999,211	2.83%	326,643	-91.83%
CC0555 Electric Systems Operations	4,100	63,750	4,100	-	100.00%	59,650	-93.57%
CC0557 Electrical Engineering	71,866,138	5,341,403	10,155,394	61,710,744	14.13%	(4,813,991)	90.13%
Non-Operating Expense Total	**110,809,920**	**8,144,640**	**13,569,088**	**97,240,832**	**12.25%**	**(5,424,449)**	**66.60%**
Expense Total	**221,290,850**	**29,938,659**	**34,555,846**	**186,735,005**	**15.62%**	**(4,617,187)**	**15.42%**

QUARTERLY FINANCIAL REPORT

ELECTRIC FUND



- Purchased Power
  - 63.7% of Electric Fund operating expenses through the quarter
  - $13.3 million, or 15.3% of purchase power expense budget through the quarter
  - Purchase power is down 4.89% compared to the same period of FY2025

QUARTERLY FINANCIAL REPORT

ELECTRIC FUND

Year-to-date Quarterly Net Purchase Power Comparison

- Q1: FY2025
  - Net Purchase Power Budget: $84,739,578
  - Purchased Power: $13,899,455
  - REC Sales: ($92,500)
  - CRR Credits: $240,967
  - Net Purchased Power: $14,047,922
  - % of Net Purchase Power Budget: 16.7%
- Q1: FY2026
  - Net Purchase Power Budget: $87,315,734
  - Purchased Power: $13,154,898
  - REC Sales: ($0)
  - CRR Credits: $228,170
  - Net Purchased Power: $13,383,069
  - % of Net Purchase Power Budget: 15.3%

QUARTERLY FINANCIAL REPORT

ELECTRIC FUND

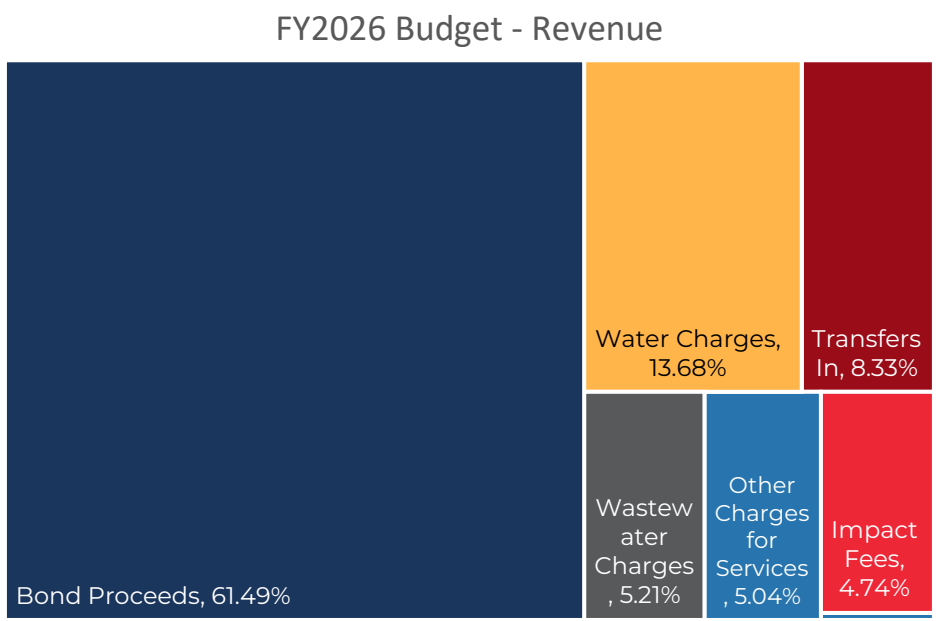
- Slower than anticipated ramp-up of very large load customers is affecting Electric sales revenue and has an offset to purchase power expenses. Electric is exploring a mid-year amendment to align with latest projections.
- There was a 2% rate increase, and a higher revenue per MWH due to the rate ramping for VLC&I.
- CC0525 T&D Services and CC05557 Electrical Engineering
    - Capitalization of labor to CIP (Year-end entry)
    - Personnel expenses look inflated and capital expenses deflated. The year-end entry will reflect on the balances sheet but not on the budget schedule
- Meet all reserve requirements for FY2026

WATER FUND

QUARTERLY FINANCIAL REPORT

QUARTERLY FINANCIAL REPORT

WATER FUND



- Revenue Budget Sources
  - The FY2026 revenue budget for the Water Fund is $732.7 million
  - 61.5% of budgeted revenues is from bond proceeds
    - Capital infrastructure for treatment and distribution
  - Water Charges
    - Water 13.7%
    - Wastewater 5.2%
    - Irrigation $1.1 million
  - Impact fees total 4.7% of budgeted revenues

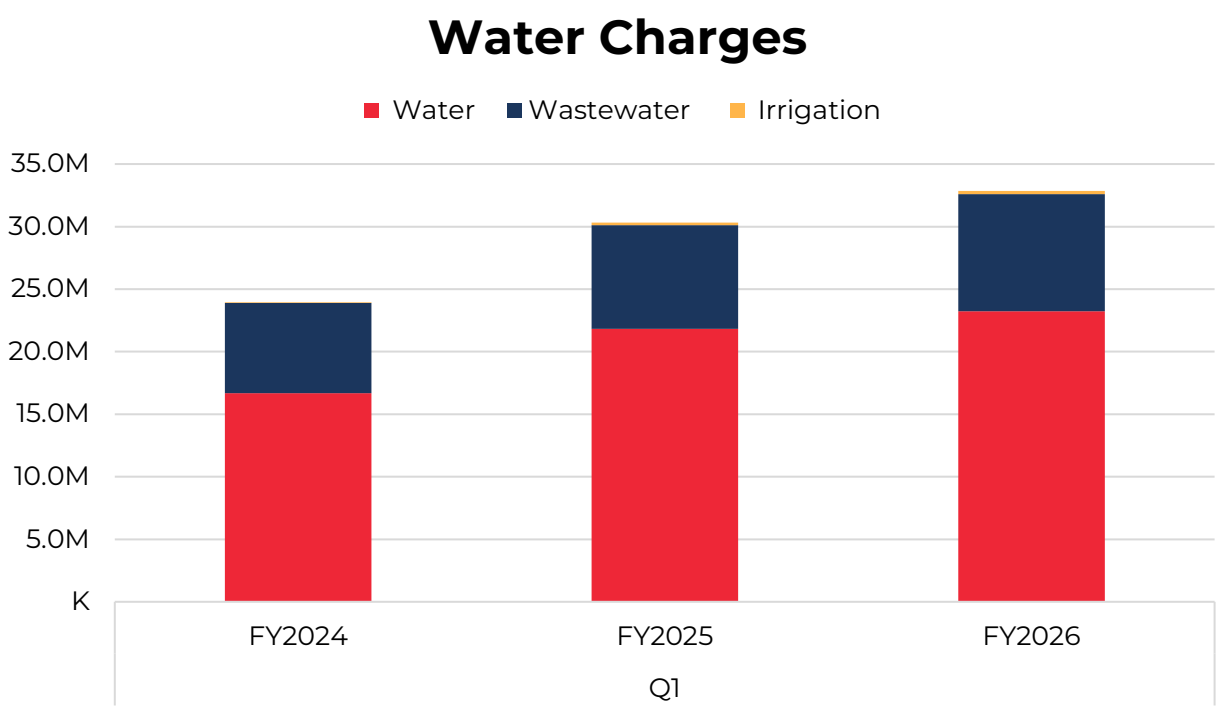
QUARTERLY FINANCIAL REPORT

WATER FUND

Water							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% of Budget	Variance	% Variance
Operating Revenue							
41002:Penalties	850,000	320,380	710,682	(139,318)	83.61%	390,302	121.82%
42001:Interest Income	26,581,883	6,017,149	5,096,127	(21,485,756)	19.17%	(921,021)	-15.31%
43001:Fees	6,502,911	1,537,989	1,507,645	(4,995,266)	23.18%	(30,344)	-1.97%
43005:Rental Revenue	25,000	6,296	8,395	(16,605)	33.58%	2,099	33.33%
43602:Water Charges	100,231,801	21,835,205	23,223,107	(77,008,694)	23.17%	1,387,902	6.36%
43603:Wastewater Charges	38,172,490	8,274,411	9,385,234	(28,787,256)	24.59%	1,110,823	13.42%
43604:Irrigation Charges	1,121,315	199,489	254,147	(867,168)	22.67%	54,659	27.40%
41602:Impact Fees	34,730,106	5,324,694	7,905,450	(26,824,656)	22.76%	2,580,756	48.47%
44502:Developer Contributions	535,000	45,509	66,925	(468,075)	12.51%	21,416	47.06%
Operating Revenue Total	**208,750,506**	**43,561,122**	**48,157,713**	**(160,592,793)**	**23.07%**	**4,596,591**	**10.55%**
Non-Operating Revenue							
45001:Misc Revenue	2,396,488	166,936	90,892	(2,305,596)	3.79%	(76,044)	-45.55%
45002:Insurance Proceeds	-	60,711	-	-	0.00%	(60,711)	-100.00%
45003:Misc Reimbursements	-	-	618,980	618,980	0.00%	618,980	0.00%
44001:Grant Revenue	10,000,000	-	-	(10,000,000)	0.00%	-	0.00%
70001:Transfers In	61,000,000	775,000	61,000,000	-	100.00%	60,225,000	7770.97%
46001:Bond Proceeds	450,544,407	-	-	(450,544,407)	0.00%	-	0.00%
Non-Operating Revenue Total	**523,940,895**	**1,002,647**	**61,709,872**	**(462,231,023)**	**11.78%**	**60,707,225**	**6054.70%**
Revenue Total	**732,691,401**	**44,563,768**	**109,867,584**	**(622,823,817)**	**15.00%**	**65,303,816**	**146.54%**

QUARTERLY FINANCIAL REPORT

WATER FUND



- Water Charges
  - Water charges through the quarter total 23.2 million
  - Up 6.3% compared to Q1 of FY2025
- Wastewater Charges
  - Wastewater charges through the quarter total $9.4 million
  - Up 13.4% compared to Q1 of FY2025
- Irrigation Charges
  - Irrigation charges through the quarter total $254 thousand
  - An increase of 27.4% compared to Q1 of FY2025

QUARTERLY FINANCIAL REPORT

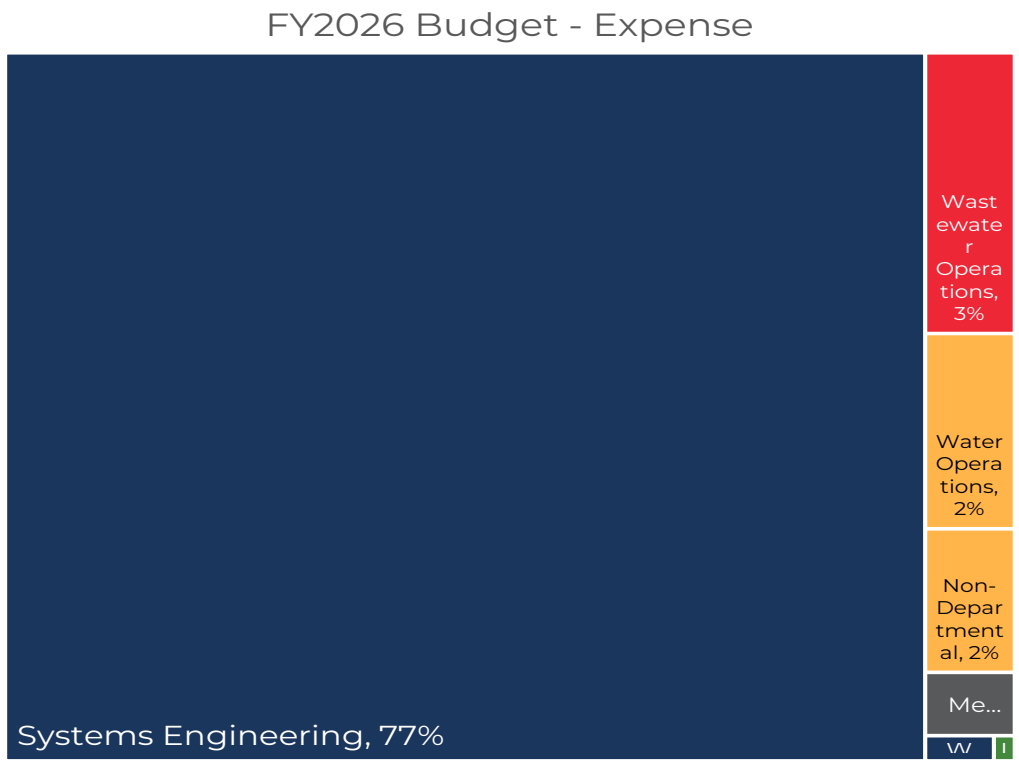
WATER FUND

Impact Fee Revenues

- Water and wastewater impact fees are payments from developers to contribute towards capital infrastructure costs
- The fee revenue is used for both cash and debt service payments on eligible capital projects
- Water and wastewater impact fee revenue collection is higher in FY2026 compared to FY2025 largely due to timing of projects; and are conservatively modeled in cost of service and the 5-year forecast
- Staff keep the impact fees separate until they are reconciled at year-end and are ready to be used on active capital projects the following year
    - The fees are then transferred within the water fund mid-year
    - These are shown in the Transfers In revenue
    - There is a corresponding Transfers Out expense in the Water Distribution and Wastewater Operations cost centers

QUARTERLY FINANCIAL REPORT

WATER FUND



- Expense Budget
  - The FY2025 expense budget for the Water Fund is $1.01 billion
  - 77% of budgeted expenses is from CIP Expense for various capital projects (includes roll forward)
  - Water Distribution 8.7%
  - Water Operations
    - Water 2%
    - Wastewater 3%

QUARTERLY FINANCIAL REPORT

WATER FUND

Water Services Financial Report							
Quarterly Comparison: Q1 FY26	Budget	FY2025	FY2026	FY2026 Year-to-date: Budget Vs. Actuals		Quarterly Comparison	
	FY2026	YTD Actuals: Q1 FY25	YTD Actuals: Q1 FY26	Variance	% of Budget	Variance	% Variance
Operating Expense							
CC0001 Non-Departmental	625,000	281,018	95,437	529,563	15.27%	185,580	-66.04%
CC0514 Water Operational Technology	1,945,139	228,297	350,328	1,594,812	18.01%	(122,031)	53.45%
CC0524 Metering Services	3,782,380	366,955	1,124,700	2,657,680	29.74%	(757,745)	206.50%
CC0527 Water Services Administration	43,759,305	21,919,064	22,242,411	21,516,894	50.83%	(323,347)	1.48%
CC0528 Water Distribution	11,181,565	1,771,209	2,452,672	8,728,893	21.93%	(681,463)	38.47%
CC0529 Water Plant Management	9,682,282	2,608,016	2,526,533	7,155,749	26.09%	81,483	-3.12%
CC0530 Wastewater Operations	5,498,253	824,916	1,052,934	4,445,319	19.15%	(228,018)	27.64%
CC0531 Wastewater Plant Management	8,983,755	5,129,854	4,022,126	4,961,629	44.77%	1,107,728	-21.59%
CC0532 Irrigation Operations	589,171	215,838	263,788	325,383	44.77%	(47,950)	22.22%
CC0535 Water Conservation	2,483,321	231,706	267,931	2,215,390	10.79%	(36,225)	15.63%
CC0539 Regulatory Compliance	1,358,075	178,808	227,268	1,130,807	16.73%	(48,461)	27.10%
CC0553 Water Operations	99,451	273,787	85,691	13,759	86.16%	188,096	-68.70%
CC0554 Water Control Center	2,200,980	-	322,175	1,878,806	14.64%	(322,175)	0.00%
Operating Expense Total	**92,188,678**	**34,034,518**	**35,033,995**	**57,154,684**	**38.00%**	**(999,476)**	**2.94%**
Non-Operating Expense							
CC0001 Non-Departmental	14,863,636	2,503,593	2,383,227	12,480,409	16.03%	120,366	-4.81%
CC0514 Water Operational Technology	144,100	89,150	4,100	140,000	2.85%	85,050	-95.40%
CC0526 Systems Engineering	784,149,290	228,299,633	139,104,909	645,044,381	17.74%	89,194,724	-39.07%
CC0532 Irrigation Operations	43,305	-	-	43,305	0.00%	-	0.00%
CC0530 Wastewater Operations	24,696,236	335,487	11,018,333	13,677,903	44.62%	(10,682,847)	3184.28%
CC0531 Wastewater Plant Management	155,200	-	120,258	34,942	77.49%	(120,258)	0.00%
CC0527 Water Services Administration	1,622,745	775,886	1,301,555	321,189	80.21%	(525,669)	67.75%
CC0528 Water Distribution	77,415,581	1,116,995	50,856,590	26,558,991	65.69%	(49,739,595)	4452.98%
CC0529 Water Plant Management	-	269,000	-	-	0.00%	269,000	-100.00%
CC0535 Water Conservation	97,300	60,000	84,762	12,538	87.11%	(24,762)	41.27%
CC0539 Regulatory Compliance	211,200	-	121,155	90,045	57.37%	(121,155)	0.00%
CC0553 Water Operations	20,867,561	1,089,553	2,538,503	18,329,059	12.16%	(1,448,950)	132.99%
CC0554 Water Control Center	24,600	-	24,600	-	100.00%	(24,600)	0.00%
CC0524 Metering Services	3,002,564	5,113,643	557,802	2,444,762	18.58%	4,555,841	-89.09%
Non-Operating Expense Total	**927,293,318**	**239,652,939**	**208,115,794**	**719,177,524**	**22.44%**	**31,537,145**	**-13.16%**
Expense	**1,019,481,996**	**273,687,457**	**243,149,788**	**776,332,208**	**23.85%**	**30,537,668**	**-11.16%**

QUARTERLY FINANCIAL REPORT

WATER FUND

- Water Revenue
  - Operating revenue trending slightly under budget however a disproportionate amount of water charges revenue comes from the summer months
  - Water Charges are up 6.36% due to increased consumption and rate increases
  - Fees revenue increased 1.9% from FY2025
  - Impact fees from development are within conservative modeling
  - The penalties revenue is up 121.8% due to moving wrong day irrigation fines from water charges to the penalties revenue category.
- Water Operating Expense
  - Expenses in Water Services Administration are 1.5% greater than FY2025 Expenses in Water Distribution are 38.5% greater than FY2025 due to an increase in Rental and Lease of Equipment as well as the timing of new vehicle purchases
  - Expenses in Wastewater Operations are 27.6% greater than FY2025 due to the timing of maintenance related expenses
  - Expenses in Metering Services are 206.5% greater than FY2025 due to the timing of Water Meter expenses
  - Expenses in Water Operational Technology are 53.5% greater than FY2025 due to movement of personnel to better align with functions.
  - Meet fund balance reserve requirements

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Yearwood In-City MUD Request

SUGGESTED ACTION:
Presentation and discussion regarding the creation of an In-City Municipal Utility District (MUD) for the proposed Yearwood Development -- Nick Woolery, Assistant City Manager

ITEM SUMMARY:
Freehold Communities on behalf of Peregrine Land Investments submitted a Declaration of Intent for a proposed project consisting of 728 acres in Georgetown's extraterritorial jurisdiction at the intersection of Rattlesnake Road and Ronald Reagan Boulevard. The Yearwood development has proposed an In-City Municipal Utility District and staff is seeking Council's direction on whether there is support for the District and receive Council's feedback on the proposed land use plan. The Developer intends to develop the property as a single-family development which would include 1,627 units that would range from 45'-60', 6.6 acres for a private amenity center, 7 acres of natural lakes, 12.2 acres of parkland that would be non-exclusive and open to the public, and an additional ~131 acres of open space.

FINANCIAL IMPACT:
None at this time.

SUBMITTED BY:
Cresta Lyons, City Manager's Office

ATTACHMENTS:
Council Workshop - Yearwood Potential In-City MUD Request (3-24-2026).pdf

Yearwood Potential In-City MUD Request

Presented by

Nick Woolery, Assistant City Manager

March 24, 2026

Purpose

1) Follow up from the initial Council Workshop in February with updated information and changes
2) Provide feedback on compliance with Council's MUD policy
3) Determine if Council supports moving forward with a MUD Consent Agreement based on the current proposal

Process for MUD Consent

1) Initial MUD proposal presented to Council
2) Follow-up Council Workshop
3) MUD term sheet finalized based on Council and staff feedback
4) Developer submits and moves through the process of annexation and PUD zoning
5) MUD Consent Agreement developed, with adoption happening at the same time as annexation and PUD zoning adoption

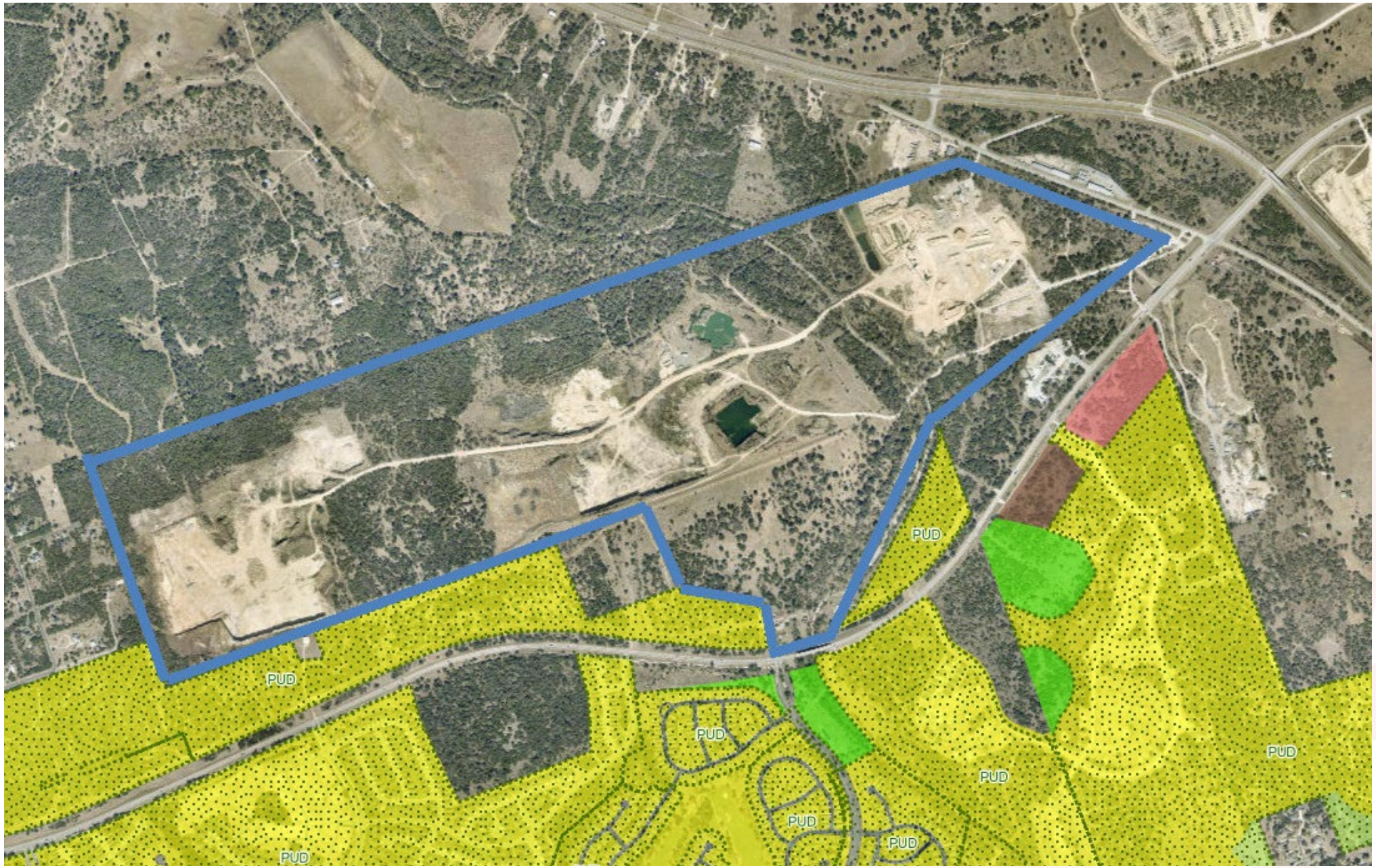
Previous Key Issues Discussed

1) Alignment and scope of master plan wastewater infrastructure
2) Alignment and cross section of Future Mobility Plan arterial roadway
3) Fire safety in an area with one connection to Ronald Reagan
4) Land planning in an area with a Future Land Use Plan designation of Mining
5) Lot sizes / density, and compliance with development standards
6) Potential issues with developing an existing quarry and developing near a wastewater plant and concrete plant
7) MUD tax rate in excess of Council MUD policy; phase-in of Wastewater Impact Fees

Location / Future Land Use

- Currently located in the ETJ, but request is to annex into city limits
- Intersection of Rattlesnake Rd and Ronald Reagan Blvd.
- Active quarry site
- Current Future Land Use Plan designation is Mining




PUD
PUD
PUD
PUD
PUD
PUD
PUD
PUD

Compliance with Council MUD Policy

MUD Policy

- MUD Debt / Tax Rate Regulation
- Public Parkland Improvements
- Architectural / Design Standards
- Land Plan / Development Standards
- Water/WW Infrastructure
- Public Services
- Transportation Improvements
- HOA Requirements

MUD Policy Compliance
MUD Debt / Tax Rate / Fees

MUD Reimbursement Sought For:
➢ Wastewater infrastructure
➢ Water infrastructure
➢ Drainage Improvements
➢ Street Improvements
➢ Enhanced Parkland Improvements

MUD Policy Requirement	Yearwood MUD
Maximum tax rate of $0.55 per $100 AV	$0.65 per $100 AV
Maximum MUD Bond maturity = 25 yrs. after issuance	25 years
Bond Issuance Period (first to last bonds issued) = 10 years	15 years

- **Reduced maximum MUD tax rate from $0.75 to $0.65**
- **Removed request to phase-in Wastewater Impact Fees; will now be assessed at final plat per City ordinance**

MUD Policy Comparison
Parks, Trails & Amenities

- Parkland
  - 12.2 acres public parkland
  - 131.9 acres parkland within the floodplain
- 6.6 acres of Private Amenity Centers
- 7 acres of natural lakes

- Trails
  - Regional Trail along Berry Creek
  - 10’ wide concrete
  - 10,000 LF of internal trails
- Wrought iron fences along open space

Parks & Trails Concept Plan





Trails along Berry Creek| Yearwood Site





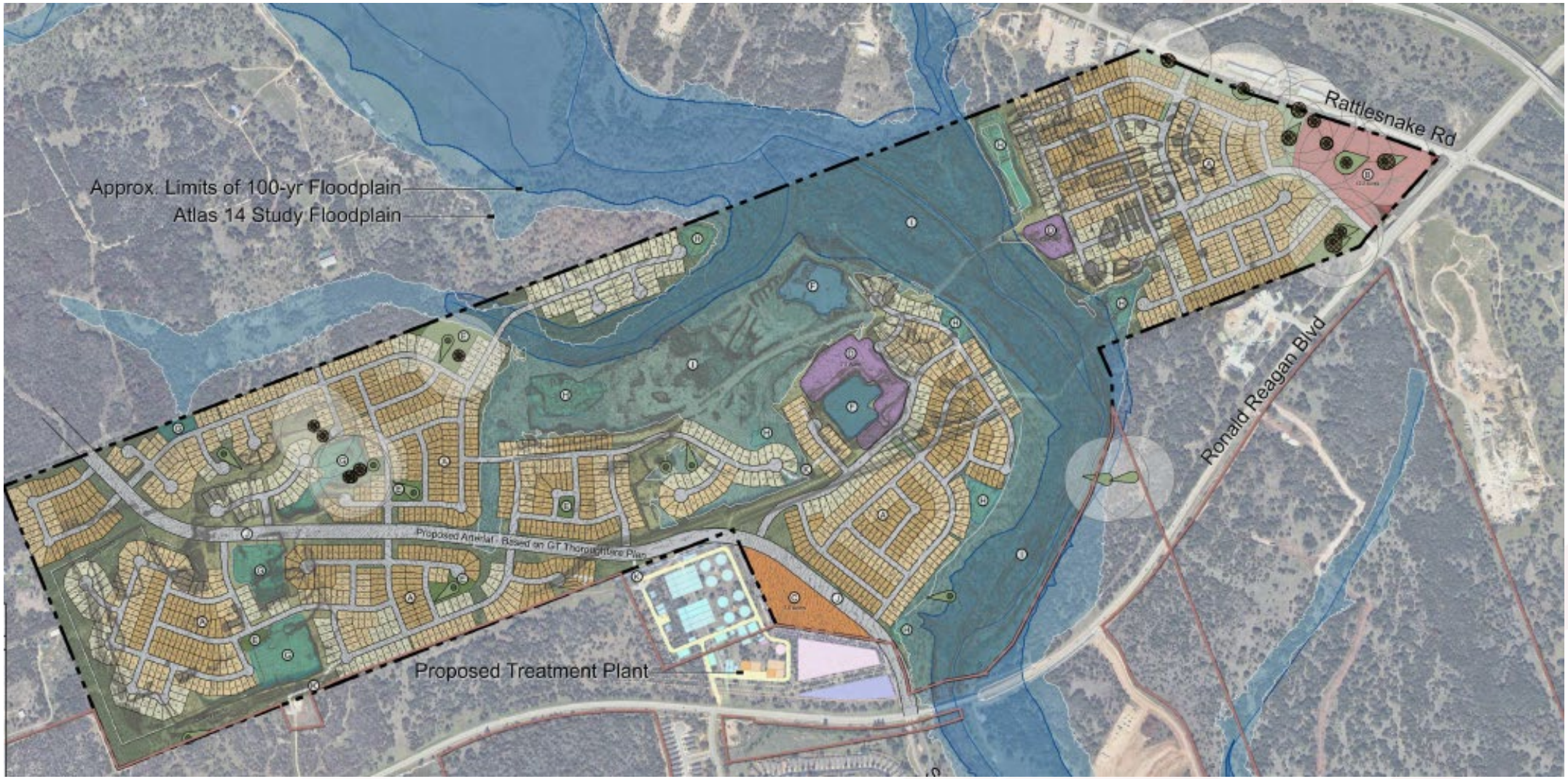
Lakefront Amenity Concept | Yearwood Site



MUD Policy Comparison
Land Use & Development Standards

- **Architectural and Masonry Standards**
  - 100% masonry on non-residential buildings
  - 85% masonry on all residential elevations that are visible from a public or private street or park
  - Elevated front features
- **Elevated Walls and Fencing**
  - Masonry walls between residential land use and Arterial or Rattlesnake Road
  - Metal view fence in other areas
  - Property Owner's Association shall handle maintenance

Preliminary Concept Plan



Previous Lot Sizes vs Current Lot Sizes

Type	Min.	Max.
35’ SF, Duplex, Townhomes	0%	20%
40’ – 45’ SF	20%	45%
50’ SF	30%	45%
60’ SF	15%	45%

Type	Min.	Max.
Duplex, Townhomes	0%	15%
45’ SF	15%	40%
50’ SF	35%	45%
60’ SF	15%	35%

- Reduced max lot count by 166
- Removed 35’ and 40’ lot sizes, reduced maximum percentage of smaller lot sizes
- Removed request for increase in age-restricted units

MUD Policy Compliance
Public Services

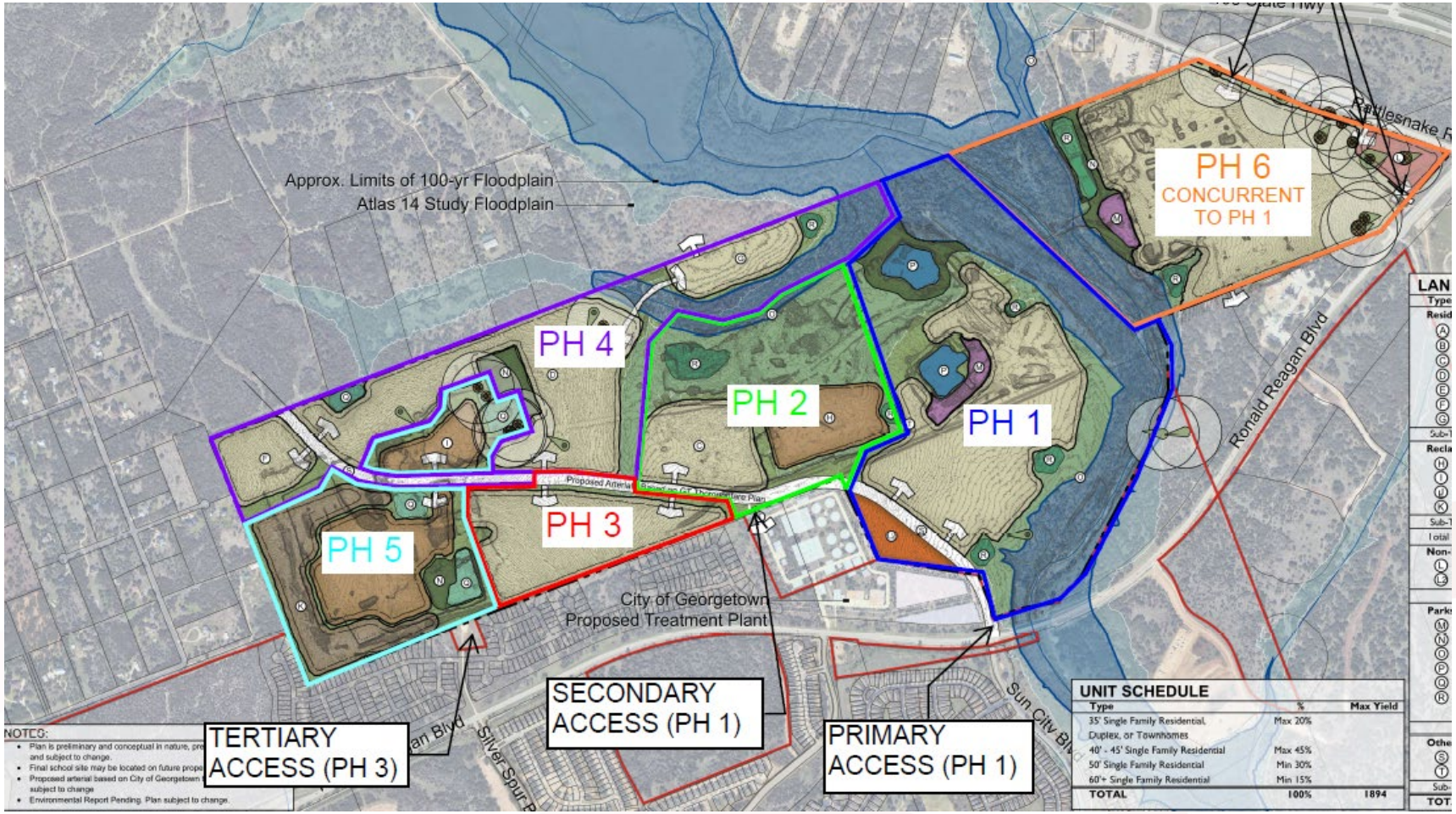
- Currently located within ESD 8
- 7-acre parcel dedicated along the future arterial roadway for public safety response needs
- Site to be conveyed via deed to the City prior to the first final plat



MUD Policy Compliance
Public Services

Fire Access

- Temporary access point at City WWTP site for Phase 1 but only after construction complete
- Secondary access through water tower site for Phase 2-5



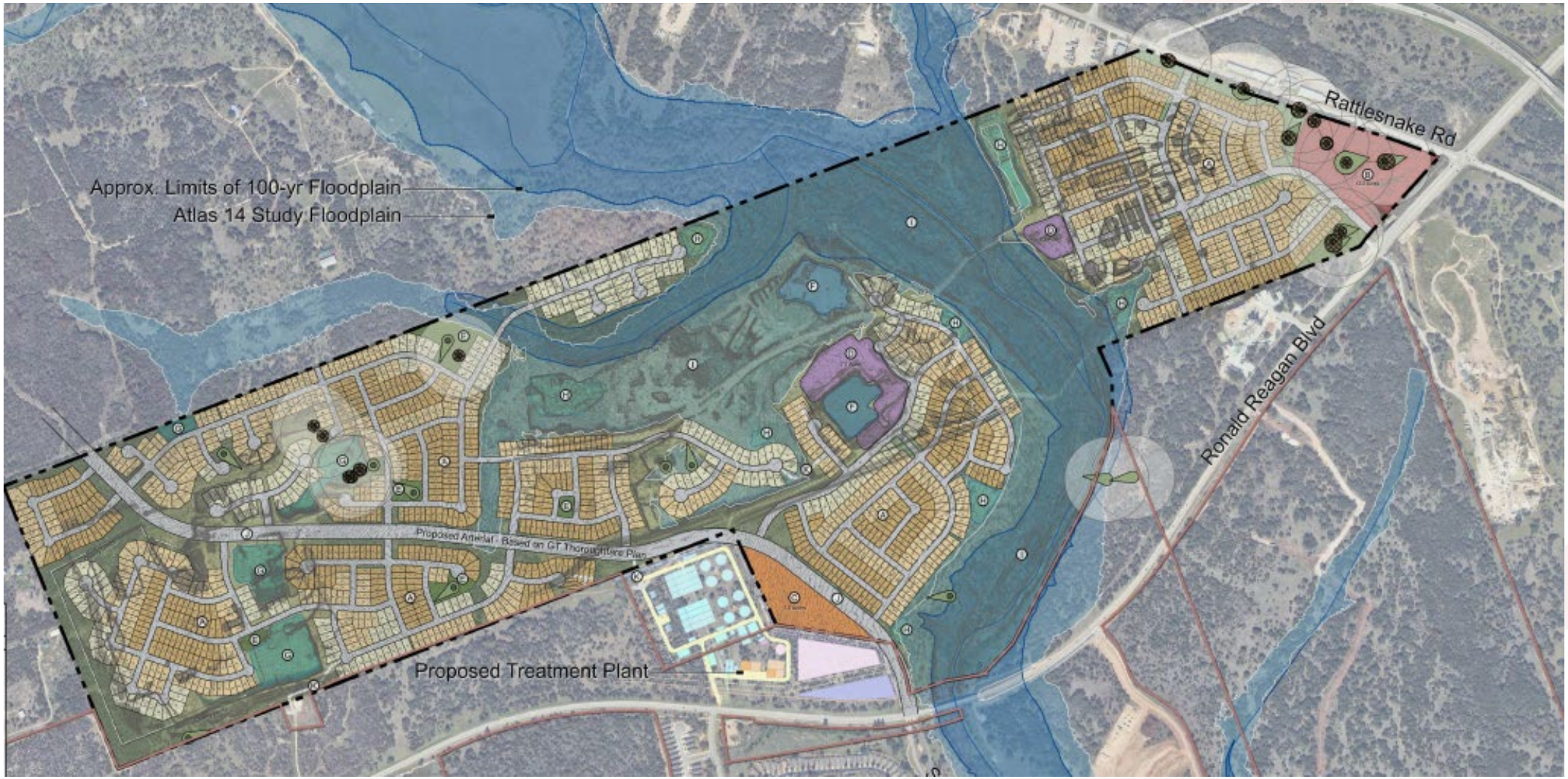
MUD Policy Comparison
Water and Wastewater

- **Water**
  - Developer to connect to the City's system in alignment with the master plan and improvements to bring additional water from the east.
  - Water conservation measures will be incorporated into the design of neighborhood landscaping and amenities.
- **Wastewater**
  - Wastewater system sized to serve both Yearwood and Rock Bluff, and tie into the Northlands WWTP.
  - Interim capacity through Sun City to be capped at a certain number of units until the Northlands WWTP is completed and online.

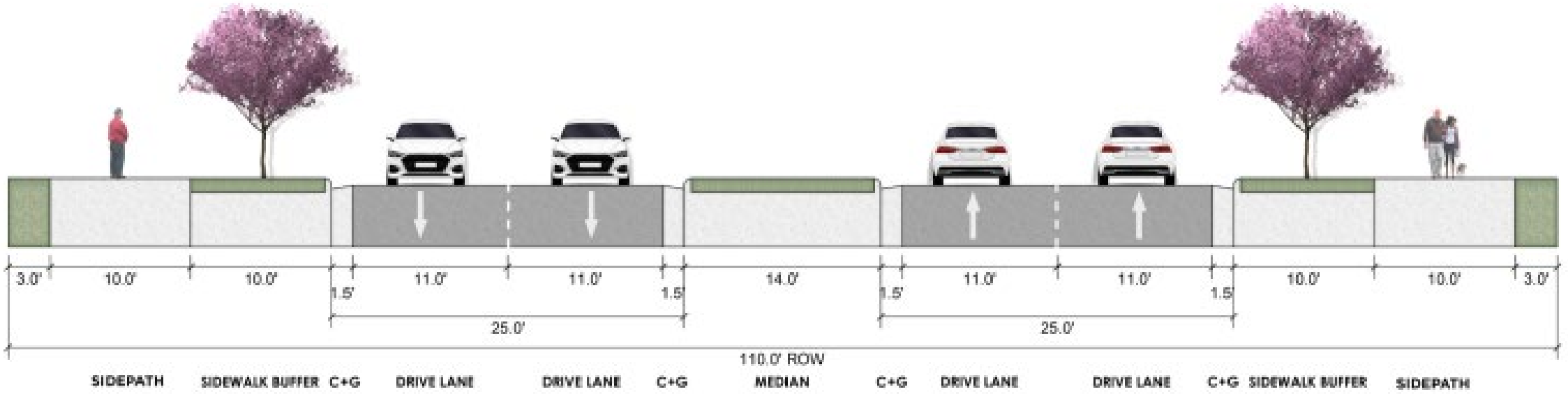
MUD Policy Comparison
Transportation

- **Arterial Roadway**
  - Developer to dedicate full width of the ROW for the minor arterial (110')
  - 4 lane road (2 lanes in each direction with a median), shared-use paths
  - Full cross section built and phased along with the phases of the development
  - First phase of road required to extend to the limits of the WWTP
  - Construct final leg of the traffic signal at Ronald Reagan Blvd
- **Rattlesnake Road**
  - Developer to make any necessary improvements to the intersection of Ronald Reagan Blvd and Rattlesnake Road
- **Ronald Reagan Right-Turn Lane**
  - Developer to fully reimburse the City for design and construction of a right-turn lane onto the arterial roadway prior to or at the time of the first MUD bond issuance

Preliminary Concept Plan



Arterial Cross Section



4-LANE MINOR ARTERIAL

MEDIAN SURFACE TYPE TO BE DETERMINED BY DIRECTOR
CURB AND GUTTER IS 1.5' AND SHOWN IN CROSS SECTIONS FOR CLARITY

Status of Key Issues

1) **Alignment and scope of master plan wastewater infrastructure** ✚
   - Developed a plan that efficiently serves Yearwood and Rock Bluff developments, while not cutting off other development in the area.

2) **Alignment and cross section of Future Mobility Plan arterial roadway** ✚
   - Reviewed future traffic volumes and determined arterial can be built to a minor arterial classification. Amendment to FMP will come with the amendment to the FLUP.

3) **Fire safety in an area with one connection to Ronald Reagan** ✚
   - Resolved with additional fire access point at water tower site.

4) **Land planning in an area with a Future Land Use Plan designation of Mining** ✚
   - City staff is preparing to bring forward a FLUP amendment for this area of Georgetown.

5) **Lot sizes / density, and compliance with development standards** ✚
   - Developer reduced number of smaller lots and any variances of development standards that have not already been dropped will come forward with the PUD when there is more time to analyze the impacts.

6) **Potential issues with developing an existing quarry and developing near a wastewater plant and concrete plant** ➖
   - This issue will remain as we'll need to monitor the impacts of redeveloping a quarry site, and the developer's land plan still shows homes next to the existing concrete plant.

7) **MUD tax rate in excess of Council MUD policy; phase-in of Wastewater Impact Fees** ✚
   - Tax rate reduced from $0.75 to $0.65; request to phase-in impact fees has been removed

Feedback and Direction

Staff is seeking Council's feedback on a proposed in-city Municipal Utility District (MUD) for the development currently known as Yearwood.

Feedback requested:

- What additional feedback or questions does Council have in regards to this proposed development?
  - Land Plan / Lot Sizes / Density / Amenities
  - Compatibility with surrounding development
  - MUD tax rate
- Do you support staff finalizing a term sheet and proceeding with preparation of a MUD Consent Agreement and working with the developer on annexation and zoning the property?

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Rock Bluff Ranch In-City MUD Request

SUGGESTED ACTION:
Presentation, discussion and possible recommendations regarding the creation of an In-City Municipal Utility District (MUD) for the proposed Rock Bluff Ranch Development -- Nick Woolery, Assistant City Manager

ITEM SUMMARY:
Freehold Communities on behalf of Peregrine Land Investments submitted a Declaration of Intent for a proposed project consisting of 855 acres in Georgetown's extraterritorial jurisdiction North of Ronald Reagan between CR 245 and SH 195. The Rock Bluff Ranch development has proposed an In-City Municipal Utility District, and this presentation is intended solely as an initial, preliminary introduction to the project.

FINANCIAL IMPACT:
None at this time.

SUBMITTED BY:
Cresta Lyons, City Manager's Office

ATTACHMENTS:
Council Workshop - Rock Bluff Ranch Potential In-City MUD Request (3-24-2026).pdf

Rock Bluff Ranch Potential In City MUD Request

Presented by

Nick Woolery, Assistant City Manager

March 24, 2026

GEORGETOWN TEXAS

Purpose

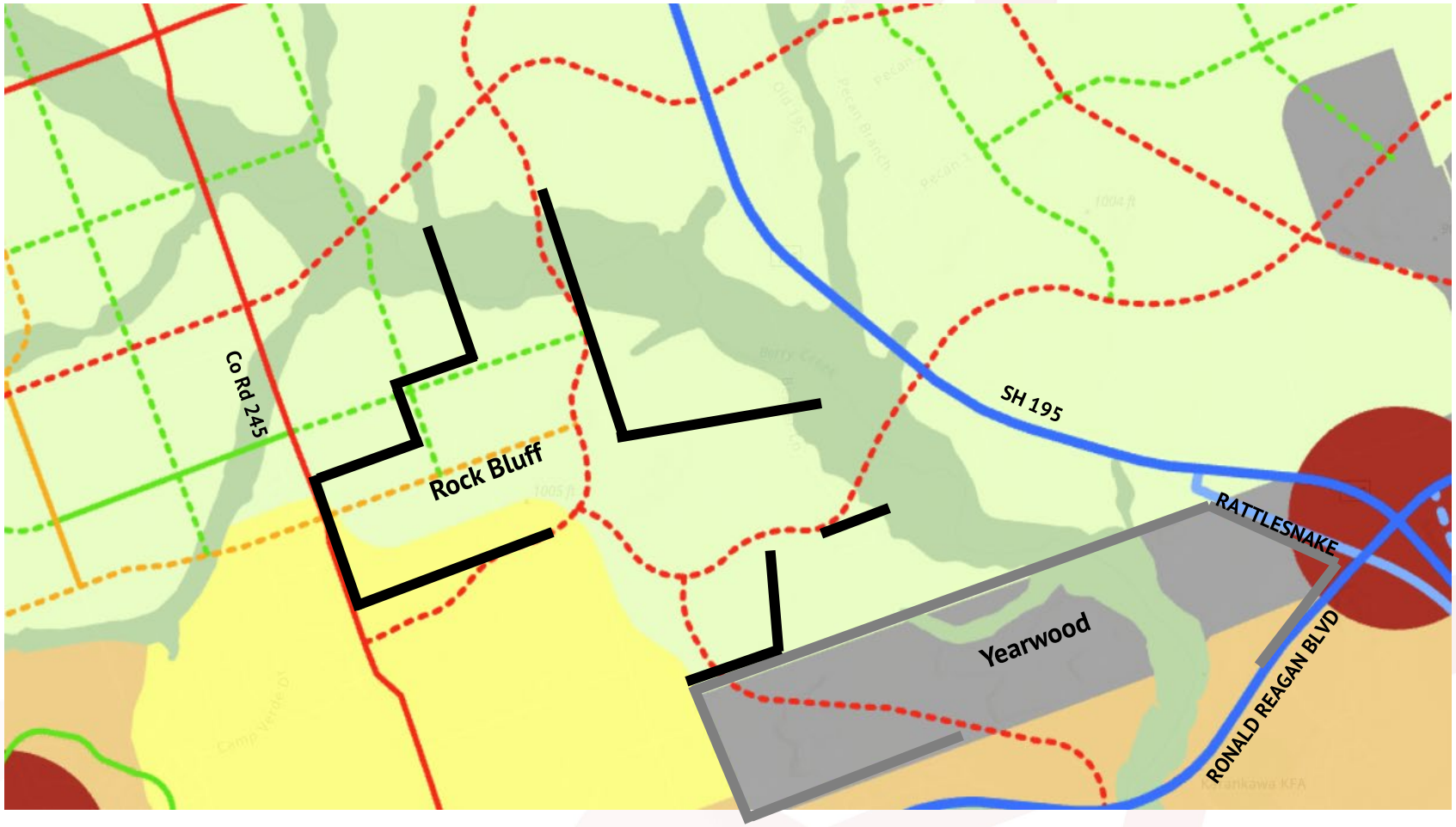
1) Introduce a proposed in-City MUD request to Council by providing initial high-level feedback on compliance with Council's MUD policy and allowing the developer to present their vision.
2) Gather initial feedback on the land plan and core areas where MUD policy variances are being requested.
3) Gather feedback from Council on questions they'd like staff or the developer to come back with answers at a follow-up workshop.

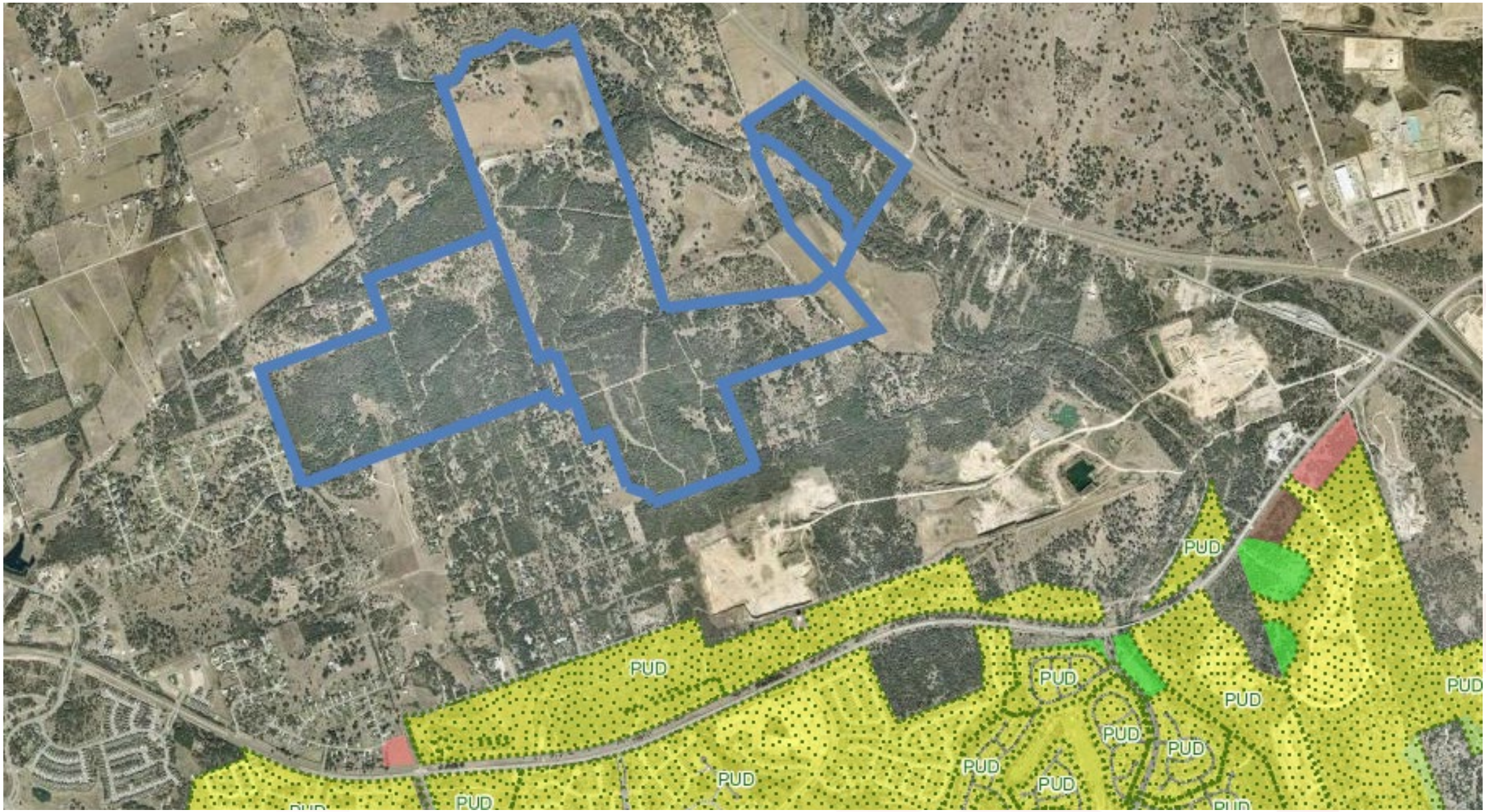
Process for MUD Consent

1) Initial MUD proposal presented to Council
2) Follow-up Council Workshop
3) MUD term sheet finalized based on Council and staff feedback
4) Developer submits and moves through the process of annexation and PUD zoning
5) MUD Consent Agreement developed, with adoption happening at the same time as annexation and PUD zoning adoption

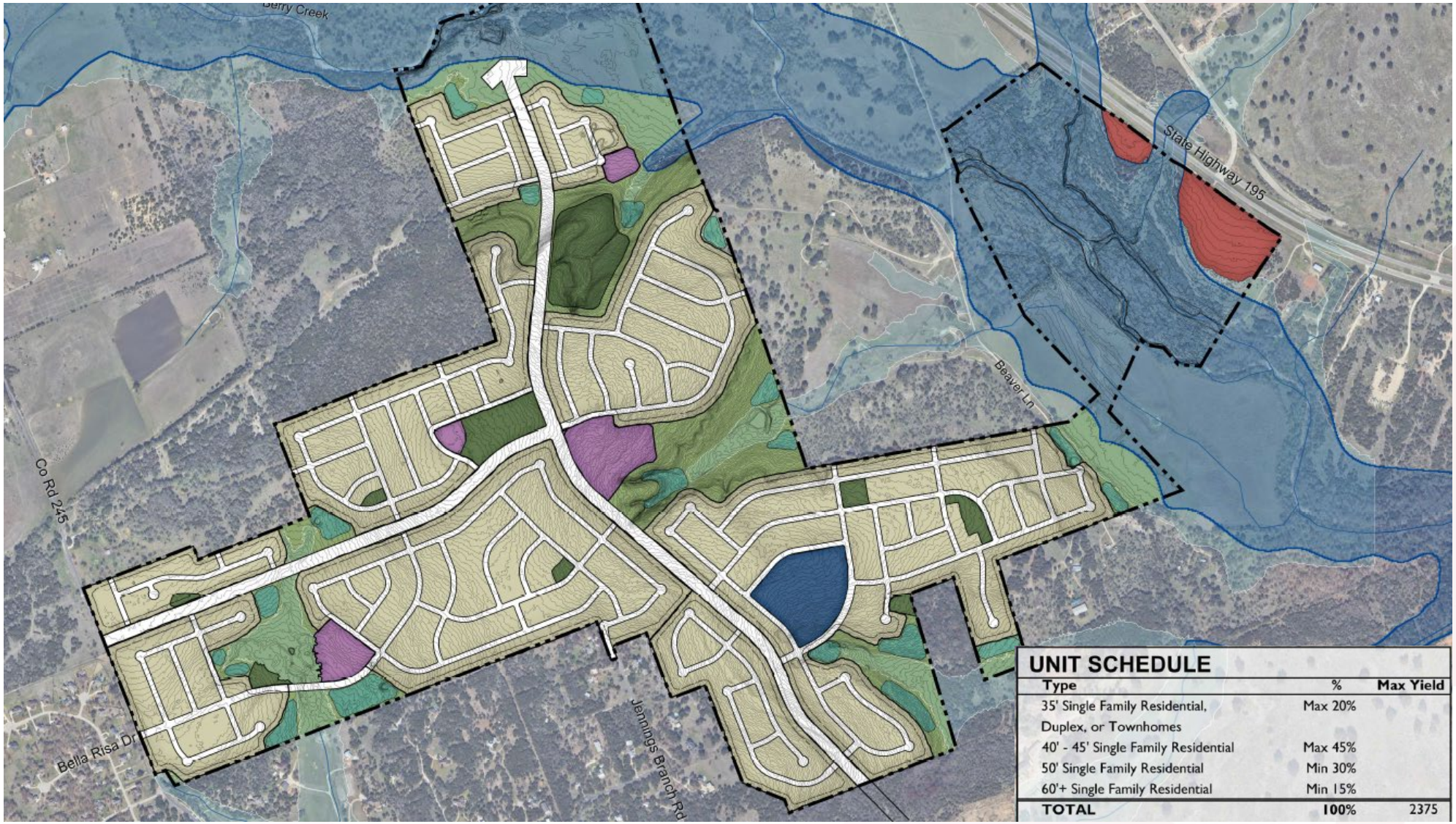
Location / Future Land Use

- Currently located in ETJ, but request is to annex into city limits
- East of Co Rd 245, West of 195, and North of Ronald Reagan Blvd.
- North of potential Yearwood MUD




PUD
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PUD

Rock Bluff Ranch Concept Plan



UNIT SCHEDULE

Type	%	Max Yield
35' Single Family Residential, Duplex, or Townhomes	Max 20%	
40' - 45' Single Family Residential	Max 45%	
50' Single Family Residential	Min 30%	
60'+ Single Family Residential	Min 15%	
TOTAL	**100%**	2375

Compliance with Council MUD Policy

MUD Policy

- Quality Development
- Extraordinary Benefits
- Enhance Public Service and Safety
- City Exclusive Provider
- Fiscally Responsible
- Parks and Trails
- Transportation Improvements

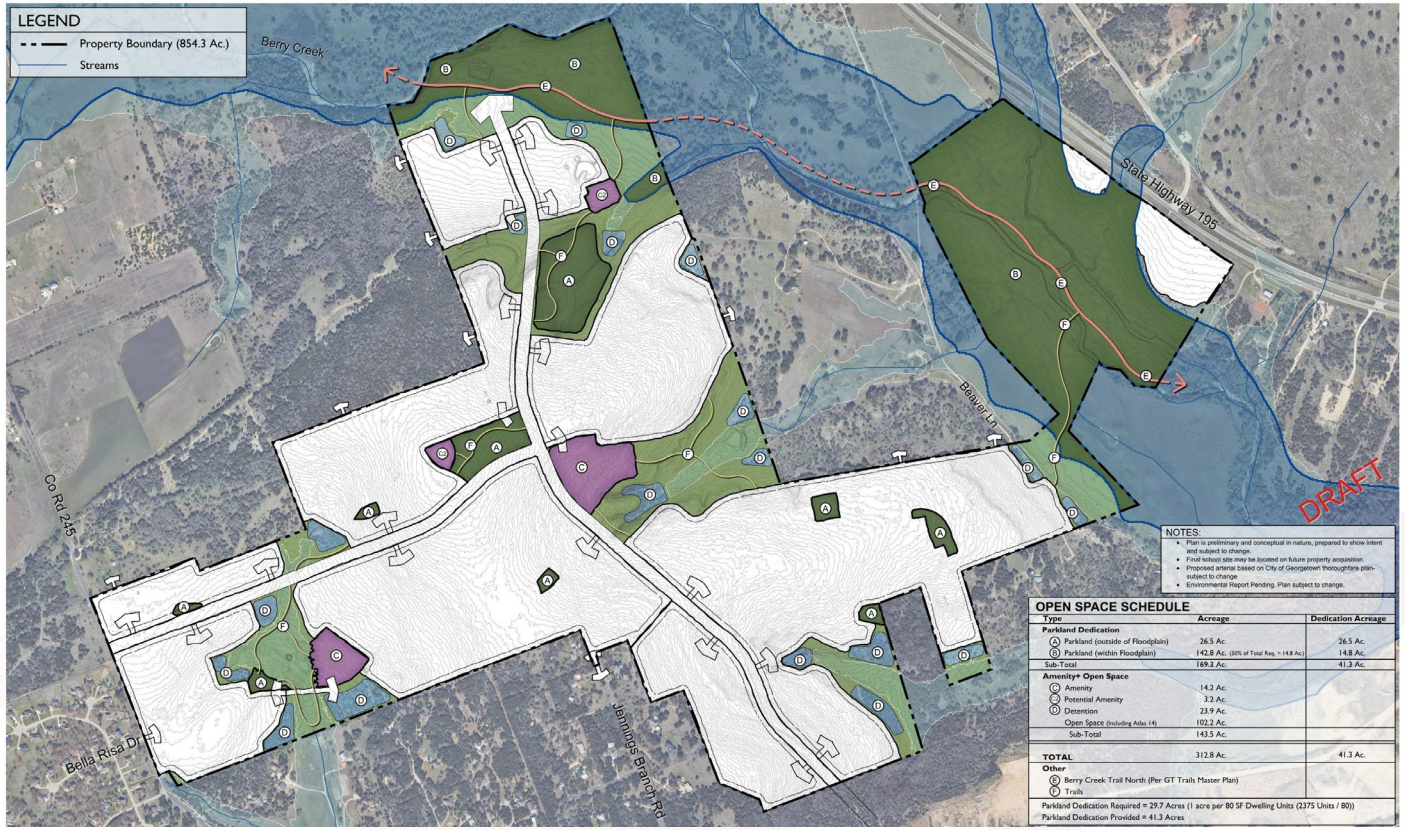
MUD Policy Compliance
Land Use and Development Standards

- **Requesting 32% age-restricted (policy max is 10%)**
- **Requesting variances to development standards including minimum lot sizes, roadway design standards, setbacks and tree mitigation**

Lot Sizes	Min	Max
35', Duplex, or Townhome		20%
40'-45'		45%
50'	30%	
60'+	15%	

MUD Policy Comparison
Parks, Trails & Amenities

- Combination of public parkland and open space within the floodplain
- 17.2 acres of Private Amenities
- Extension of Berry Creek Regional Trail
- Neighborhood trails throughout the site



MUD Policy Comparison
Transportation

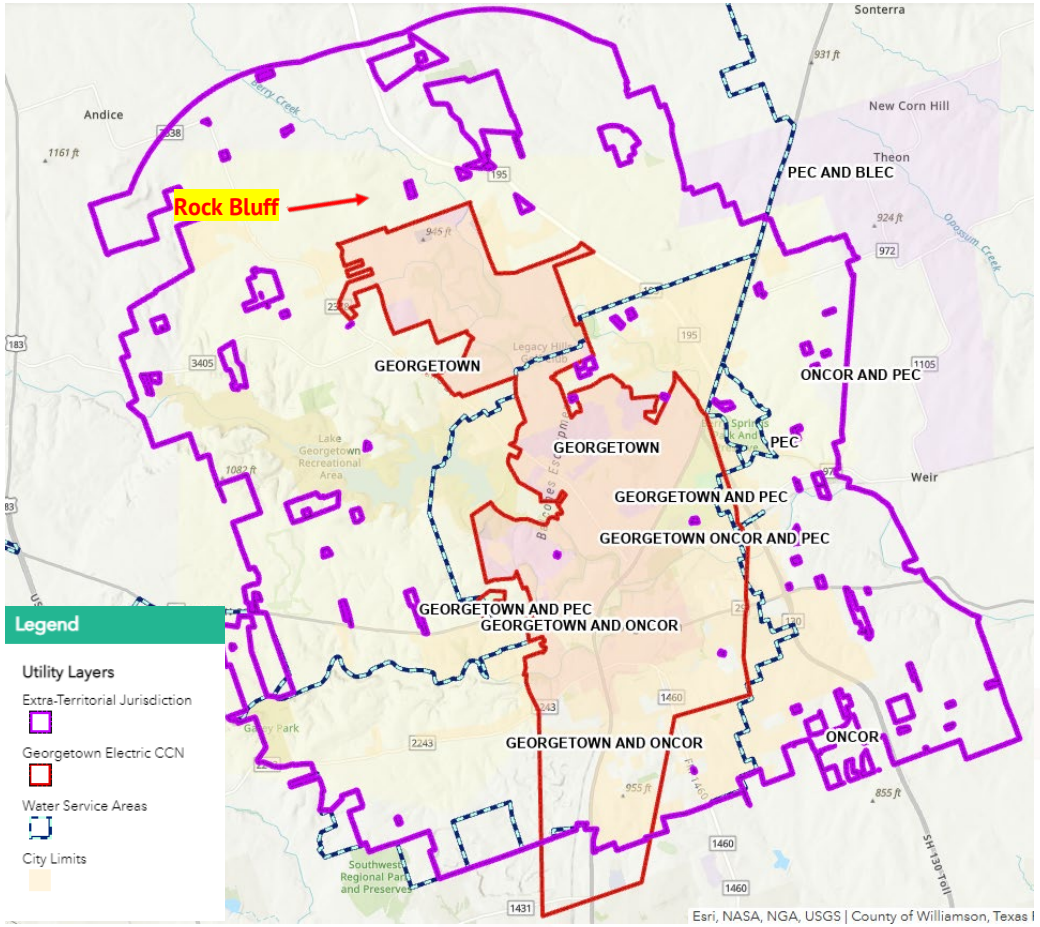
- **Arterial Roadway**
  - Developer to dedicate full width of the ROW for the minor arterial (110') from Yearwood to the north limits at Berry Creek, and to CR 245
  - 4 lane road (2 lanes in each direction with a median), shared-use paths
  - Full cross section built and phased along with the phases of the development
  - Construction of a round-a-bout or other traffic measure where the arterial connects at a T
- **CR 245**
  - Developer to dedicate half of the full width of ROW for the full build out of CR 245 through the limits of their development
  - Developer to make necessary improvements to the intersection where their minor arterial and CR 245 meet
  - Additional improvements to CR 245 to be determined based on an analysis of the impact from their development

MUD Policy Compliance
Enhance Public Service and Safety

- Currently located within ESD 7
- 15-acre parcel set aside for GISD elementary school



MUD Policy Compliance
City Exclusive Provider



Georgetown provider of:

- Water
- Wastewater
- Solid waste
- Fire and EMS
- Police

PEC service area for electric

MUD Policy Compliance
Fiscally Responsible/Finance Plan

MUD Reimbursement Sought For:
➢ Wastewater infrastructure
➢ Water infrastructure
➢ Drainage Improvements
➢ Street Improvements
➢ Enhanced Parkland Improvements

MUD Policy Requirement	Rock Bluff Ranch MUD
Maximum tax rate of $0.55 per $100 AV	$0.65 per $100 AV
Maximum MUD Bond maturity = 25 yrs. after issuance	25 years
Bond Issuance Period (first to last bonds issued) = 10 years	15 years

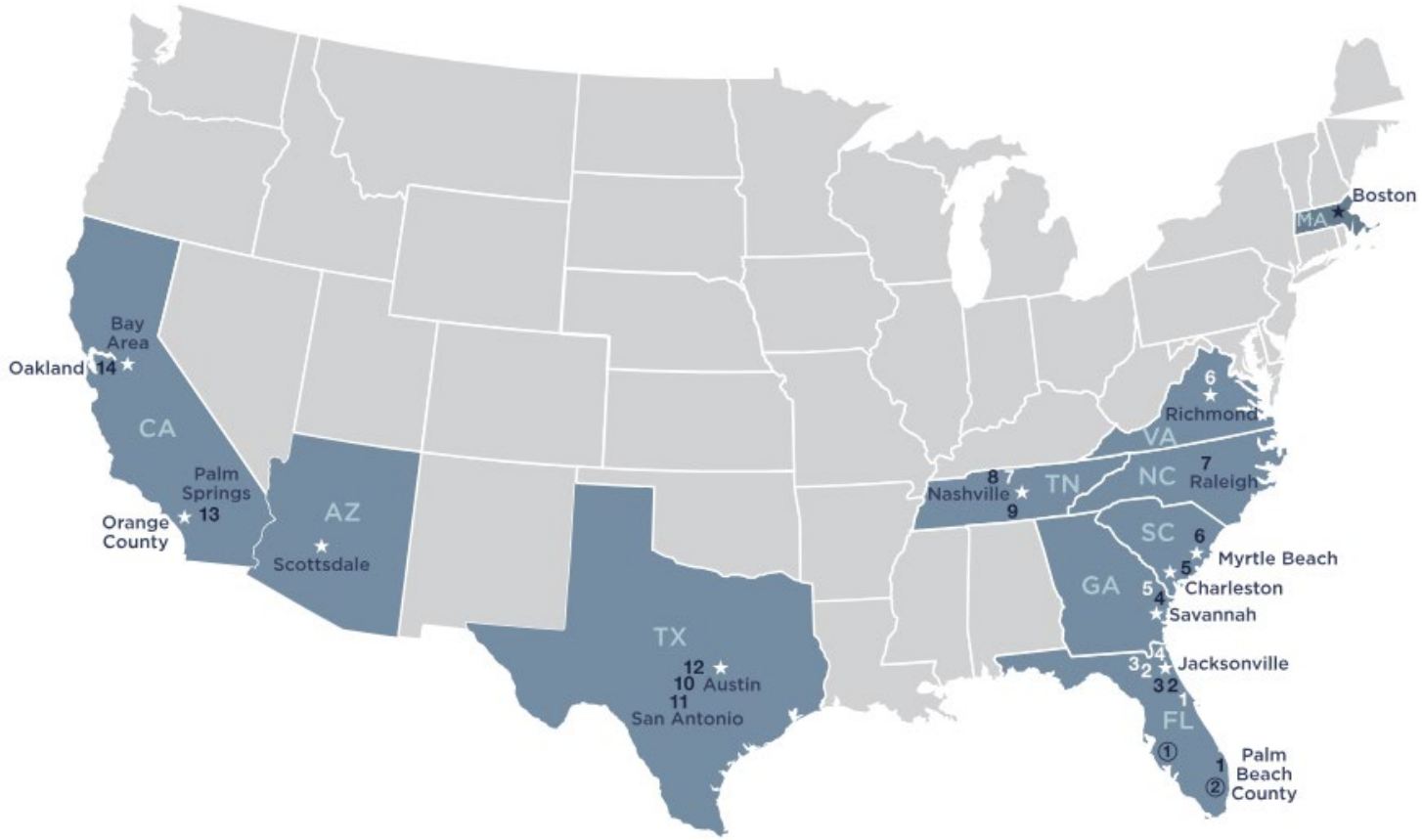
Rock Bluff Ranch
City Council Workshop

March 24, 2026

Freehold
Capital Management®

Cross Lake
Partners

Freehold Capital Management Portfolio Summary



FREEHOLD COMMUNITIES

Florida
1 ARDEN – Palm Beach County
2 SHEARWATER® – St. Augustine
3 SARATOGA SPRINGS – Clay County

Georgia
4 SAVANNAH QUARTERS® – Pooler

South Carolina
5 CARNES CROSSROADS™ – Goose Creek
6 GRANDE DUNES – Myrtle Beach

North Carolina
7 LEGACY AT JORDAN LAKE® – Chapel Hill

Tennessee
8 DURHAM FARMS® – Hendersonville
9 SOUTHERN HARMONY – Rutherford County

Texas
10 HEADWATERS – Dripping Springs
11 HOMESTEAD – Schertz/Cibolo
12 ORCHARD RIDGE® – Liberty Hill

California
13 MIRALON® – Palm Springs
14 OAK KNOLL – Oakland

360 COMMUNITIES

Florida
① SHEARWATER® – St. Augustine
② AVENUES WALK – Jacksonville
③ LIBERTY SQUARE – Jacksonville
④ CROSSROADS AT TOWN CENTER – Jacksonville

Georgia
⑤ CLEAR LAKE RESERVE – Pooler

Tennessee
⑥ DURHAM FARMS® – Hendersonville

PROGRAMMATIC LAND CAPITAL

Florida
① SAGEBROOKE – Clay County
② LEGACY PALMS – Homestead

★ ☆ OFFICES

Massachusetts
Boston, Corporate Headquarters

Virginia
Richmond

Florida
Jacksonville

Georgia
Savannah

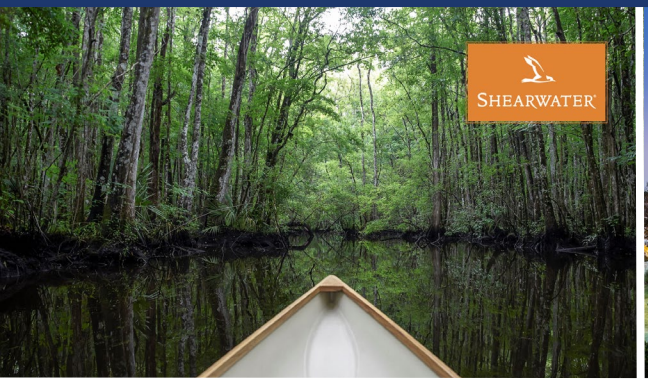
South Carolina
Myrtle Beach
Charleston

Tennessee
Nashville

Texas
Austin

California
Orange County
Bay Area

Arizona
Scottsdale


SHEARWATER


HEADWATERS
DRIPPING SPRINGS, TX


Grande Dunes


Savannah Quarters


DURHAM FARMS


HOMESTEAD


ORCHARD RIDGE


CARNES
CROSSROADS


Legacy at Jordan Lake

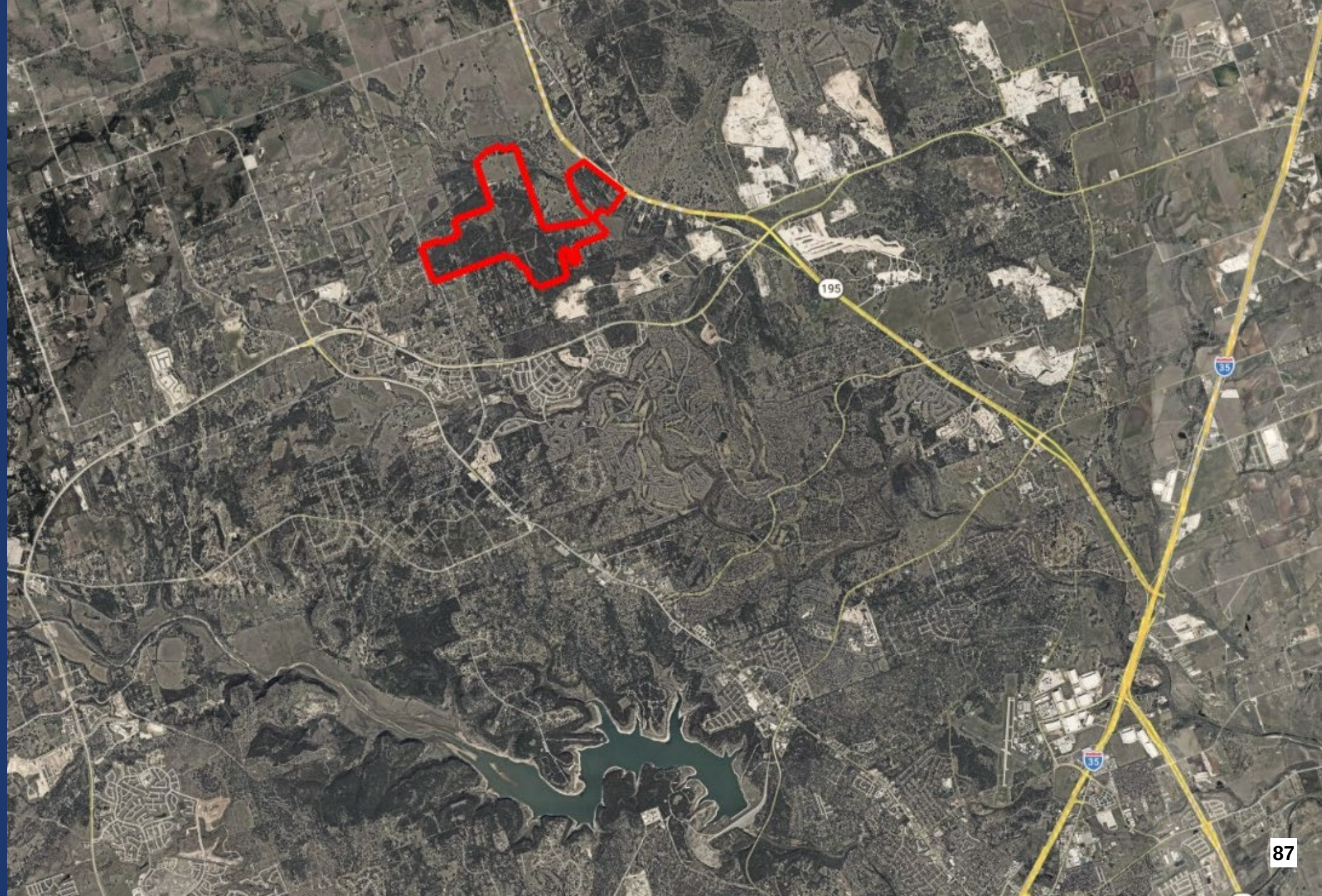

ARDEN


MIRALON


360
COMMUNITIES
AT SHEARWATER


Rock Bluff Ranch Property
Georgetown, TX

Rock Bluff Ranch
Site Location
855 ac



Design & Vision



Community Planning Vision

Rock Bluff Ranch will be a comprehensively designed residential community shaped by its natural setting and organized around a clear, cohesive master plan. The vision for Rock Bluff Ranch emphasizes walkability, connectivity, and the integration of development with existing lakes and the area's distinctive Hill Country topography.

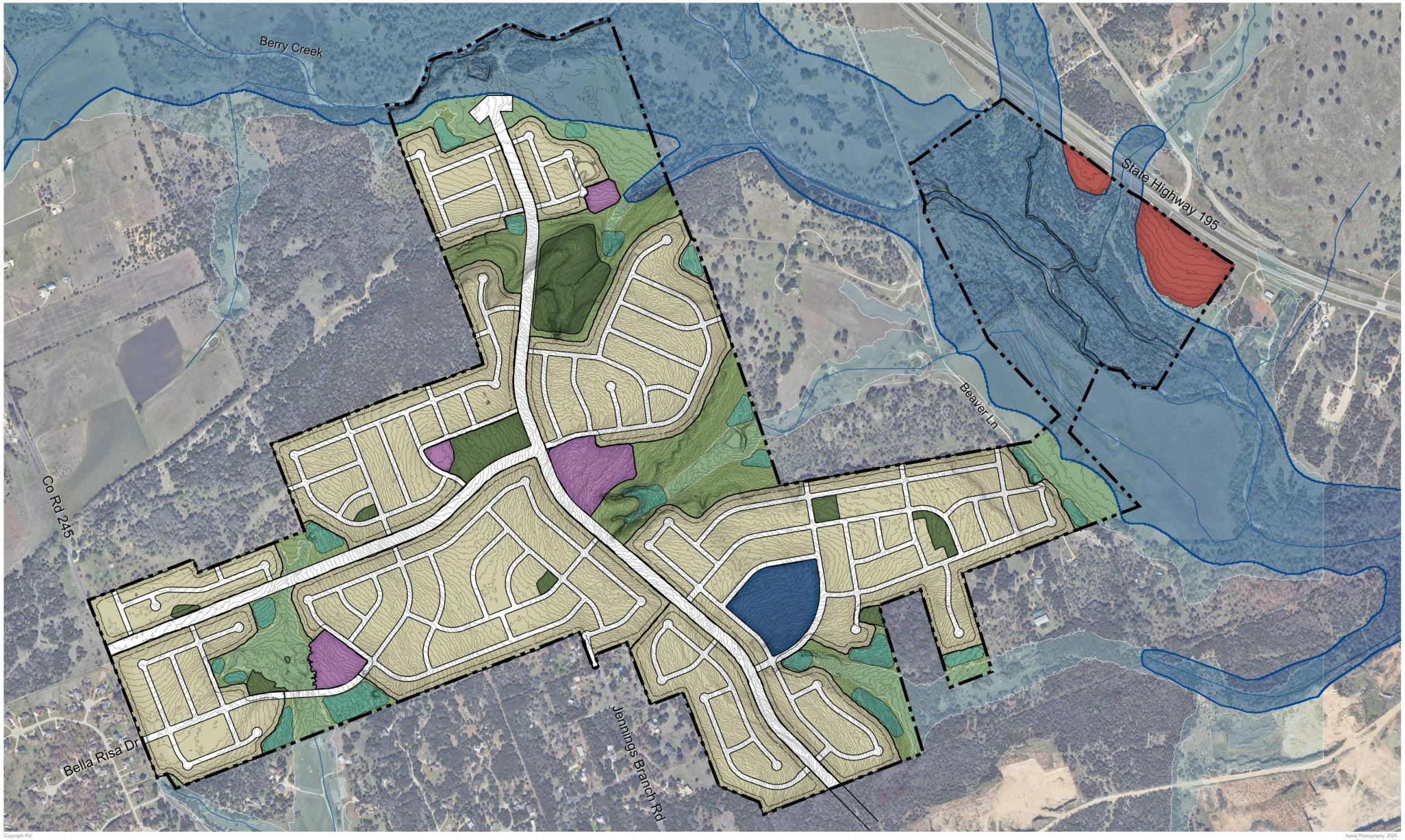
The master plan will respond to natural features and changes in elevation to define neighborhoods and structure open space. Lakes, green corridors, parks, and trail connections will form an interconnected network that supports everyday movement, recreation, and opportunities for healthy living and wellness. These open spaces will also preserve views, reinforce community identity, and provide a framework for long term stewardship.

Streets, blocks, and open spaces will be arranged to encourage intuitive circulation and social interaction. Homes will be oriented to the street, with front porches and pedestrian friendly streetscapes contributing to an active public realm and a strong neighborhood presence. Shared gathering areas will be distributed throughout the plan to support daily activity and livability.

The architectural character of Rock Bluff Ranch will reflect a Hill Country modern approach, emphasizing simple forms, clean rooflines, and a refined material palette. This architectural expression will allow homes to relate comfortably to the landscape and varied topography while contributing to a cohesive neighborhood character.

Rock Bluff Ranch will be planned as a balanced and integrated community that accommodates growth while preserving open space and natural character. The result will be a clearly organized, connected environment that enhances the Georgetown landscape and supports long term value, stewardship, and quality of life.

Concept Plan



RVi
1611 West 5th Street
Suite 175
Austin, Texas 78703
Tel: 512.480.0032
www.rviplanning.com

ROCK BLUFF • **CONCEPTUAL MASTER PLAN C - FRAMEWORK UNDERLAY**

Williamson County, TX
January 30, 2026
25009059
Freehold Communities

DRAFT

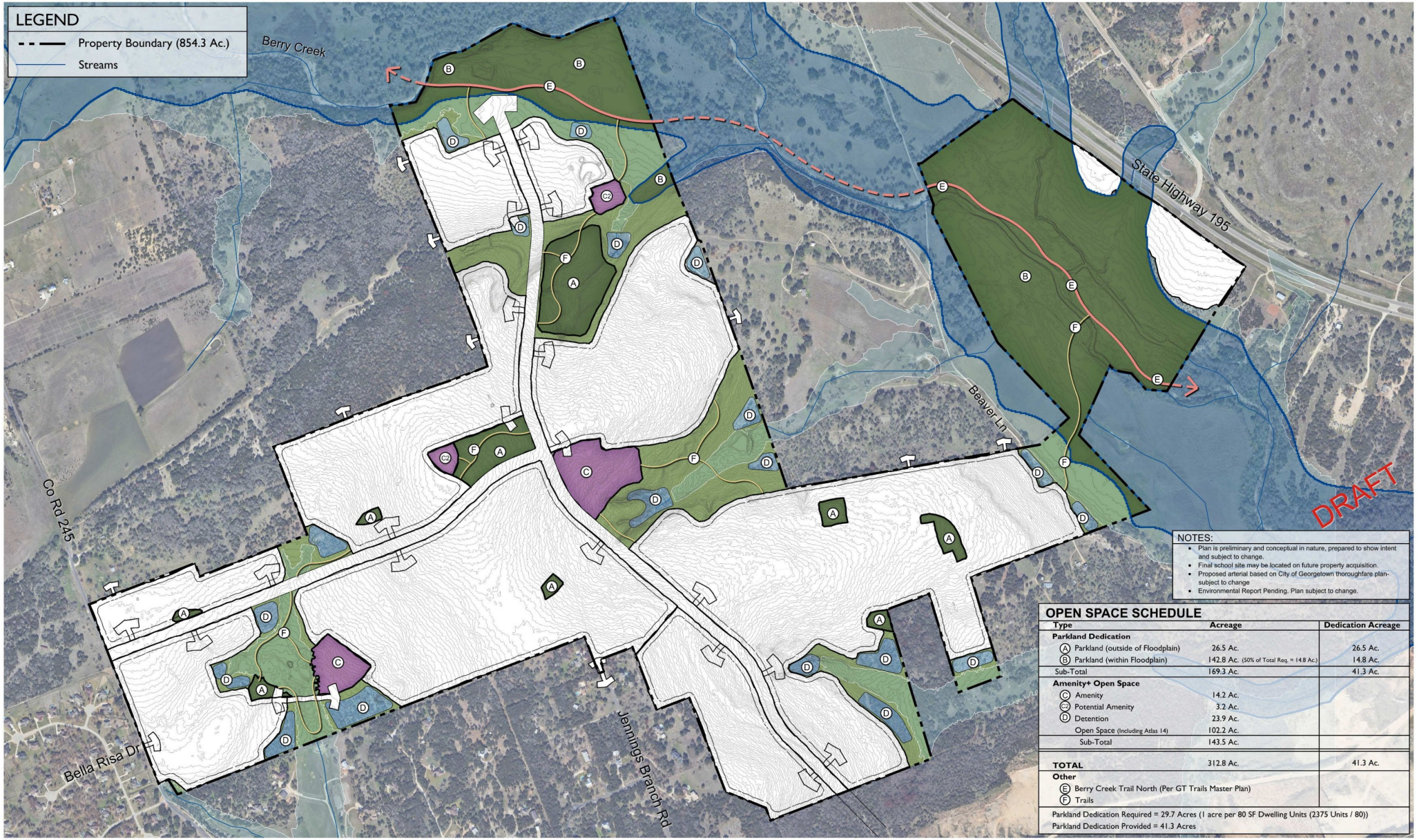
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Copyright RVi
PROPRIETARY & CONFIDENTIAL INFORMATION
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy, completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval

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Aerial Photography: 2025
Contour Interval: 1ft.

Parks + Open Space Plan



RVi

ROCK BLUFF • **CONCEPTUAL MASTER PLAN C - PARKS + OPEN SPACE**

Williamson County, TX
January 30, 2026
25009059
Freehold Communities

Inspiration for Amenities & Parks

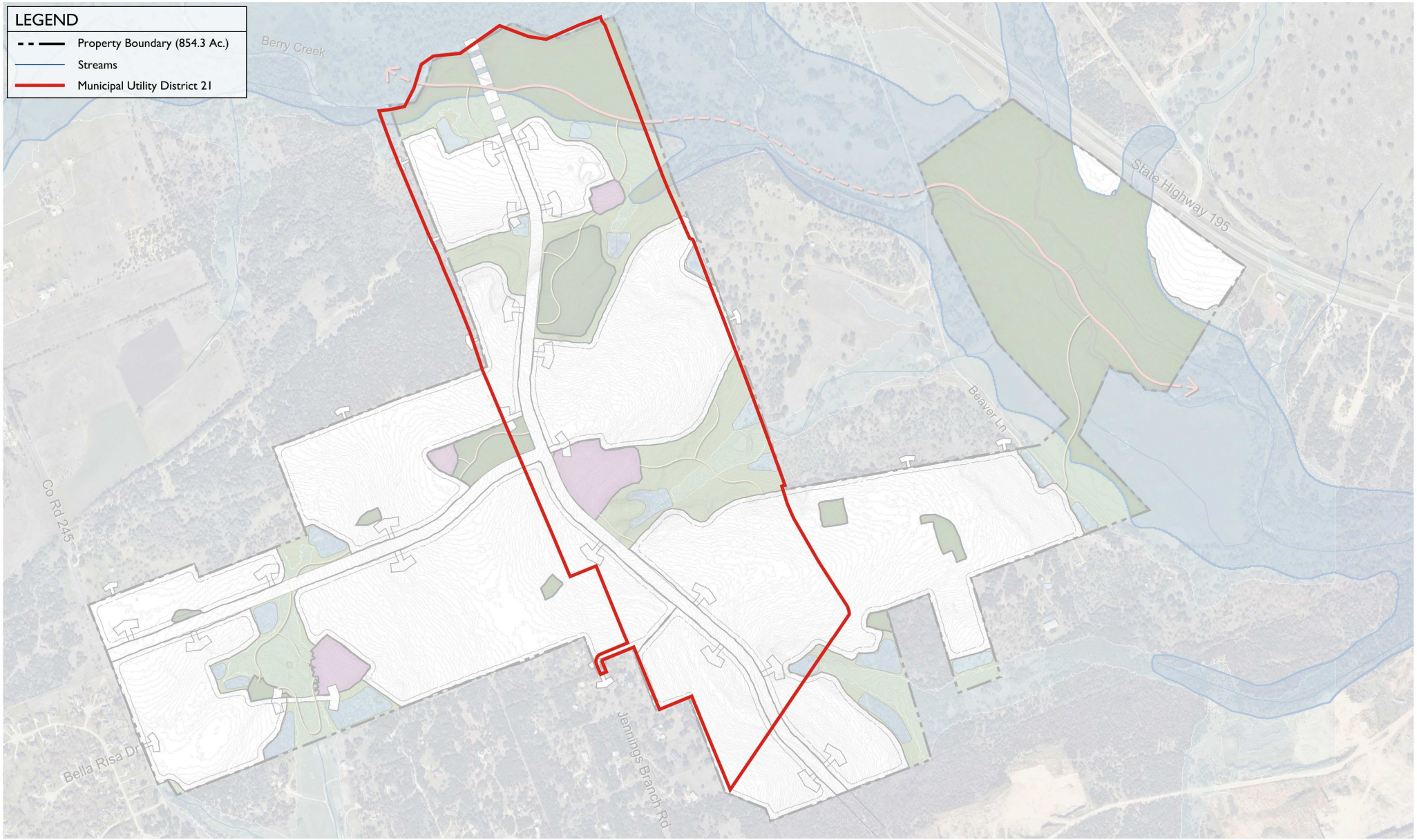






Existing Williamson County MUD #21 (in ETJ)

Current Tax Rate: $1.00



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1611 West 5th Street
Suite 175
Austin, Texas 78703
Tel: 512.480.0032
www.rviplanning.com

ROCK BLUFF • **CONCEPTUAL MASTER PLAN C - OVERLAY EXHIBIT**

Williamson County, TX
January 30, 2026
25009059
Freehold Communities

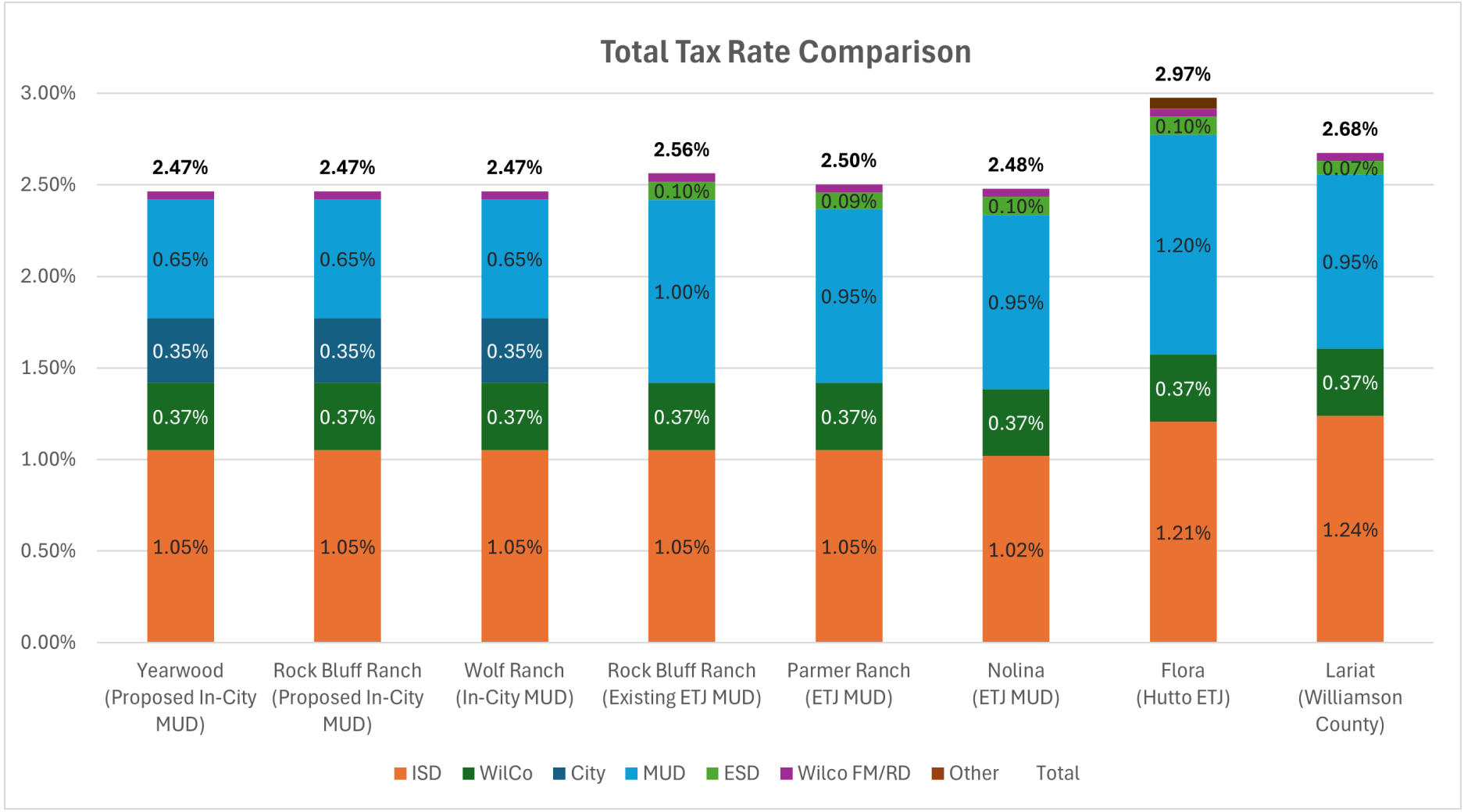
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Creation of a New In-City MUD

Proposed Maximum Tax Rate: $0.65

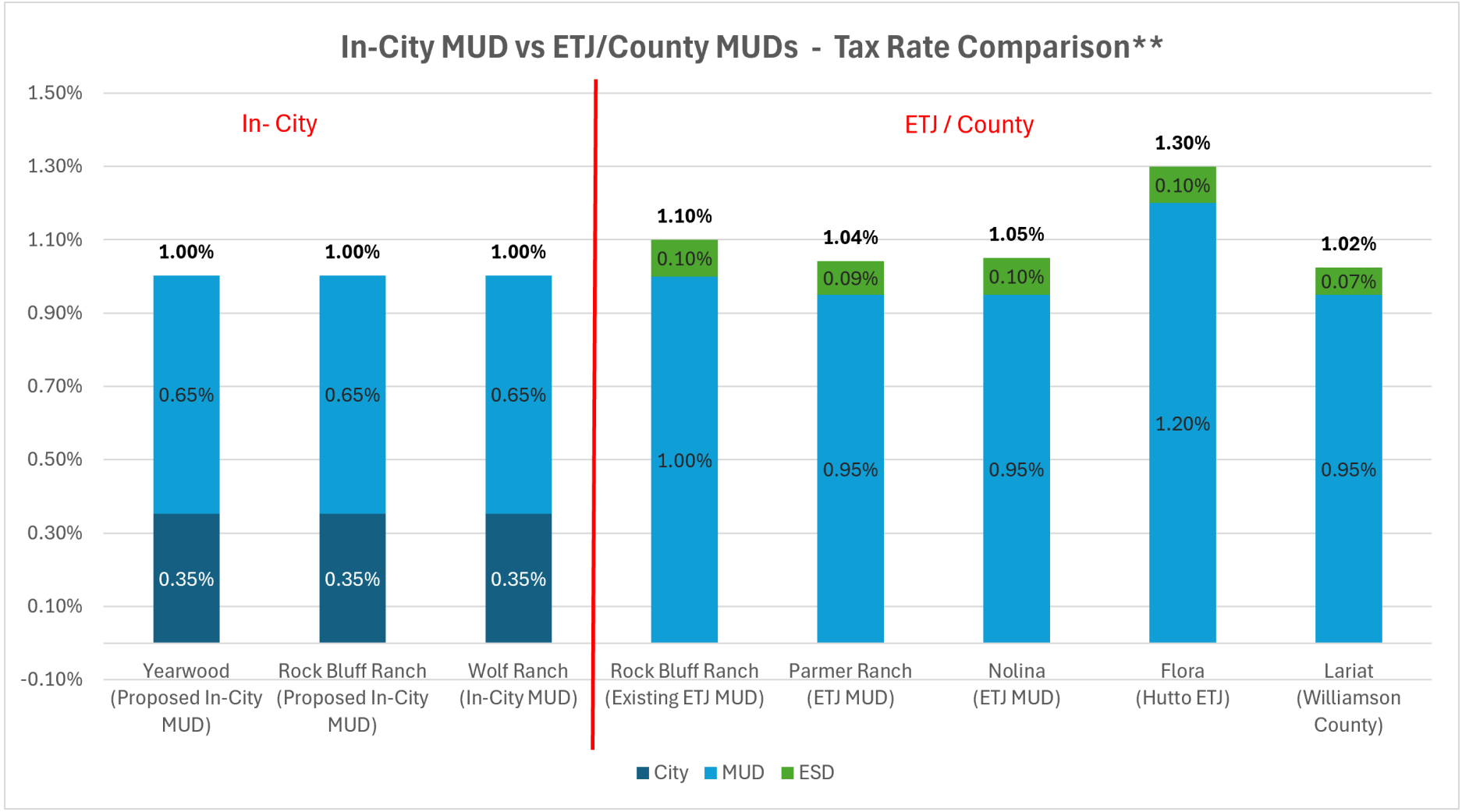
*Maximum Allowable MUD Tax Rate in Williamson County: $1.20



Creation of a New In-City MUD

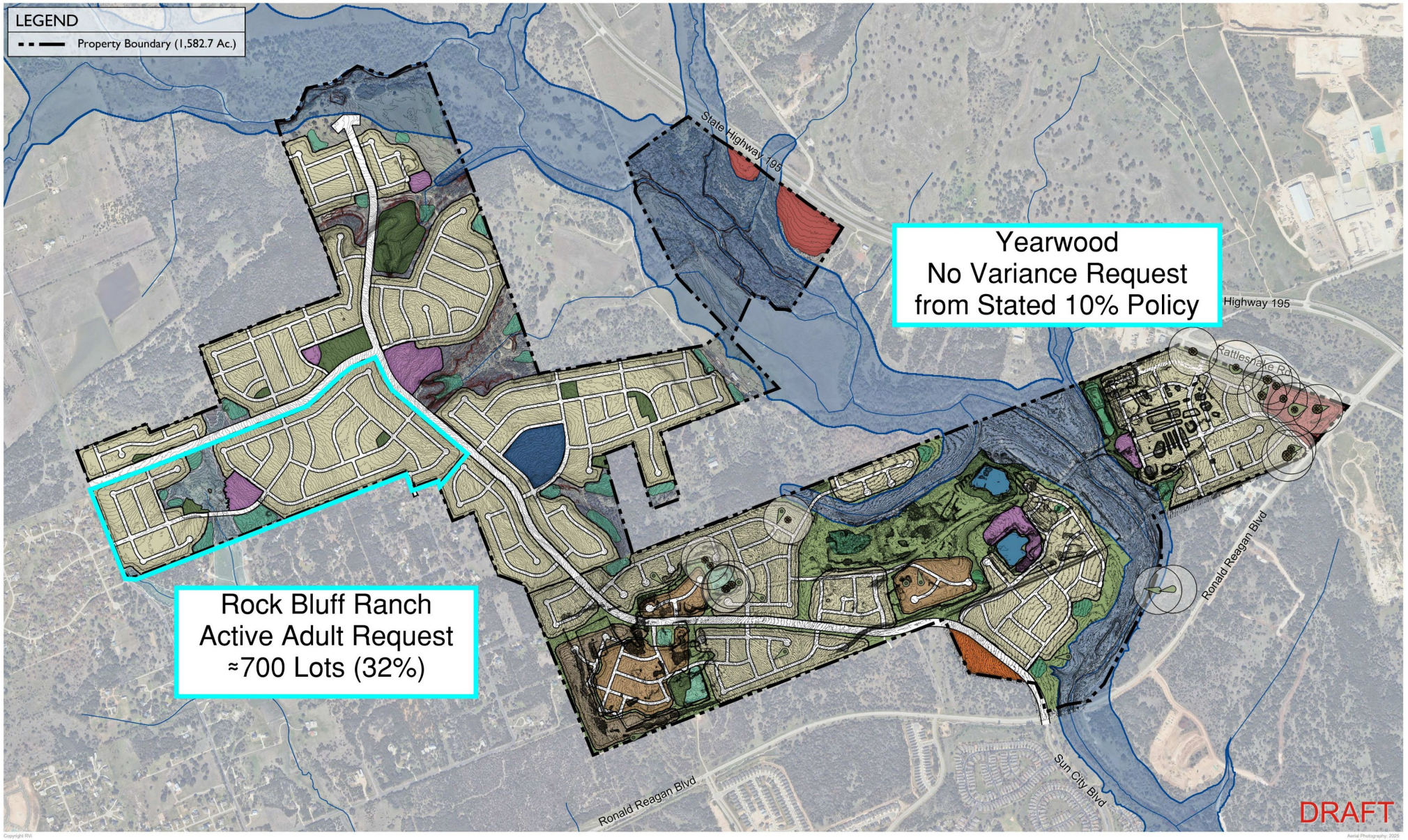
Proposed Maximum Tax Rate: $0.65

*Wolf Ranch is also $0.65



**Excluding County & ISD taxes

Active Adult



RVi

1611 West 5th Street
Suite 175
Austin, Texas 78703
Tel: 512.480.0032
www.rviplanning.com

ROCK BLUFF & YEARWOOD CONCEPTUAL FRAMEWORK PLAN

- Williamson County, TX
- February 05, 2025
- 25009059
- Freehold Communities

0 300' 600' 1200'

PROPRIETARY & CONFIDENTIAL INFORMATION
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Feedback and Direction

Staff is seeking Council's initial feedback on a proposed in-city Municipal Utility District (MUD) for the development currently known as Rock Bluff Ranch.

Feedback requested:

- What initial feedback does Council have on the proposed in-city MUD development?
  - Land Plan / Lot Sizes / Density / Amenities
  - Percentage of age-restricted lots
  - Compatibility with surrounding development
  - Transportation Improvements
  - MUD tax rate
- What would you like to see the developer bring back with their next version of a land plan and MUD proposal?

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Proposed FY2027 Water and Wastewater Capital Improvement Plan

SUGGESTED ACTION:
Presentation and discussion regarding the proposed FY2027 Water and Wastewater Capital Improvement Plan -- Wesley Wright, PE, Systems Engineering Director

ITEM SUMMARY:
Please see attached presentation on the proposed FY2027 Water and Wastewater Capital Improvement Plan.

FINANCIAL IMPACT:
To be considered for Council approval in the FY27 budget process.

SUBMITTED BY:
David Herzog, Systems Engineering

ATTACHMENTS:
FY2027 CIP W_WW Presentation_Council.pdf

Capital Improvement Plan
FY 2027
Water & Wastewater

City Council
March 24, 2026


CR 228 WL
Northlands WWTP
Northlands WL
Westside Service Center
Three Forks
Park WTP Rehab
San Gabriel Interceptor and LS
West and Hart St WWL
Dove Springs WWTP Rehab
Ground Water from the East
Southwest Bypass WL
Tank Rehab
Rabbit Hill WL
Purple Heart Trl
Whisper Wood
Grandview Estates
Green Acres
Indian Springs
Ridgewood Estates
Woods at Berry Creek
Historic Acres
Sunaloma Estates
Estates of Westlake
Casa Loma
Heritage Oaks
Lake Georgetown Estates
Woodlake
Estrella
Briarwood
Turtle Bend
Pennington Place
Cedar Hollow Crossing
Cimarron Hills
Middle Gabriel Estates
Country Club Acres
Georgetown Crossing
White Rock
R M Ranch
Wood Ranch
Legend Oaks
Highland Park
Raintree
Gabriels Overlook
Bell Meadows
Nearmap

FY 2027

CIP Water

FY2027 Projects

System Enhancements

- Water Meters
  - All in-city meters will need to be replaced. Existing water meters are becoming obsolete, with COG electric meter changes, the existing meters will not work electronically
  - Gives the ability to eliminate drive-by readings
  - The new meters have greater accuracy, allows for customer leak notifications, and reduced water loss due to accuracy.
  - FY27 - $10MM



- SCADA Upgrades
  - Planning and design to upgrade Aveva
  - FY27 $1MM

FY2027 Projects

Waterlines

- Southwest Bypass Waterline
  - This is a 24” waterline that will connect at Leander Rd. and tie in near SH35. This is a masterplan line and will be needed to move water around the system if Round Rock water contract ends in 2030
  - FY27 - $1MM



FY2027 Projects

Waterlines

- Rabbit Hill Waterline
  - This is for the design of an approximately 5,100 Linear Ft of 16” waterline. This master planned line will connect to the proposed Southwest Bypass WL and run down Rabbit Hill Rd
  - FY27 - $500K



FY2027 Projects

Waterlines

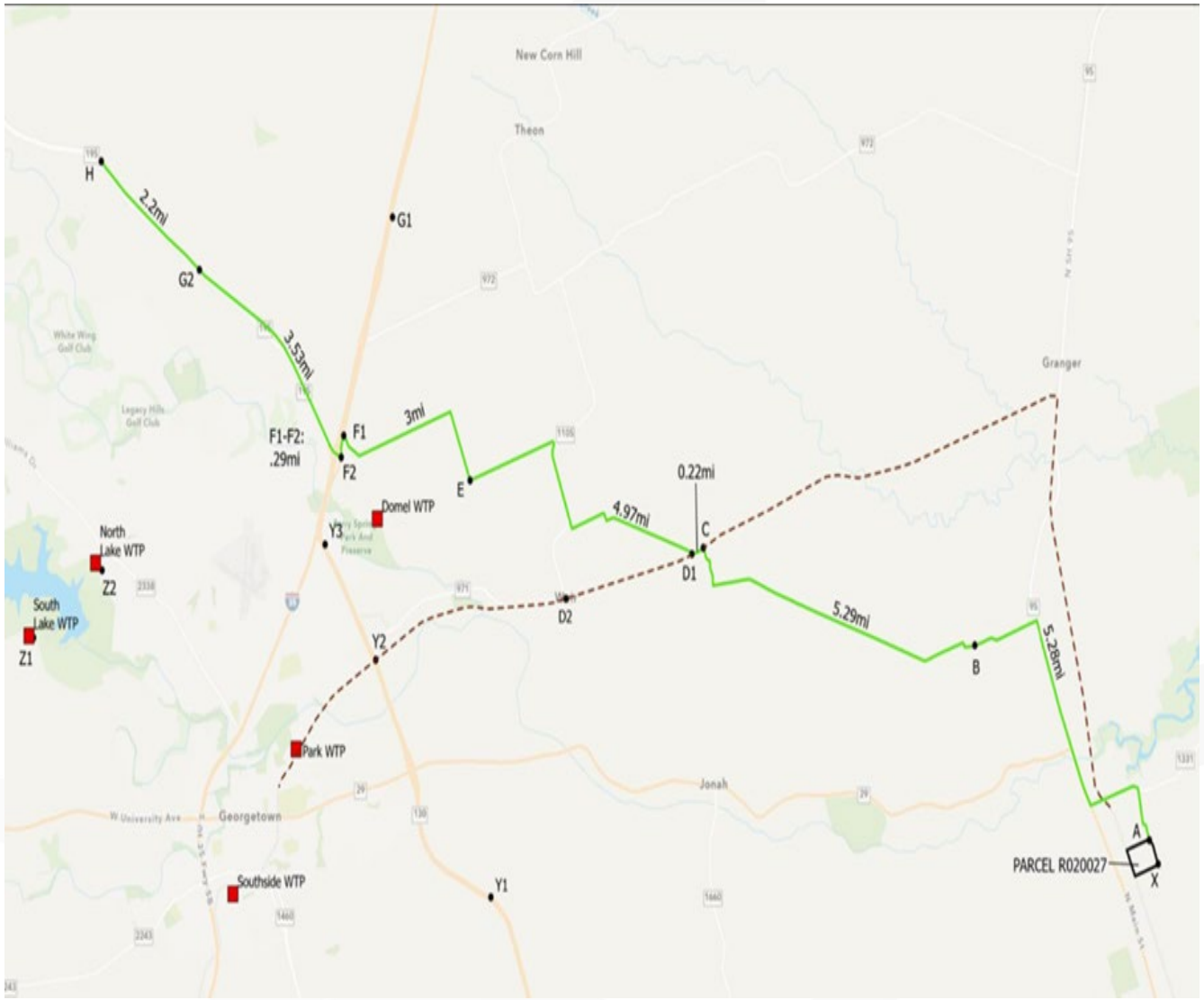
- Northlands Waterline
  - This is a 24” waterline that will run along Ronald Reagan within the Northlands WWTP site. This line is in the water masterplan
  - FY27 - $2MM



FY2027 Projects

Waterlines

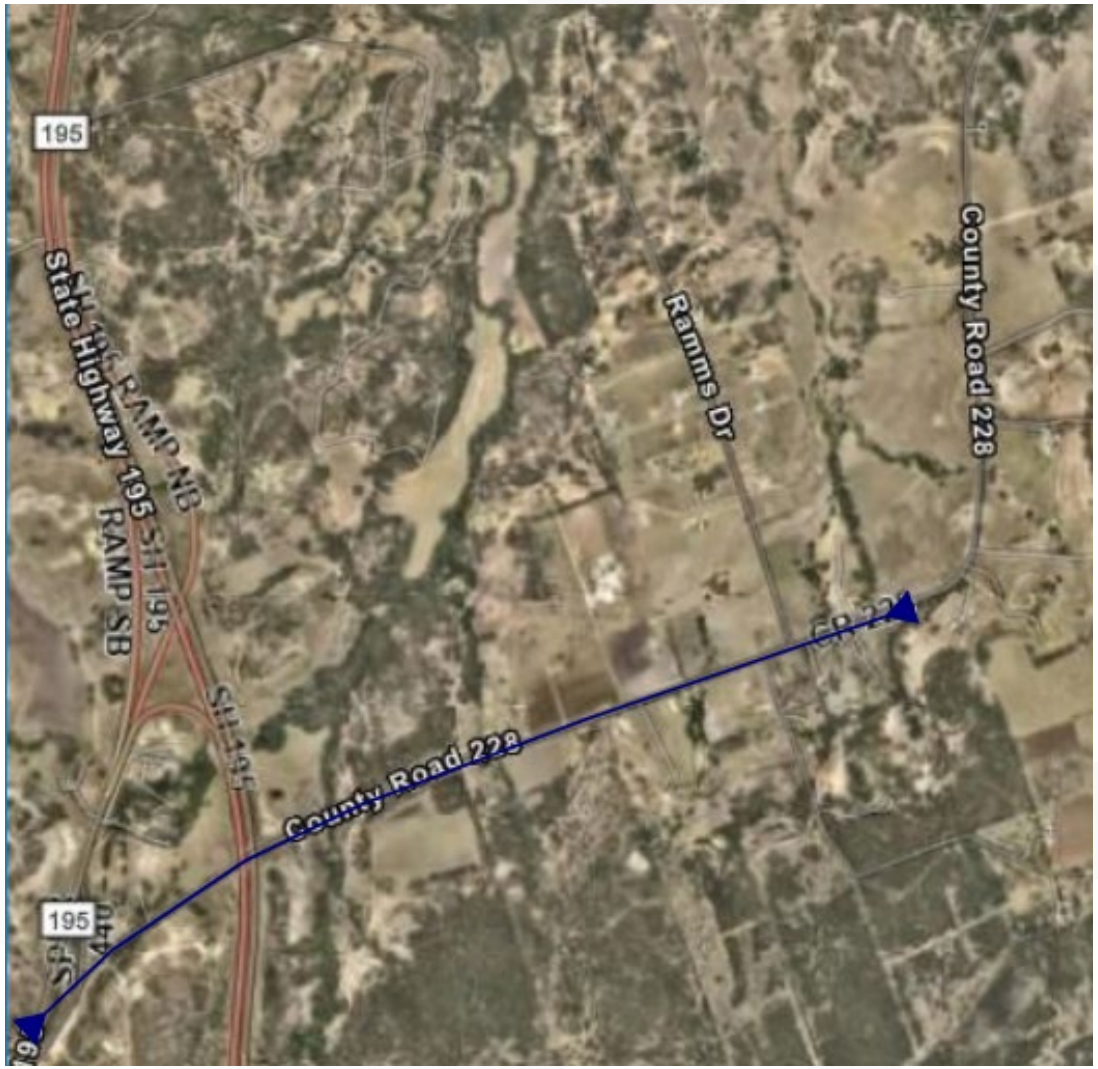
- Ground Water Supply from the East PH1
  - This brings ground water from the proposed site in Circleville to the Rattlesnake area
  - This also includes easement and ROW needed for the pipeline and plant sites
  - FY27 - $414.3MM



FY2027 Projects

Waterlines

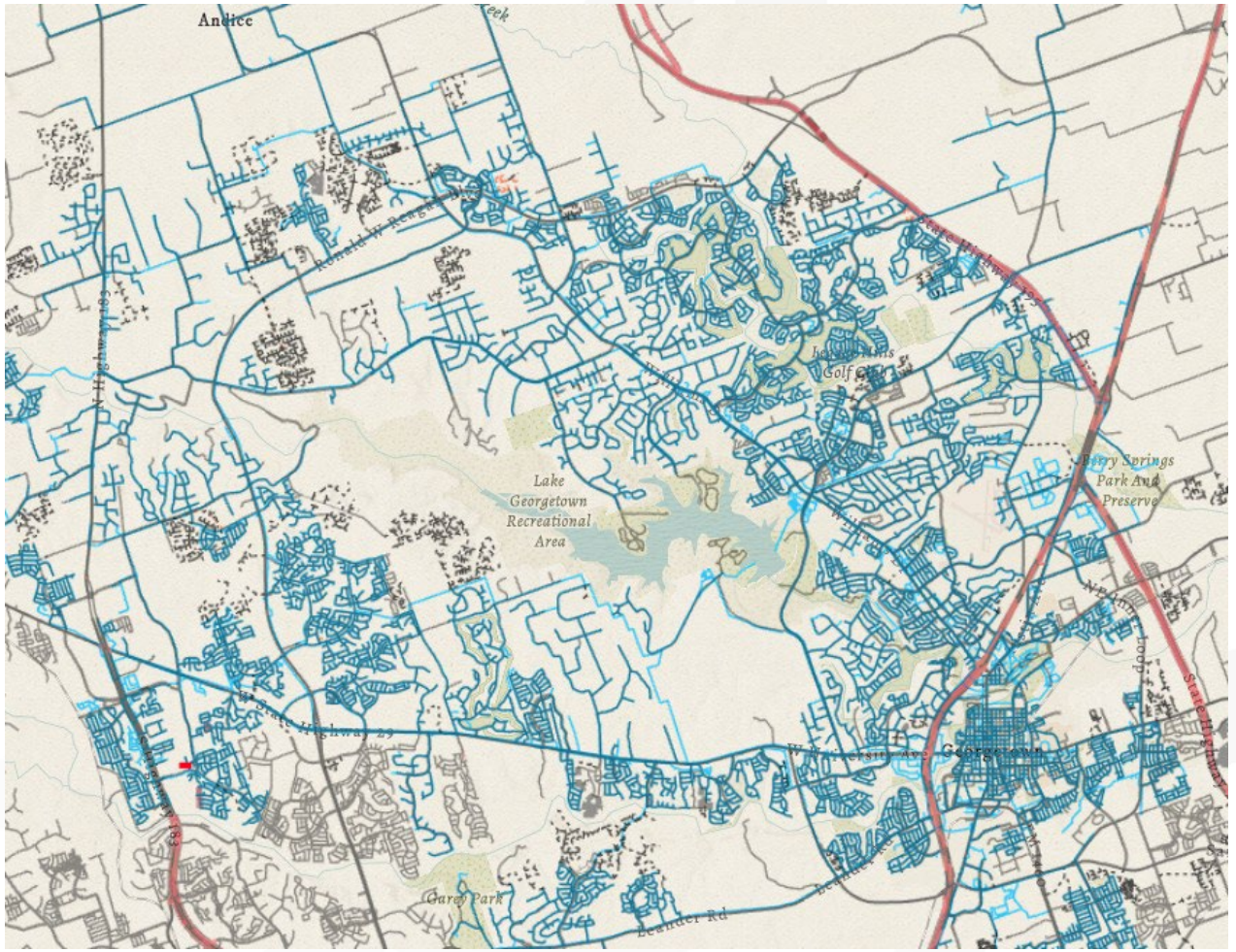
- CR 228 Waterline Improvements
  - This project consist of replacing approximately 10,000 linear Ft of 6” and 8” waterline with a 12”
  - Design was funded in FY25
  - FY27 - $4MM(Cash Funded)



FY2027 Projects

Waterlines

- Miscellaneous Line Upgrades
  - This is for State/County/City water relocations due to roadway projects
  - FY27 - $1.5MM



FY2027 Projects

Tanks

- Tank Rehabilitation
  - Ongoing program based off the FY22 Condition assessment
  - Escalera Elevated Storage Tank is next on the list for a rehab project
  - FY27 - $1MM



FY2027 Projects

Facilities

- Park Water Treatment Plant
  - Necessary upgrades to the administration building that were determined in the Facility Assessment in 2025
  - Building was designed in 1988
  - FY27 - $813K



FY2027 Projects

Facilities

- Westside Service Center
  - New building and/or added additions to the current building
  - Land Purchase
  - FY27 - $5MM



FY2027 Projects

Water Summary

- FY27 - $441,766,862

Project	Budget
Water Meters	$10,000,000
SCADA Upgrades	$1,000,000
Southwest Bypass Waterline	$1,000,000
Rabbitt Hill Waterline	$500,000
Northlands Frontage Waterline	$2,000,000
Ground Water from the East	$414,389,220
CR 228 Waterline	$4,000,000
Miscellaneous Line Upgrades	$1,500,000
Lake WTP Improvements	$2,000,000
Water Tank Rehabilitation	$1,000,000
Park WTP Facility Upgrade	$813,142
Westside Service Center Upgrade	$5,000,000
Water New Vehicles	$237,500
Water Replacement Vehicles	$327,000

FY 2027

CIP Wastewater

FY2027 Projects

System Enhancements

- EARZ
  - Replaces and corrects defects identified in the collection system over the Edwards Aquifer Recharge Zone
  - FY27 - $4MM

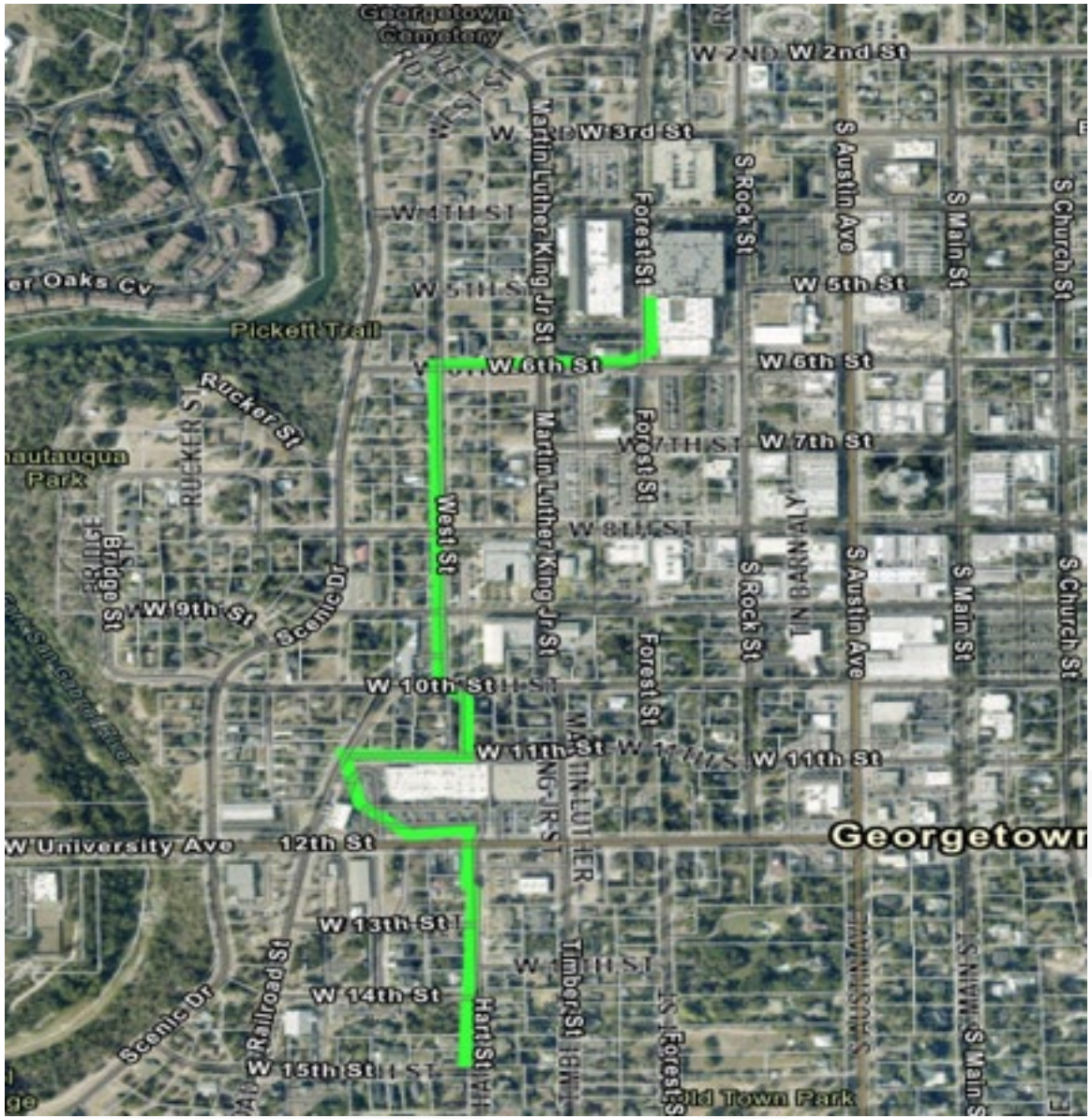
- Lift Station Upgrades
  - Operational upgrades to the lift stations in the system
  - FY27 $1.5MM



FY2027 Projects

Wastewater Line

- West & Hart Street Wastewater Line Improvements
  - This replaces and existing 10” with a 15” increasing capacity and replacing a line that has sags and cannot be rehabbed with the EARZ project
  - FY27 - $2.3MM



FY2027 Projects

Wastewater Line

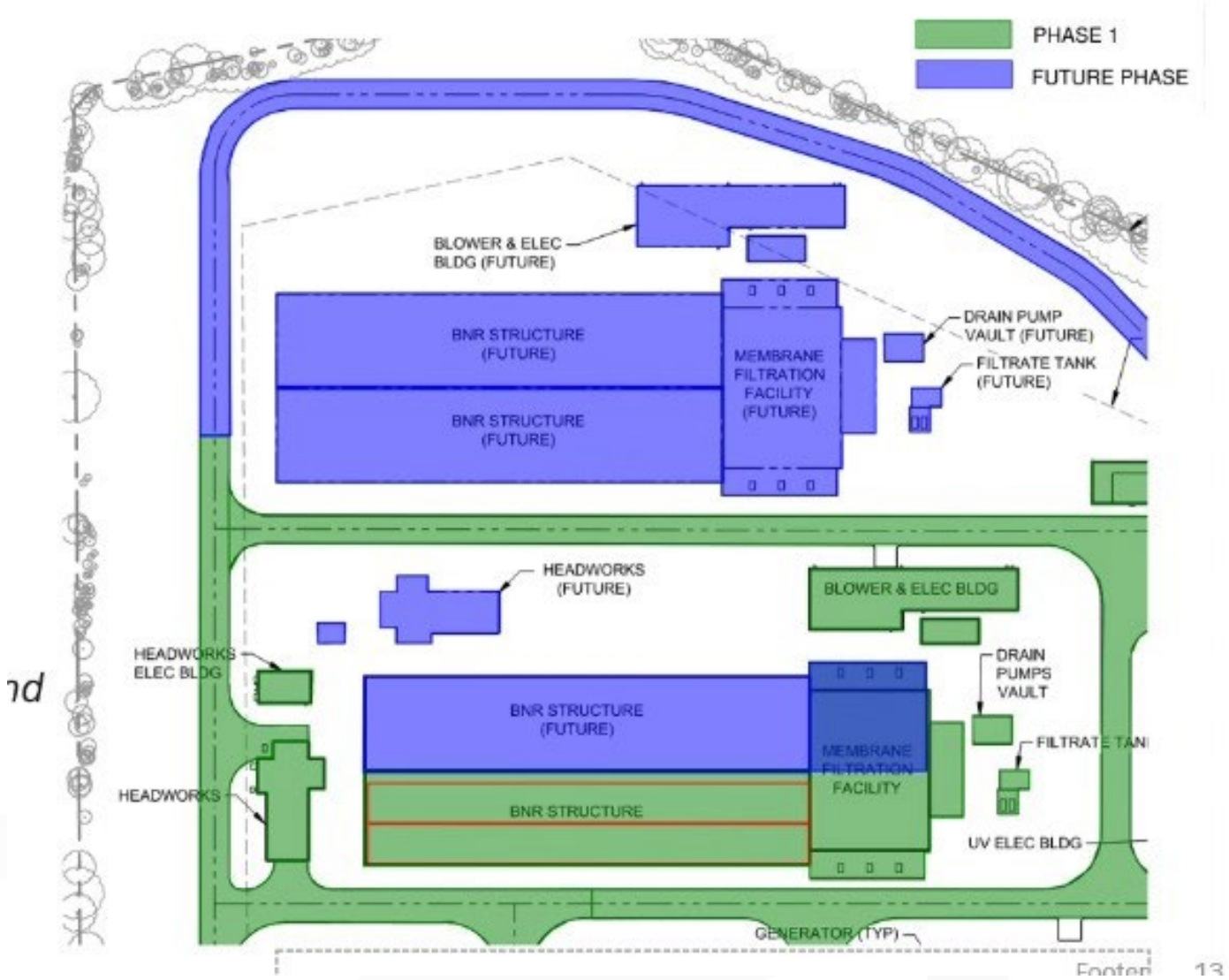
- San Gabriel Interceptor, Lift Station, and Force main
  - This interceptor allows flow to be directed towards Pecan Branch WWTP and the future Three Forks WWTP
  - Due to size, this interceptor will be designed for micro-tunnel
  - This includes the wastewater lift station and force main
  - FY27 - $80MM



FY2027 Projects

Treatment

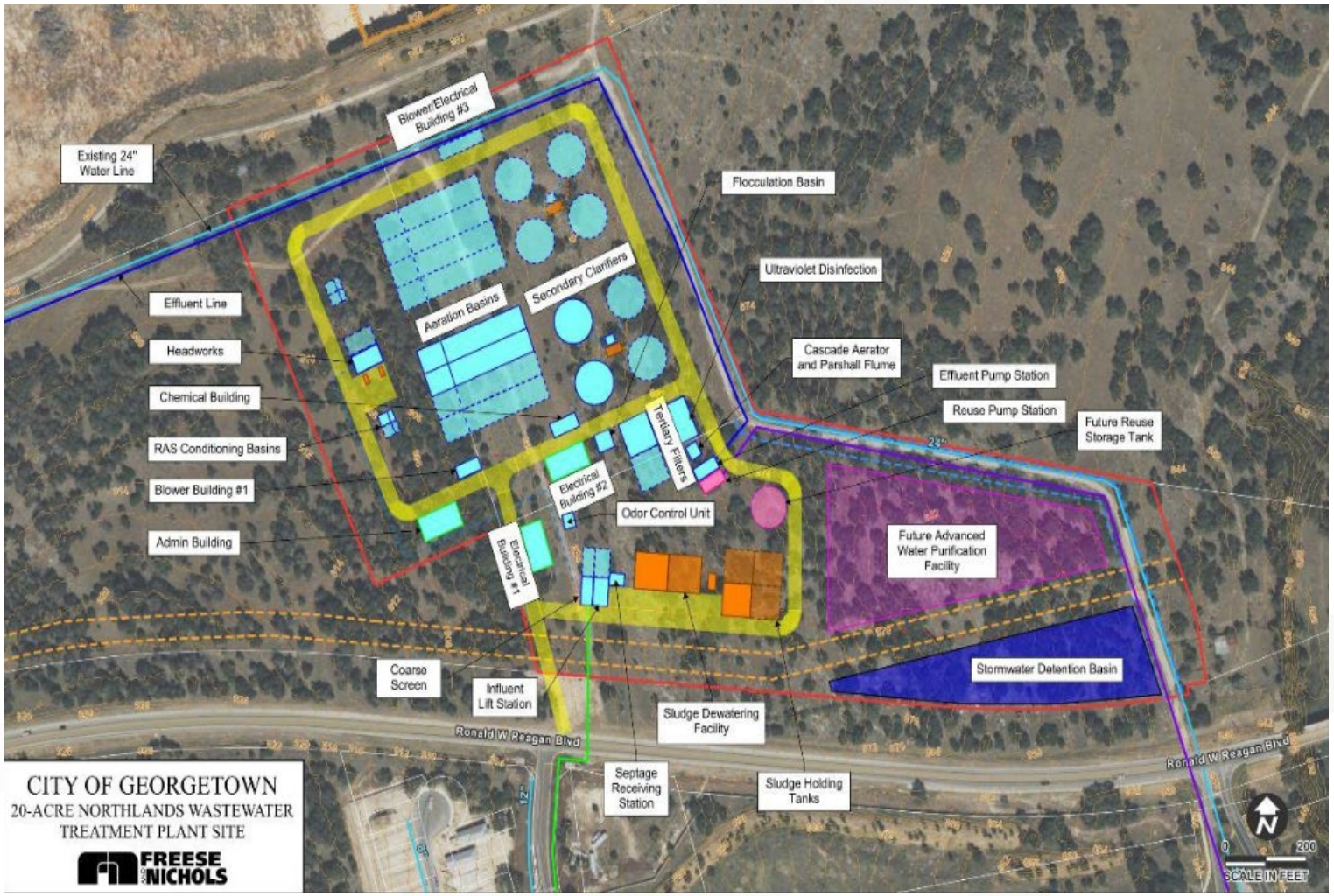
- Three Forks WWTP
  - This for the construction of a 6MGD MBR treatment plant
  - FY27 -$213MM



FY2027 Projects

Treatment

- Northlands WWTP
  - This for the construction of a 1.5 – 3 MGD MBR treatment plant FY27 -$69MM



FY2027 Projects

Treatment

- Dove Springs WWTP Rehab
  - This includes peak flow improvements, headworks, UV, and filter improvements
  - Brings the plant up to regulatory standards within the renewed permit
  - Allows the utilization of the Package Plant for added capacity

  - FY27 - $45MM



FY2027 Projects

Wastewater Summary

- FY27 - $415,569,500

Project	Budget
EARZ	$4,000,000
Lift Station Upgrades	$1,500,000
Dove Springs WWTP	$45,000,000
Three Forks WWTP	$213,000,000
Northlands WWTP	$69,000,000
San Gabriel Interceptor	$80,000,000
West & Hart Street WW Line	$2,300,000
WWTP Facility Upgrades	$200,000
Wastewater New Vehicles	$237,500
Wastewater Replacement Veh	$332,000

FY 2027 CIP Summary

Water & Wastewater Projects	$857,336,362 Proposed Budget

Upcoming Projects Beyond 2027

Project	Cost and Year
Southwest Bypass Waterline	$10MM FY28
Westinghouse Gravity Line Addition and Midway Lift Station Decommission	$7.5MM FY28
PFAS Treatment for Park WTP	$20MM FY28
ASR Well Development	$8MM FY29
Wastewater Tunnel	$16.5MM FY29
Ronald Reagan to 195 WL	$8.5MM FY30
Stillhouse Expansion	$56.5MMFY30
Wastewater Tunnel	$126.6MM FY31
ASR Well Development	$14MM FY32

Water 5 Year CIP Plan

Water Operations 5-Year CIP	FY 27	FY28	FY29	FY30	FY31	TOTAL
ASR Well Development			8,000,000.00		14,000,000.00	22,000,000.00
Control Center Radio Replacements		1,000,000.00				1,000,000.00
CR 228 Waterline Improvements	4,000,000.00		0.00			4,000,000.00
CR 245 Waterline - Woodpark to CR 246				2,210,000.00		2,210,000.00
CR 255 Water Main		5,200,000.00				5,200,000.00
Daniels Area to Reagan Transmission Main					2,600,000.00	2,600,000.00
Ground Water Supply from East - Phase 1	414,389,220.00					414,389,220.00
Leak and Aged Line Repair			1,000,000.00	1,500,000.00	1,500,000.00	4,000,000.00
Miscellaneous Line Upgrades	1,500,000.00	1,500,000.00	1,500,000.00	1,500,000.00	1,500,000.00	7,500,000.00
NE Innerloop Waterline Improvements		3,300,000.00				3,300,000.00
Northlands Frontage Waterline	2,000,000.00					2,000,000.00
Park WTP Administration Upgrades	813,142.00					813,142.00
PFAS Study and Treatment for Park WTP		20,000,000.00				20,000,000.00
Rabbit Hill Transmission Main (C-27T11)	500,000.00	3,000,000.00				3,500,000.00
Ronald Reagan Extension Somerset				6,660,000.00		6,660,000.00
Ronald Reagan to 195				8,520,000.00		8,520,000.00
RR 2338 Waterline					3,220,000.00	3,220,000.00
SCADA Upgrades	1,000,000.00	3,500,000.00				4,500,000.00
Southside and Northlake WTP Administration Upgrades		442,783.85				442,783.85
Southwest Bypass Waterline	1,000,000.00	10,000,000.00				11,000,000.00
Stillhouse Expansion				56,500,000.00		56,500,000.00
US 183 - CR 207 to FM 3405 (183 Transmission)				5,100,000.00		5,100,000.00
Water and Wastewater Master Plan Update - Water Portion		425,000.00			500,000.00	925,000.00
Water Meters	10,000,000.00					10,000,000.00
Water New Vehicles	237,500.00	792,500.00	592,500.00	405,000.00	480,000.00	2,507,500.00
Water Replacement Vehicles	327,000.00	301,000.00	200,000.00	675,000.00	967,000.00	2,470,000.00
Water Tank Rehabilitation	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	5,000,000.00
WD Rehab			5,000,000.00			5,000,000.00
Westside Service Center Building Upgrade	5,000,000.00	25,000,000.00				30,000,000.00
Water Operations Total	**441,766,862.00**	**75,461,283.85**	**17,292,500.00**	**84,070,000.00**	**25,767,000.00**	**644,357,645.85**

Wastewater 5 Year CIP Plan

5 Year Capital	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Wastewater Operations						
Berry Creek Interceptor Spur		2,377,000.00				2,377,000.00
Dove Springs WWTP Improvements	45,000,000.00				0.00	45,000,000.00
EARZ	4,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	3,500,000.00	16,500,000.00
Lift Station Upgrades	1,500,000.00	1,500,000.00	1,500,000.00	1,500,000.00	1,500,000.00	7,500,000.00
Mankins Branch Gravity (Lawhon to Avery Bost)				6,464,000.00		6,464,000.00
Mankins Lift Station West		6,496,000.00				6,496,000.00
Northlands Wastewater Treatment Plant	69,000,000.00				0.00	69,000,000.00
San Gabriel Diversion (SG Div)			750,000.00		2,500,000.00	3,250,000.00
San Gabriel Interceptor (SGI-2)	20,000,000.00					20,000,000.00
San Gabriel Lift Station	60,000,000.00					60,000,000.00
San Gabriel Reuse Irrigation Improvements		6,000,000.00				6,000,000.00
Three Forks WWTP	213,000,000.00					178,000,000.00
Tunnel			16,445,463.00		126,652,000.00	143,097,463.00
Wastewater New Vehicles	237,500.00	928,500.00	728,500.00	330,000.00	480,000.00	2,704,500.00
Wastewater Replacement Vehicles	332,000.00	155,000.00	165,000.00	705,000.00	240,000.00	1,597,000.00
Water and Wastewater Masterplan - Wastewater Portion		425,000.00			500,000.00	925,000.00
West and Hart Street Wastewater Improvements	2,300,000.00					2,300,000.00
Westinghouse Gravity Line Addition and Midway Lift Station Decommission		7,500,000.00				7,500,000.00
WWTP Admin Facility Upgrades	200,000.00					200,000.00
Wastewater Operations Total	415,569,500.00	28,381,500.00	22,588,963.00	11,999,000.00	135,372,000.00	578,910,963.00

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Executive Session 03.24.2026

SUGGESTED ACTION:
Sec. 551.071: Consultation with Attorney
Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items.
- Litigation Update
- Long-term Water Supply Contracts
- Austin Avenue Bridges
- Rotary Club Peace Pole Project

Sec.551.072: Deliberations about Real Property
- 8th and Forrest
- 9th and Main
- Parkland lease at SE Inner Loop and Southwestern Blvd
- SH29 and Summercrest Blvd
- Deliberations regarding the purchase and value of a 2.02-acre Tract of land out of the Frederick Foy Survey, Abstract 229, Williamson County, Texas; such property being locally known as 803 Jennings Branch Road, Georgetown, Texas 78633

Sec. 551.087: Deliberation Regarding Economic Development Negotiations
- Project Aurora

Sec. 551.074: Personnel Matters
- Municipal Judge and City Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Call to Order 03.24.2026

SUGGESTED ACTION:
Pledge of Allegiance
Recognitions
Actions out of Executive Session

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Public Wishing to Address 03.24.2026

SUGGESTED ACTION:
At the time of posting, no one had signed up to speak.

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
City Council Meeting Minutes 03.10.2026

SUGGESTED ACTION:
Consideration and possible action to approve the Council minutes from the meeting held on March 10, 2026 -- Robyn Densmore, City Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Robyn Densmore, City Secretary

ATTACHMENTS:
City Council Minutes 03.10.2026.pdf

Minutes of the City Council
City of Georgetown, Texas
Tuesday, March 10, 2026

The Georgetown City Council met on Tuesday, March 10, 2026 at 2:00 PM at Council and Court Building, 510 W. 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711

The following Members were in attendance: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, Ron Garland, Josh Schroeder

1. Policy Development and Discussion - Workshop

Mayor Schroeder called the meeting to order at 2:01 p.m.

1.A **Employee Recognition - Years of Service - February 2026**
Presentation and recognition of the Years of Service and the value which the City of Georgetown Employees add to the organization, presented to those who have served at intervals of five years from the anniversary month in which they started -- David Morgan and City Council

Merrilee Page, Assistant HR Director, recognized employees who had reached 5, 10, 15, and 20 years of service.

1.B **Economic Development Update**
Presentation and discussion regarding an Economic Development Update -- Cameron Goodman, Economic Development Director

Goodman presented and reviewed: proactive versus reactive economic development approach; Economic Development Strategic Plan; Georgetown's approach to Economic Development; departmental recognition and awards; infrastructure planning; case study of Total Site Solutions; incentive tools and philosophy; Economic Development Tool Box; performance based approach; incentive as an investment; why incentives are needed; why the projects are important; activity and project updates; Economic Development Annual Report; recruitment and expansion; businesses that have relocated to Georgetown; the reasons Georgetown has placed a focus on advanced manufacturing and technology related projects; business park space leases and sales; Georgetown's

approach to Economic Development; quality placemaking; project highlights for Bluebonnet Plaza, The Junction, downtown, and TML; national trends versus local experiences; national and international recruitment efforts; and retail, restaurant, hospitality, and entertainment projects.

General discussion among Council and staff, including David Morgan, City Manager, regarding the water usage of some businesses, demand for retail space compared to retail spaces available, retail coming to the area, support for staff, total amount of business park space in the City, and the need for more entertainment-type retail.

1.C **Water Utility Fixed Cost Recovery Policy**

Presentation and discussion regarding changes to the water utility fixed cost recovery policy in the annual Fiscal and Budgetary Policies for FY2027 -- Leigh Wallace, Chief Financial Officer, and Chelsea Solomon, Water Utilities Director

Wallace presented and reviewed the Fiscal and Budgetary Policy, the policy impact on rates, Forecasted Costs Challenge Policies, current fixed costs recovery forecast, proposed change to fixed cost recovery in Water Rates Policy, the challenge of balancing objectives, Water Fixed Cost Policy, Alternative Fixed Cost Policy, monthly bills across tiers, alternative results in bill impacts, alternative fixed cost recovery forecast, risks to lower Fixed Cost Recovery Policy, staff recommendation, and next steps.

General discussion among Council and staff, including Chelsea Solomon, Water Services Director, regarding the possible range for rate changes, guidance needed on policy change to allow staff to come back with proposed changes, current suggestions include all of the current water CCN, how the policy would positively impact most customers, clarification on costs over time, cost for commercial versus residential users, the need to maintain the City's positive credit rating, and tiered rates for residential users.

Mayor Schroeder called for a break at 3:19 p.m. and resumed the meeting at 3:32 p.m.

1.D **Presentation of FY2025 Audit and Financial Report**

Presentation and discussion regarding the City’s annual year -end external audit and Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025 -- Christi Rawls, Controller, and Adam McCane, Weaver

Rawls presented and reviewed the background and terms for the item, the independent audit, the contents of the AFR, the summary statement of activities, 2025 highlights, and the comments from the external auditor.

McCane presented and reviewed the audit process, the audit timeline, the auditor communications for the year ended September 30, 2025, the overview, significant risks, response to identified risks, and required communications.

General discussion among Council and staff regarding the number of inspections completed in the last 10 years, and overall appreciation for staff.

Mayor Schroeder recessed into Executive Session at 3:53 p.m.

2. Executive Session

In compliance with the Open Meetings Act, Chapter 551, Texas Government Code, Vernon's Codes, Annotated, the items listed below will be discussed in closed session and are subject to action in the regular session.

2.A **Executive Session 03.10.2026**

Sec. 551.071: Consultation with Attorney

Advice from attorney about pending or contemplated litigation and other matters on which the attorney has a duty to advise the City Council, including agenda items.

- Litigation Update
- Long-term Water Supply Contracts
- Austin Avenue Bridges
- Rotary Club Peace Pole Project

Sec.551.072: Deliberations about Real Property

- 8th and Forrest
- 9th and Main
- Parkland lease at SE Inner Loop and Southwestern Blvd
- SH29 and Summercrest Blvd
- Deliberations regarding the purchase and value of a 29.156-acre Tract of land situated in Williamson County, Texas, such property being locally known as 350 Serenada Drive, Georgetown, Texas 78628
- Deliberations regarding the purchase and value of two parcels of real property situated in Williamson County, Texas, such parcels being locally known as 5601 Williams Drive, Georgetown, Texas 78633; and 5631 Williams Drive, Georgetown, Texas 78633

Sec. 551.087: Deliberation Regarding Economic Development Negotiations

-Project Aurora

Sec. 551.074: Personnel Matters

- Municipal Judge and City Secretary

3. Regular Session - This portion of the meeting will begin no earlier than 6:00 pm.

Mayor Schroeder called the meeting to order at 6:16 p.m.

3.A **Call to Order 03.10.2026**

Pledge of Allegiance

Recognitions
Actions out of Executive Session

Moved by Kevin Pitts; seconded by Ben Stewart to approve the authorization of the City of Georgetown to purchase a 2.88 acre tract of land and a 3.443 acre tract of land situated in Williamson County, Texas, such tracts commonly known as 5601 and 5631 Williams Drive, Georgetown, Texas, 78633, in accordance with the terms as discussed in Executive Session; and further move to authorize the City Manager to negotiate the terms of acquisition and consideration and execute all necessary documents related to the aforementioned property acquisition in accordance with the terms discussed in Executive Session.
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, and Ron Garland
Voting Against: None

Moved by Kevin Pitts; seconded by Jake French to approve the authorization of the City of Georgetown to purchase a 29.156-acre Tract in the David Wright Survey, Abstract No. 13, Williamson County, Texas commonly known as 350 Serenada Drive, Georgetown, Texas, 78628, as part of the Airport Improvement Program in accordance with the terms as discussed in Executive Session; and further move to authorize the City Manager to negotiate the terms of acquisition and consideration and execute all necessary documents related to the aforementioned property acquisition in accordance with the terms discussed in Executive Session.
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, and Ron Garland
Voting Against: None

Moved by Kevin Pitts; seconded by Jake French to approve the authorization of the issuance of a notice of default and other notices, including, but not limited to, repair methods related to defective work against Cekra, Inc. for the Austin Avenue Bridges Rehabilitation Project.
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, and Ron Garland
Voting Against: None

4. Public Wishing to Address Council

<u>On a subject that is posted on this agenda:</u> Please fill out a speaker registration form which can be found on the table at the entrance to the Council Chamber. Clearly print your name and the letter of the item on which you wish to speak and present it to the City Secretary on the dais, prior to the start of the meeting. You will be called forward to speak when the Council considers that item. Only persons who have

delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: An individual may address the Council at a regular City Council meeting by contacting the City Secretary no later than noon on the Wednesday prior to the Tuesday meeting, with the individual's name and a brief description of the subject to be addressed. Only those persons who have submitted a timely request will be allowed to speak. Speakers will be given up to three minutes to address the City Council. The City Secretary can be reached at (512) 931-7715 or cs@georgetown.org.

4.A **Public Wishing to Address 03.10.2026**

- Rob Dyer with the Georgetown Project would like to address the Council regarding the Youth Voices Summit and the Results Report to the City of Georgetown and GISD.
- Veronica Jones with the Georgetown Project would like to address the Council regarding the Youth Voices Summit.
- Jane Lowe with the Georgetown Project would like to address the Council regarding the Youth Voices Summit and the Results Report to the City of Georgetown and GISD.

4. Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items which may be acted upon with one single vote. An item may be pulled from the Consent Agenda in order to be discussed and acted upon individually as part of the Regular Agenda.

Moved by Kevin Pitts; seconded by Shawn Hood to Approve except Item 5.L.
Motion Approved: 6 - 0
Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Shawn Hood, and Ron Garland
Voting Against: None

5.A **City Council Minutes 02.24.2026**
Consideration and possible action to approve the minutes of the City Council meeting held on February 24, 2026 -- Robyn Densmore, City Secretary

5.B **Resolution - Adoption of the Updated ADA Transition Plan**
Consideration and possible action to adopt the updated Americans with Disabilities Act Transition Plan -- Lua Saluone, PE, ADA Coordinator

5.C **Sterling Contract Amendment**
Consideration and possible action to approve an amendment to the Services Agreement with Sterling Global Industries, LLC, contract 25-0267-SC, to modify

Exhibit C of the Agreement to amend pricing and to add the items included in Exhibit 1 to this First Amendment -- Richard Pajestka, Electric Engineering and Operations Manager

5.D **Chameleon Industries Contract Renewal #4**
Consideration and possible action to approve the fourth contract renewal and an amendment to increase the contract amount with Chameleon Industries for aluminum sulfate and liquid ammonia sulfate from $651,810.00 to a not to exceed amount of $774,450.00 -- Chelsea Solomon, PE, Water Utility Director

5.E **Electric Service Agreement with ZT Systems**
Consideration and possible action to approve a Resolution authorizing the City Manager to approve an amended Electric Service Agreement between ZT Systems and the City of Georgetown -- Jack Daly, Electric Chief Business Officer

5.F **Purchase a Vermeer Vac Trailer**
Consideration and possible action to approve the purchase of a Vermeer LP573 vac trailer from Vermeer Texas-Louisiana under Buy Board contract# 787-25 for an amount not to exceed $101,684.00 -- Scott Parker, Fleet Services Manager

5.G **Purchase of Police Department Annual Ammunition**
Consideration and possible action to approve the award of an Invitation to Bid #202603 and enter into a contract with SSD International Inc., to provide different type/caliber ammunition in a not- to-exceed amount of $72,000.00 for the first year and four (4) possible one (1) year renewals for 5 years total, on the same terms and conditions -- Cory J. Tchida, Chief of Police

5.H **Smile Doctors Bill of Sale for conveyance of Furnishings**
Consideration and possible action to approve a Bill of Sale with Smile Doctors, LLC for the conveyance of all furnishings located at 295 SE Inner Loop to the City of Georgetown for good and valuable consideration -- Eric Johnson, Public Works Director

5.I **Municipal Service Agreement - 2025-9-ANX - SE Inner Loop**
Consideration and possible action to approve a municipal service agreement (MSA) for approximately 3.266 acres of City of Georgetown owned property situated in the L.J Dyches Survey, Abstract No. 180, for the property generally located SE Inner Loop (2025-9-ANX) -- Ryan Clark, AICP, Planning Manager

5.J **Municipal Service Agreement - 2025-7-ANX - FM 971**
Consideration and possible action to approve a municipal service agreement (MSA) for approximately 59.54 Acres of City of Georgetown owned property situated in the John Berry Survey, Abstract 51, known as the Three Forks Water Reclamation Plant, generally located at FM 971 (2025-7-ANX) -- Ryan Clark, AICP, Planning Manager

5.K **Municipal Service Agreement - 2025-6-ANX - Ronald Reagan Boulevard**
Consideration and possible action to approve a municipal service agreement (MSA) for approximately 20 Acres of City of Georgetown owned property situated in the Frederick Foy Survey, Abstract No. 229, to be known as the

Northlands Water Reclamation Plant, generally located at Ronald Reagan Boulevard (2025-6-ANX) -- Ryan Clark, AICP, Planning Manager

5.L **Flock Safety License Plate Readers Lease Agreement**
Consideration and possible action to approve a four (4) year contract with Flock Safety to install and maintain license plate readers in an amount to not exceed $29,954.10 the first year and $28,710.00 for subsequent years under OMNIA Contract #RS250203 -- Cory J. Tchida, Chief of Police

This item was taken up after the Consent Agenda was approved as the first item on the Legislative Regular portion of the agenda.

Tchida presented and reviewed the Flock APR capabilities, existing Flock customers in Georgetown, law enforcement area Flock users, Flock data sharing and retention, policy considerations and security, transparency efforts, and success stories.

General discussion among Council and staff regarding what policies would be in effect if state-level agencies accessed data from the system; concerns with possible privacy violations; where the cameras would be located; how the data would be handled in open records requests; the effect of camera installation in Sun City; and who owns the data collected by the cameras.

Moved by Shawn Hood; seconded by Ron Garland to approve as presented.
Motion Approved: 7- 0
Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, and Ron Garland
Voting Against: None

5.M **Wastewater Transport Renewal #4**
Consideration and possible action to approve the fourth renewal with Wastewater Transport for sludge hauling and disposal for an amount not to exceed $750,000.00 -- Chelsea Solomon, PE, Water Utility Director

5.N **License Agreement with New Cingular Wireless PCS, LLC**
Consideration and possible action to approve a license agreement with New Cingular Wireless PCS, LLC ("AT&T") to allow AT&T to install a fiber line and terminal, as well cell on wheels equipment, in a certain designated area of San Gabriel Park in order to provide cell service in connection with Two Step Inn Festival, and to authorize the City Manager to execute the license agreement in a form substantially similar to that attached hereto -- Andrew Culpepper, Senior Assistant City Attorney - Real Estate Services

5.O **Water Treatment and Transmission Agreement with the City of Round Rock**
Consideration and possible action to approve Water Treatment and Transmission agreement between City of Round Rock and City of Georgetown -- Chelsea Solomon, P.E., Water Utility Director

5.P **Abandonment of a Drainage Easement for the Benefit of Tri Pointe Homes Texas, INC (2025-12-ABD)**
Consideration and possible action to approve the abandonment of a of a Drainage Easement situated in the Woodruff Stubblefield Survey, Abstract No. 556 recorded in document number 2023084878 for the benefit of Tri Pointe Homes Texas, INC and to authorize the Mayor to execute all necessary documents to effectuate the partial abandonment -- Lauren Boenig, Real Estate Program Manager

5.Q **FY2025 Audit and Financial Report**
Forwarded from the City Council Audit and Finance Sub-Committee:
Consideration and possible action to accept the independent audit of all accounts of the City reported in the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025 -- Christi Rawls, Controller

6. Legislative Regular Agenda

6.A **Public Hearing - 2025-2-ANX - Old FM 1460 ROW**
First Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra Territorial Jurisdiction (2025-2-ANX) -- Ryan Clark, AICP, Planning Manager

Clark introduced the item and reviewed the process for annexations, the tentative schedule, the Location Map, and how the application complies with the approval criteria for UDC Section 3.25.030

Mayor Schroeder opened and closed the public hearing at 6:53 p.m. as there were no speakers.

There was no Council discussion on this item.

6.B **Public Hearing - 2026-2-ANX - Cedar Breaks Road ROW**
First Public Hearing for the annexation of approximately 2.098 acres of Right - Of-Way for Cedar Breaks Road currently in the Extra Territorial Jurisdiction (2026-2-ANX) -- Ryan Clark, AICP, Planning Manager

Clark introduced the item and reviewed the process for annexations, the tentative schedule, the Location Map, and how the application complies with the approval criteria for UDC Section 3.25.030.

Mayor Schroeder opened and closed the public hearing at 6:54 p.m. as there were no speakers.

There was no Council discussion on the item.

6.C **Public Hearing and First Reading - Chapter 8.40 Standards of Care for Youth Recreation Programs**

Public Hearing and First Reading of an Ordinance adopting Chapter 8.40 of the Code of Ordinances relating to establishing minimum standards of care for youth recreation programs -- Kimberly Garrett, Parks and Recreation Director

Garrett presented and reviewed how this item is required by state law and routine in nature.

Garrett read the Ordinance caption.

Mayor Schroeder opened and closed the public hearing at 6:56 p.m. as there were no speakers.

There was no Council discussion on this item.

Moved by Kevin Pitts; seconded by Shawn Hood to Approve as presented.

Motion Approved: 7- 0

Voting For: Amanda Parr, Kevin Pitts, Ben Butler, Ben Stewart, Jake French, Shawn Hood, Ron Garland

Voting Against: None

6.D **First Reading - 2025-11 -REZ - 2303 South Austin Avenue and 211 West 24th Street**

Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626 (2025-11-REZ) -- Colin Davidson, Senior Planner

Davidson presented and reviewed the Aerial Map; the Zoning Map; the Future Land Use/Future Mobility Plan Map; General Commercial (C-3) zoning designation explanation; how the application complies, partially complies, and does not comply with the approval criteria for UDC Section 3.06.030; and Comprehensive Plan guidance. He added that public notifications were sent, and to date, staff has received two comments in favor and no comments in opposition; and at their February 17, 2026, meeting, the Planning and Zoning Commission recommended Approval of the request with a 6-1 vote.

Davidson read the Ordinance caption.

General discussion among Council and staff regarding how the site got to be in a state of non-conforming, and if the nearby homes facing FM 1460 are being used as businesses.

Mayor Schroeder opened the public hearing at 7:04 p.m.

Alfred Flores addressed the Council regarding the nearby houses that are residences, concerns with children playing nearby, traffic that comes down the street and turns around in the street and in citizen driveways, desired location of lighting added to the property, concern for loss of trees, location of driveway, Mayor Schroeder closed the public hearing at 7:07 p.m.

General discussion among Council and staff regarding the surface area parking that is zoned residential and will have to be removed; the active code case on the property; and what would happen if the Council does not approve the item even though the work has already been done.

Moved by Ben Stewart; seconded by Ben Butler to **deny** as requested.
Motion Failed: 3- 4
Voting For: Amanda Parr, Ben Butler, and Ben Stewart
Voting Against: Kevin Pitts, Jake French, Shawn Hood, and Ron Garland

Moved by Kevin Pitts; seconded by Ron Garland to approve as presented.
Motion Approved: 4- 3
Voting For: Kevin Pitts, Jake French, Shawn Hood, and Ron Garland
Voting Against: Amanda Parr, Ben Butler, and Ben Stewart

Adjournment

Mayor Schroeder adjourned the meeting at 7:12 p.m.

These minutes were approved at the meeting of _____.

_____ Mayor

_____ Attest

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution - TxDOT Closure of State Right of Way for Two Step Inn

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution of the City Council of the City of Georgetown, Texas, authorizing the Mayor to execute agreements with the Texas Department of Transportation related to the temporary closure of state right-of-way related to the Two Step Inn festival -- Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:
The State under the provisions of Title 43, Texas Administrative Code, Section 22.12, has the ability to authorize the closure of a segment of the state highway system for no more than seven consecutive days if such action serves a public purpose and is consistent with the safety and convenience of the traveling public. This section prescribes the policies and conditions by which an individual, private entity, or governmental entity may obtain such approval.

The Two Step Inn Festival hosted by C2 will be held at San Gabriel Park on April 18 and 19, 2026. C2 has to have a Traffic Control Permit and Special Use Permit with the State of Texas. Their Traffic Control Plan shows the use of State Right of Way for shuttle buses and ride-share drop-offs and pick-ups along Austin Avenue from Williams Drive to Apple Creek Drive. This agreement is required to be submitted in order to have an approved Traffic Control Permit and Special Use Permit with the State of Texas.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Amy Castillo, Parks and Recreation

ATTACHMENTS:
2026 RESOLUTION Closure_of_ROW_for_Two_Step_Inn.pdf
Agreement for temp closure of State Right of Way with Exhibt A.pdf
Georgetown Two Step Inn TCP 2026 FINAL.pdf

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION RELATED TO THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY RELATED TO THE TWO STEP INN FESTIVAL; REPEALING CONFLICTING RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the State under the provisions of the Texas Administrative Code, Section 22.12, has the ability to authorize the closure of a segment of the state highway system for no more than seven consecutive days if such action serves a public purpose and is consistent with the safety and convenience of the traveling public. This section prescribes the policies and conditions by which an individual, private entity, or governmental entity may obtain such approval; and

WHEREAS, the Two Step Inn Festival will be held in San Gabriel Park on April 18 and 19, 2026 hosted by C2; and

WHEREAS, C2 has to have a Traffic Control Permit and Special Use Permit with the State of Texas;

WHEREAS, their Traffic Control Plan shows the use of State Right of Way for oversized ride-share vehicle drop offs and pick-ups along Austin Avenue from Williams Drive to Apple Creek Drive; and

WHEREAS, this Agreement is required to be submitted in order to have an approved Traffic Control Permit and Special use Permit with the State of Texas; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

Section 1. The meeting at which this resolution was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown recognizes that the Two Step Inn Festival serves a public purpose and approves the Agreement for the Temporary Closure of State Right of Way within Georgetown along Austin Avenue between Williams Drive and Apple Creek Drive, attached hereto as Exhibit A.

Section 4. All resolutions that conflict with the provisions of this resolution are hereby repealed, and all other resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

Section 5. If any provision of this resolution, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this resolution, which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are hereby declared to be severable.

Section 6. The Mayor is hereby directed to execute, and the City Secretary to attest thereto on behalf of the City, the Agreement for the Temporary Closure of State Right of Way.

Section 7. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest. This resolution shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on the _____ of _____, 2026.

ATTEST: **THE CITY OF GEORGETOWN:**

_____ _____

Robyn Densmore, City Secretary Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

Resolution Number:
Subject: Temporary Closure of State Right of Way for Two Step Inn Festival
Date Approved:

Agreement No._____

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of _____, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including _____, in _____, County; and

WHEREAS, the local government has requested the temporary closure of _____ for the purpose of _____, from _____to _____as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the _____ day of _____, 20____, the _____ City Council passed Resolution / Ordinance No._____, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as “Exhibit C.”

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State’s right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State’s Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage

allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

(1) By mutual written agreement and consent of both parties.

(2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.

(3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.

(4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period

that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS
Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS
The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION
In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES
All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	**State:**
_____ _____ _____ _____	Texas Department of Transportation Austin District P.O. Drawer 15426 Austin, Texas 78761-5426

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT
This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF _____
Executed on behalf of the local government by:

By_____ Date_____
City Official

Typed or Printed Name and Title _____

_____

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
District Engineer

Exhibit A

Exhibit B

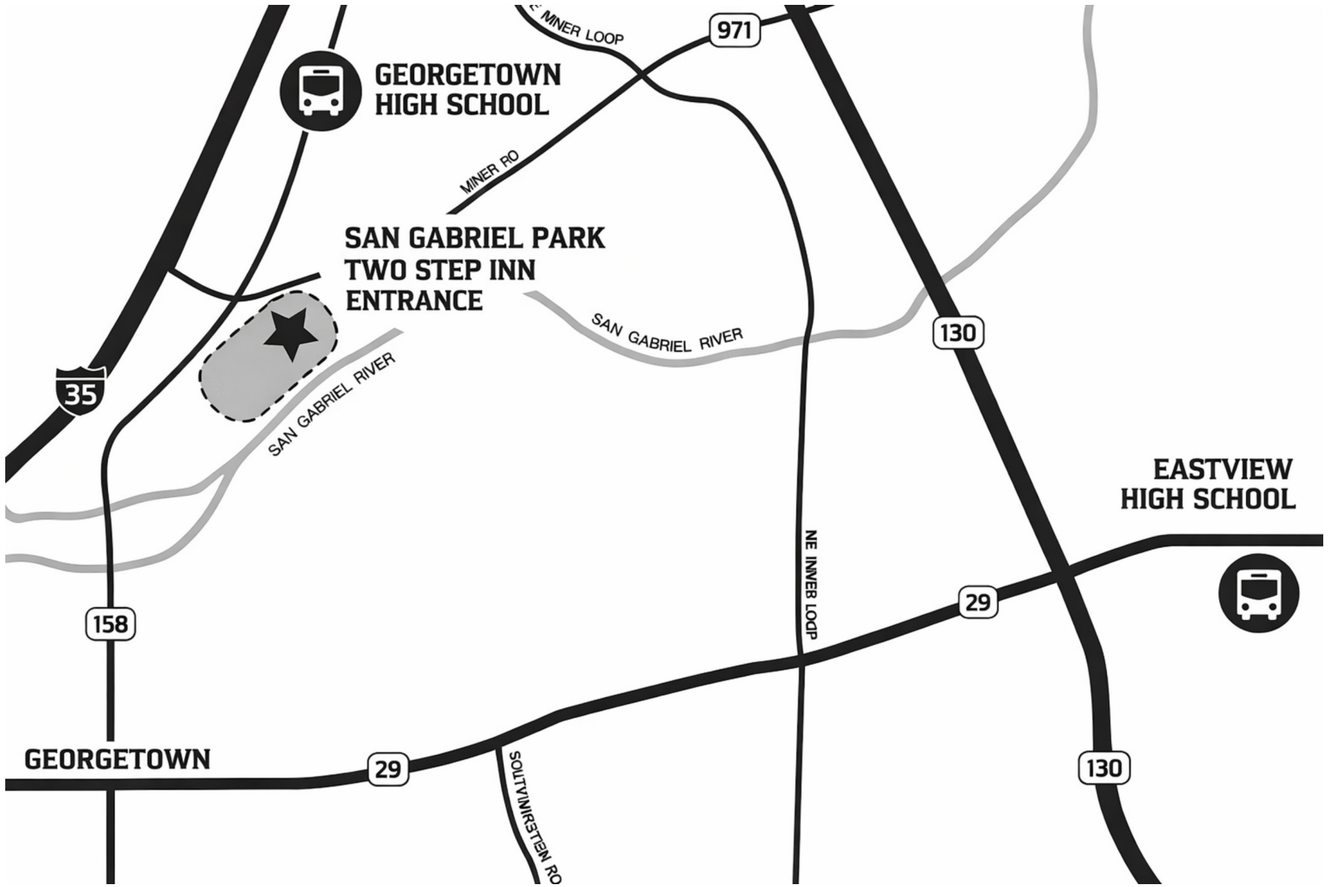
Exhibit C

EXHIBIT A

The event will take place within Williamson County, at San Gabriel Park, in the city of Georgetown, TX from 4/18/26 to 4/19/26. There are expected to be 30,000 guests in attendance. Live music from three stages will take place during the event, with music scheduled from 12:00 pm to 10:00 pm on both days. There will be food and beverage offerings.

N Austin Ave, from Chamber Way to Weir Rd will be reduced from five lanes to two lanes during the hours of 12:01 am 4/18/2026 until 5:00 a.m. 4/20/2026. There will also be no parking signs posted on ancillary public streets surrounding the immediate proximity of San Gabriel Park from 4/16/2026, to 4/20/2026 (please see exhibit C for maps and details). These closures are determined with Georgetown PD, Public Works and Transportation Dept. and implemented for the safety of the public during event set-up, and for the safety of guests while attending the event.

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026



SHEET INDEX:

Phase 1	Sheets 2-3
Phase 2	Sheets 4-5
Phase 3	Sheets 6-10
No Parking Signs	Sheets 11-13
Eastview High School	Sheet 14
Georgetown High School	Sheets 15-16
No Pedestrians	Sheet 17

TCP NOTES:

1. IF APPLICABLE OR IF REQUIRED, PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) WILL BE PLACED NO LESS THAN 7 DAYS PRIOR TO CONSTRUCTION ON OR NEAR ROADWAY. SEE BELOW FOR PCMS MESSAGES.
2. THE PROVISIONS CONTAINED IN THE TEXAS MUTCD SHALL APPLY TO THIS TCP INSTALLATION AND MAINTENANCE.
3. SIGN SPACING IS TO COMPLY WITH TABLE 6C-1 OF THE TEXAS MUTCD AS SHOWN ON THIS SHEET.
4. CONTRACTOR SHALL INSPECT THE TCP INSTALLATION TO ASSURE ADEQUATE VEHICLE AND PEDESTRIAN VISIBILITY.
5. CONTRACTOR SHALL MONITOR THE TCP INSTALLATION AND NOTIFY THE ENGINEER OF ANY POSSIBLE DEFICIENCIES.
6. TRAFFIC CONTROL DEVICES SHOWN ARE CONSIDERED MINIMUM FOR TRAFFIC CONTROL. ADDITIONAL TRAFFIC CONTROL DEVICES JUN BE REQUIRED BY AS DIRECTED BY THE COUNTY, CITY, OR TXDOT.
7. ONLY PRODUCTS APPROVED BY TXDOT, CITY OR COUNTY OFFICIALS SHALL BE USED.
8. ROAD CLOSURE MAY BE MOVED ALONG MORROW ST AS NEEDED FOR EVENT PRODUCTION AND PARK ACCESS TO THE PUBLIC

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED
PROFESSIONAL ENGINEER

RANDELL J. SMITH, PE 2.26.2026

DESIGNED BY: RJS
RR CONTRACTOR:
DETOUR CONT: ROADSAFE
DATE : FEB 2026
JOB NUMBER: TCP26023

RJS CIVIL ENGINEERING, LLC
RANDELL J. SMITH, PE
200 RANCHETTE CT
BRYAN, TX 77808
(210) 378-2193
RJSCIVILENGINEERING@GMAIL.COM
REGISTRATION #F-14130

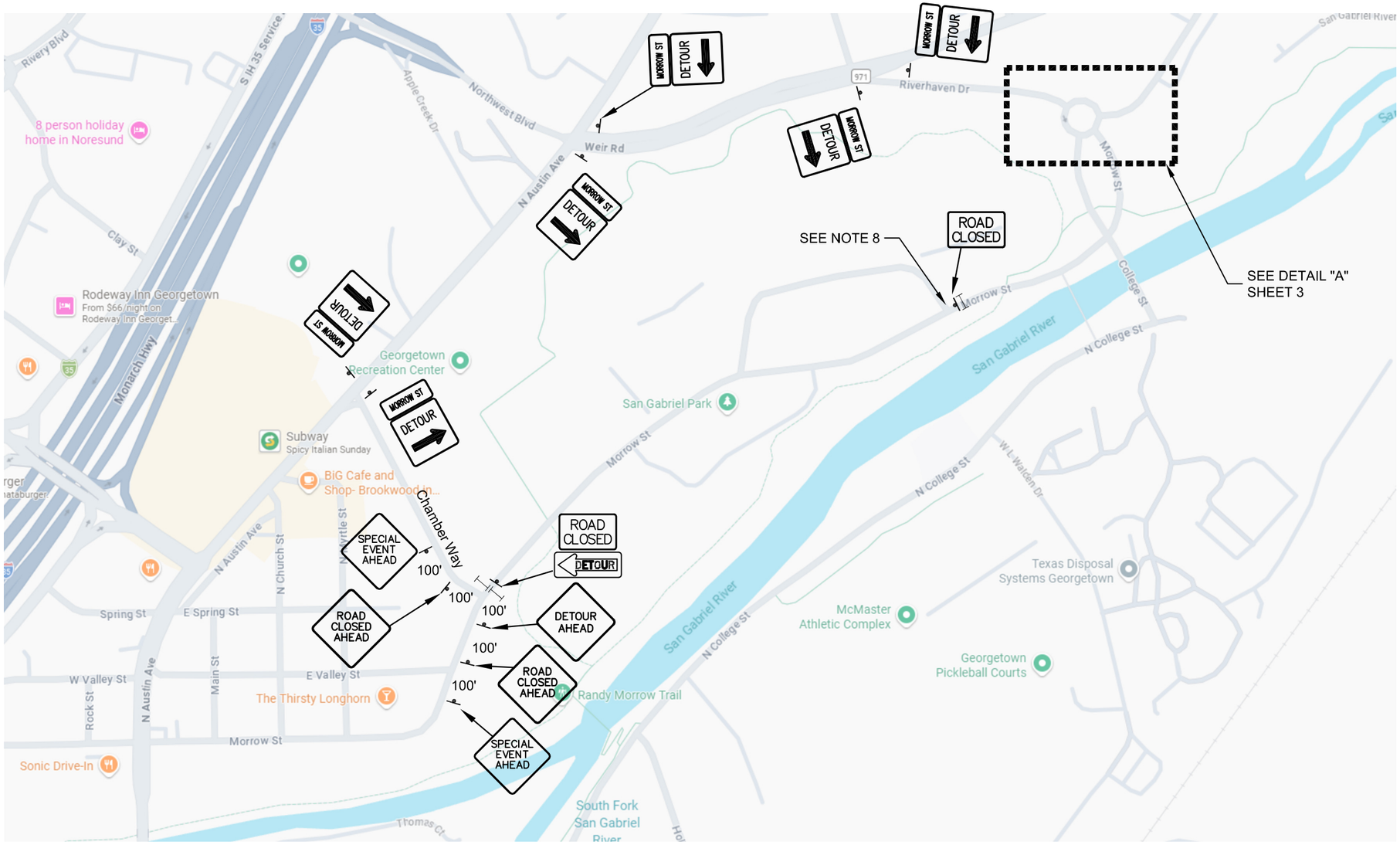
2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
SAN GABRIEL PARK
GEORGETOWN, TX

TCP NOTES:

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8. ROAD CLOSURE MAY BE MOVED ALONG MORROW ST AS NEEDED FOR EVENT PRODUCTION AND PARK ACCESS TO THE PUBLIC



LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1

DETOUR M4-10L 48"x18" / DETOUR M4-10R 48"x18"	ROAD CLOSED R11-2 W/TYPE III BARRICADE 48 X 30	SPECIAL EVENT AHEAD CW20-7 SPEC 36"x 36"	ROAD CLOSED AHEAD CW20-3D 36"x 36"	DETOUR AHEAD CW20-2D 36"x 36"	STREET DETOUR M4-9T 24"x30"	STREET DETOUR M4-9L 24"x30"	STREET DETOUR M4-9R 24"x30"

PHASE 1:
SET: APR 8
@ 6 AM
REMOVE: APR 23
@ 10 PM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED
PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

DESIGNED BY: RJS
RR CONTRACTOR:
DETOUR CONT: ROADSAFE
DATE : FEB 2026
JOB NUMBER: TCP26023

RJS CIVIL ENGINEERING, LLC
RANDELL J. SMITH, PE
200 RANCHETTE CT
BRYAN, TX 77808
(210) 378-2193
RJSCIVILENGINEERING@GMAIL.COM
REGISTRATION #F-14130

2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 1
GEORGETOWN, TX

TCP NOTES:

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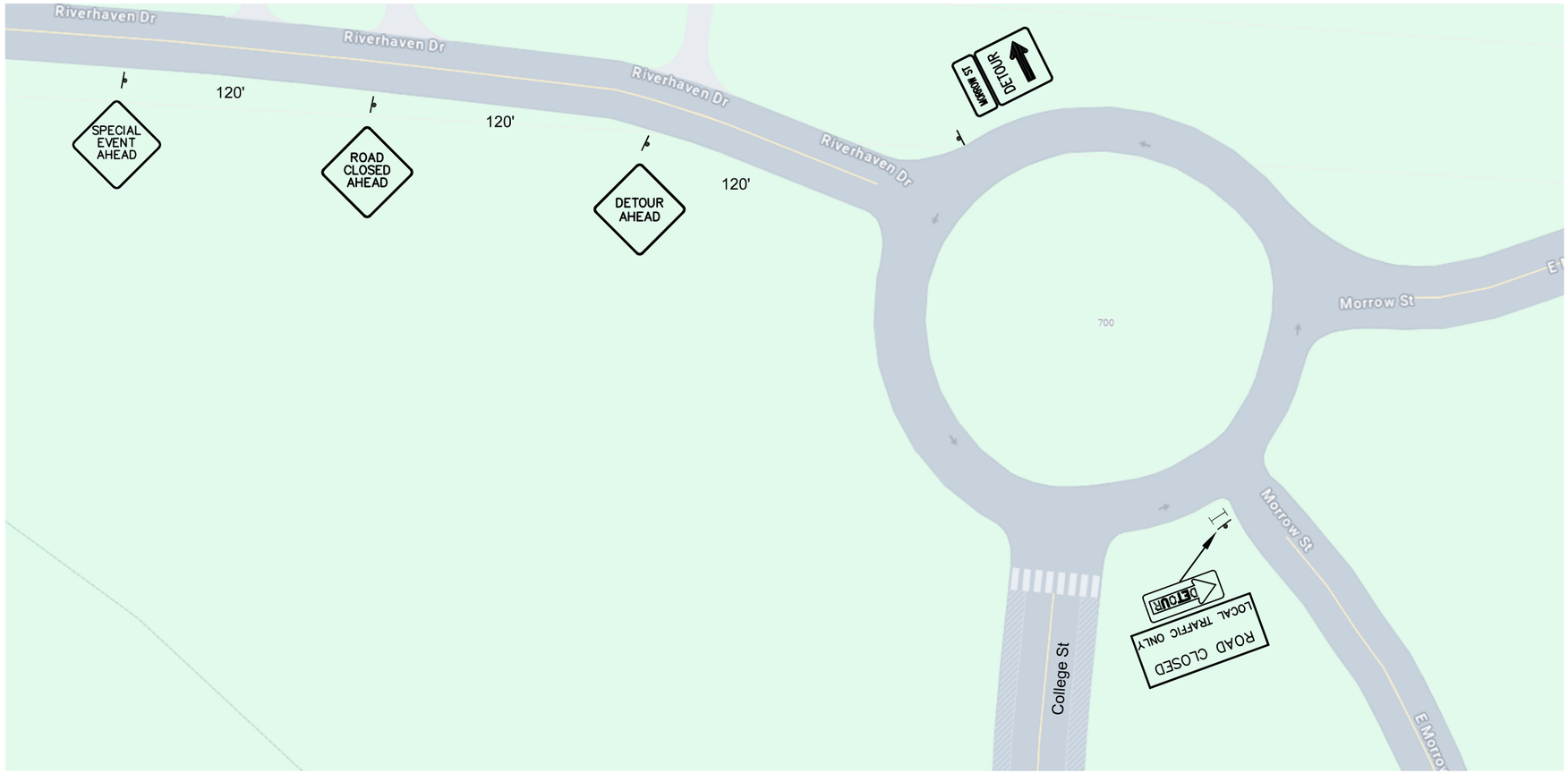
LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1



"DETAIL A"

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PHASE 1:
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TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

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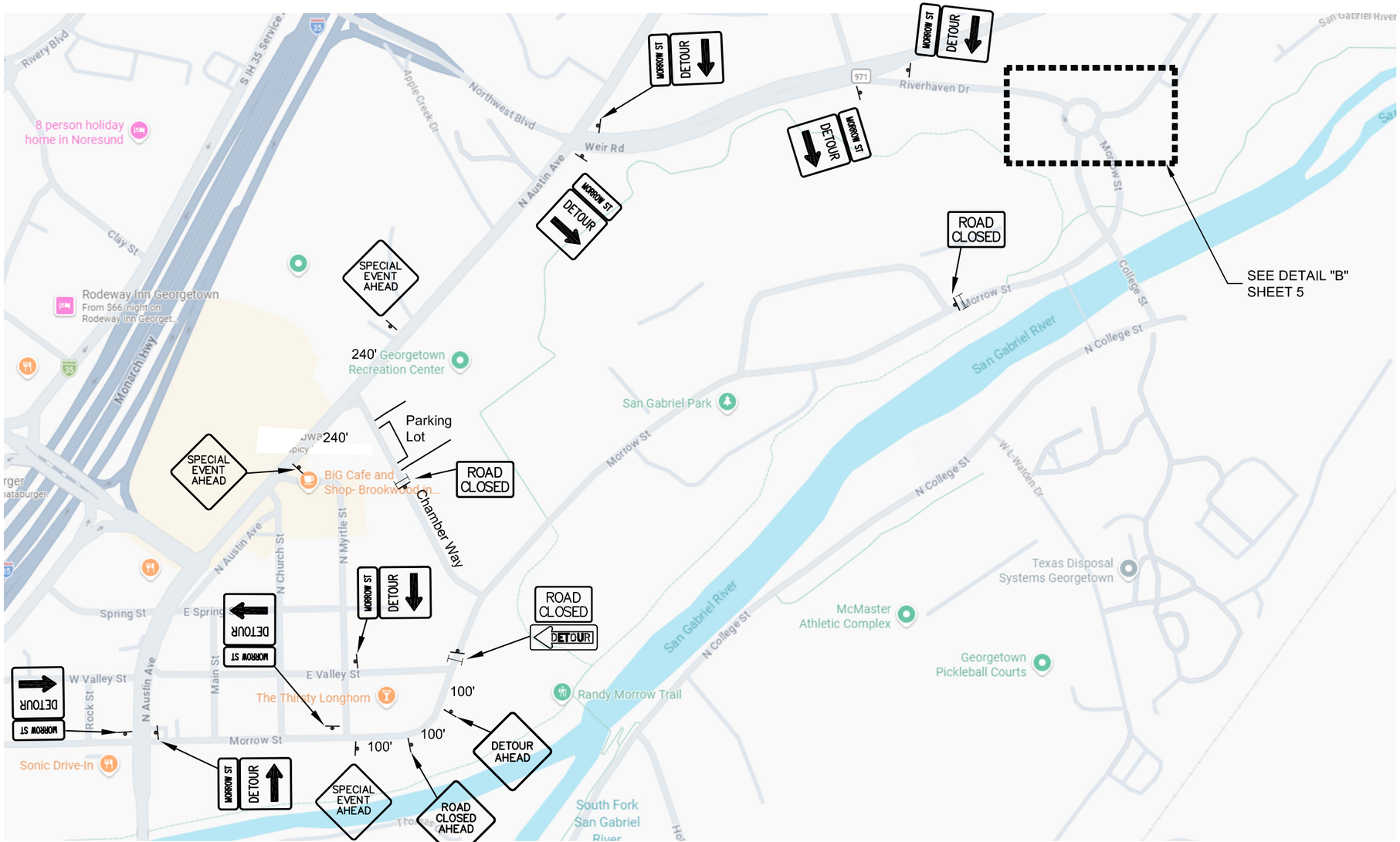
2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 1
GEORGETOWN, TX

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LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1

DETOUR M4-10L 48"x18" / DETOUR M4-10R 48"x18"	ROAD CLOSED R11-2 W/TYPE III BARRICADE 48 X 30	SPECIAL EVENT AHEAD CW20-7 SPEC 36"x 36"	ROAD CLOSED AHEAD CW20-3D 36"x 36"	DETOUR AHEAD CW20-2D 36"x 36"	STREET DETOUR M4-9T 24"x30"	STREET DETOUR M4-9L 24"x30"	STREET DETOUR M4-9R 24"x30"

PHASE 2:
SET: APR 17
@ 12:01 AM
REMOVE: APR 20
@ 6 PM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
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RANDELL J. SMITH, PE 2.26.2026

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RR CONTRACTOR:
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REGISTRATION #F-14130

2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 2
GEORGETOWN, TX

TCP NOTES:

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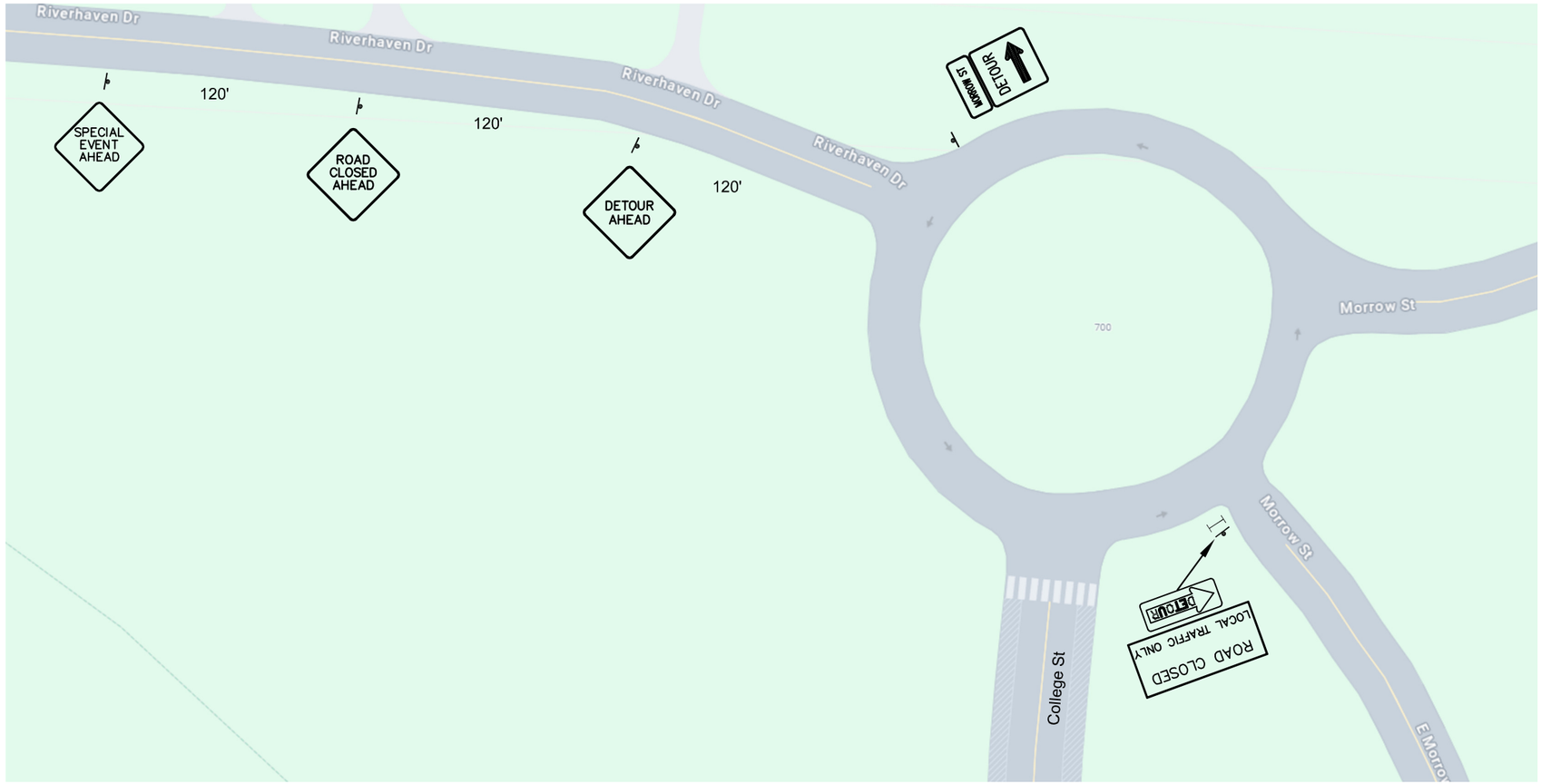
LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C–1



"DETAIL B"

DETOUR M4-10L 48"x18" / DETOUR M4-10R 48"x18"	ROAD CLOSED R11-2 W/TYPE III BARRICADE 48 X 30	SPECIAL EVENT AHEAD CW20-7 SPEC 36"x 36"	ROAD CLOSED AHEAD CW20-3D 36"x 36"	DETOUR AHEAD CW20-2D 36"x 36"	ROAD CLOSED XX MILES AHEAD LOCAL TRAFFIC ONLY R11-3a 60"x 30"	STREET DETOUR M4-9L 24"x30"	STREET DETOUR M4-9R 24"x30"

PHASE 2:
SET: APR 17
@ 12:01 AM
REMOVE: APR 20
@ 6 PM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED
PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

DESIGNED BY: RJS
RR CONTRACTOR:
DETOUR CONT: ROADSAFE
DATE : FEB 2026
JOB NUMBER: TCP26023

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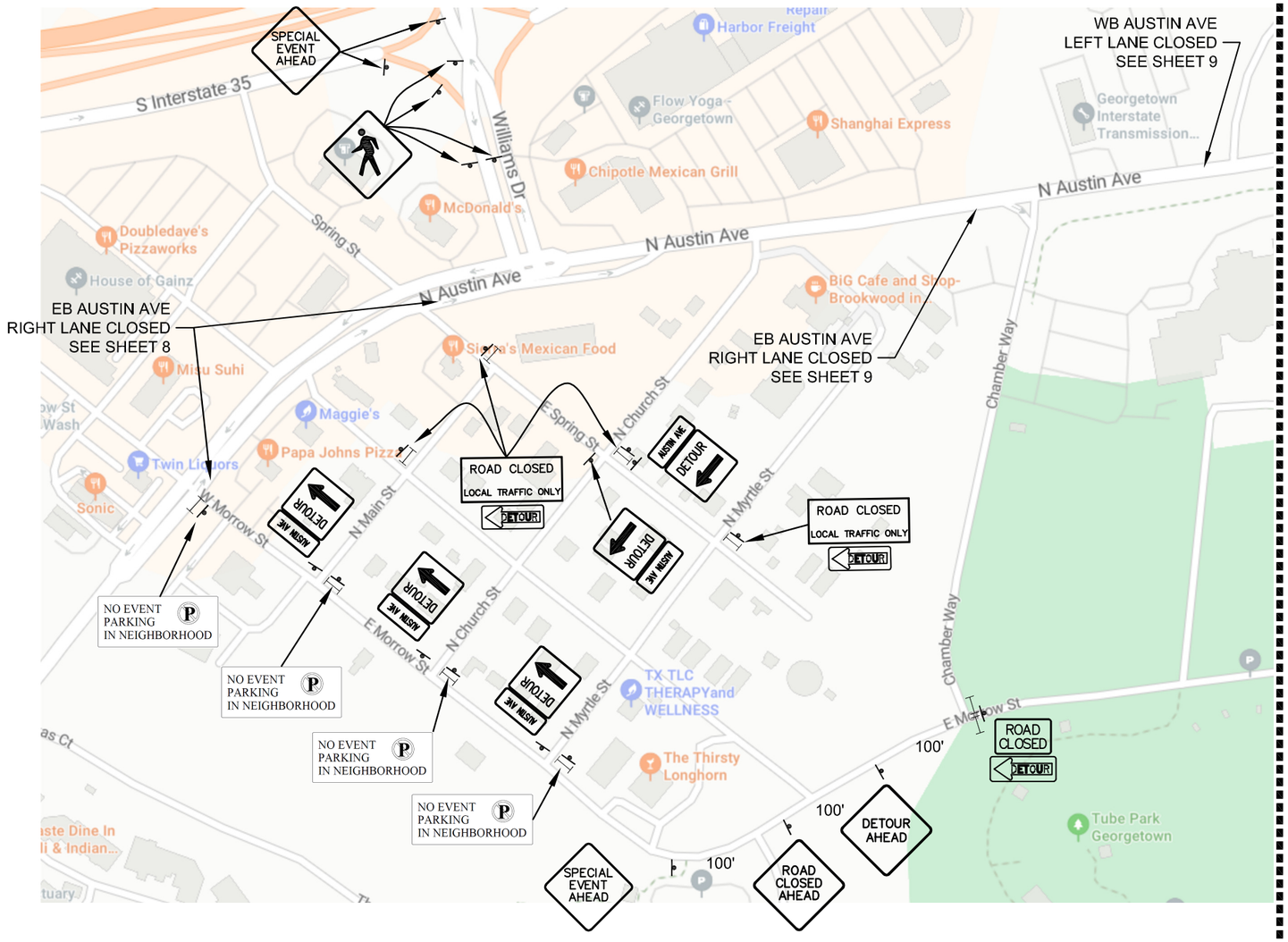
2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 2
GEORGETOWN, TX

TCP NOTES:

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DETOUR M4-10L 48"x18" / DETOUR M4-10R 48"x18"	ROAD CLOSED R11-2 W/TYPE III BARRICADE 48 X 30	SPECIAL EVENT AHEAD CW20-7 SPEC 36"x 36"	ROAD CLOSED AHEAD CW20-3D 36"x 36"	DETOUR AHEAD CW20-2D 36"x 36"	ROAD CLOSED LOCAL TRAFFIC ONLY R11-3a 60"x 30"	STREET DETOUR M4-9T 24"x30"	STREET DETOUR M4-9L 24"x30"	STREET DETOUR M4-9R 24"x30"

LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C–1

PHASE 3:
SET: APR 18
@ 12:01 AM
REMOVE: APR 20
@ 5AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED
PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

DESIGNED BY: RJS
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DATE : FEB 2026
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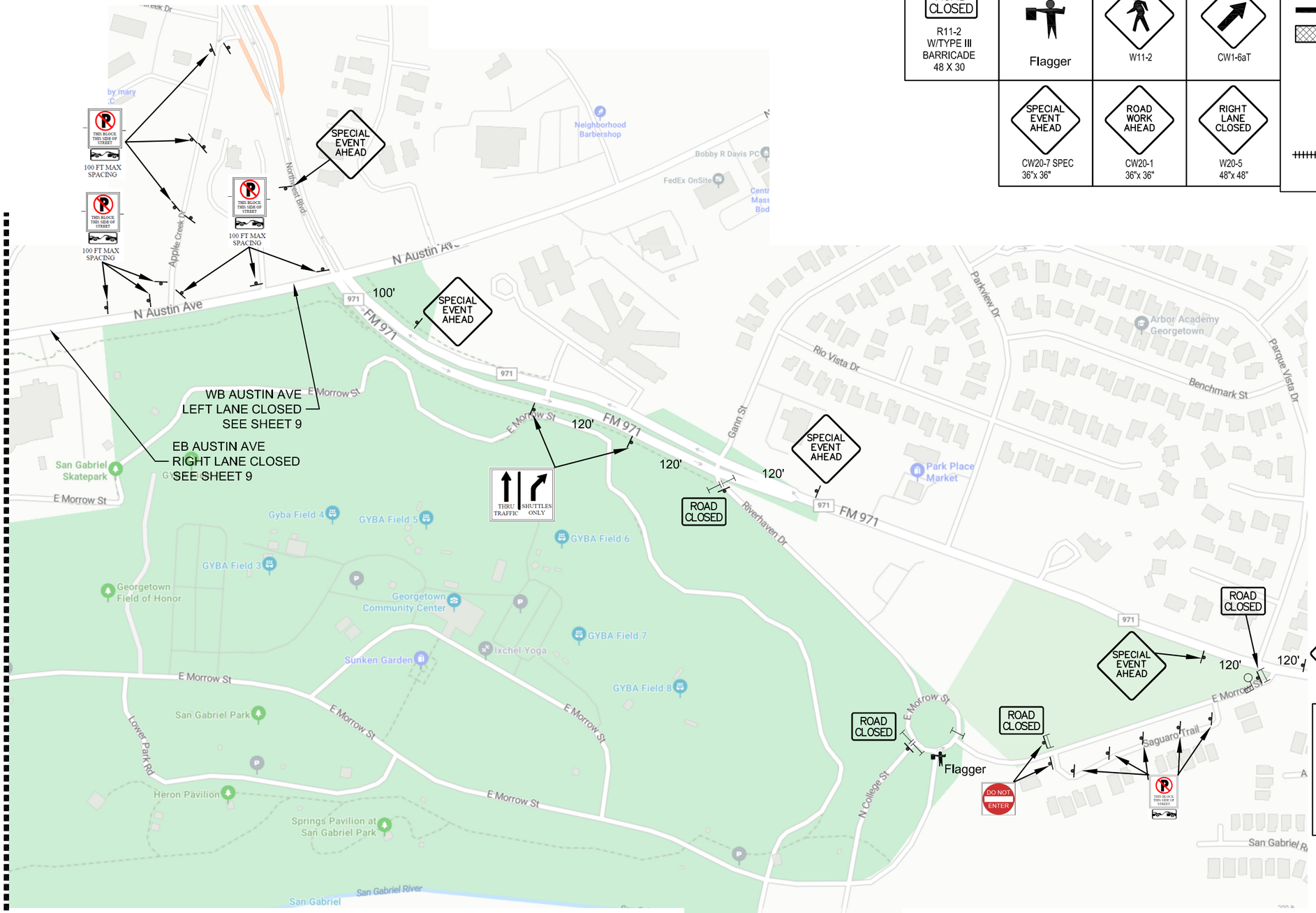
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2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 3
GEORGETOWN, TX

MATCHLINE - SEE SHEET 6



ROAD CLOSED	Flagger	W11-2	CW1-6aT
R11-2 W/TYPE III BARRICADE 48 X 30			
SPECIAL EVENT AHEAD	ROAD WORK AHEAD	RIGHT LANE CLOSED	
CW20-7 SPEC 36"x 36"	CW20-1 36"x 36"	W20-5 48"x 48"	

LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C–1

PHASE 3:
SET: APR 18
@ 12:01 AM
REMOVE: APR 20
@ 5AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
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RANDELL J. SMITH, PE 2.26.2026

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2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 3
GEORGETOWN, TX

TCP NOTES:

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ROAD CLOSED R11-2 W/TYPE III BARRICADE 48 X 30	Flagger	W11-2	CW1-6aT
SPECIAL EVENT AHEAD CW20-7 SPEC 36"x 36"	ROAD WORK AHEAD CW20-1 36"x 36"	RIGHT LANE CLOSED W20-5 48"x 48"	

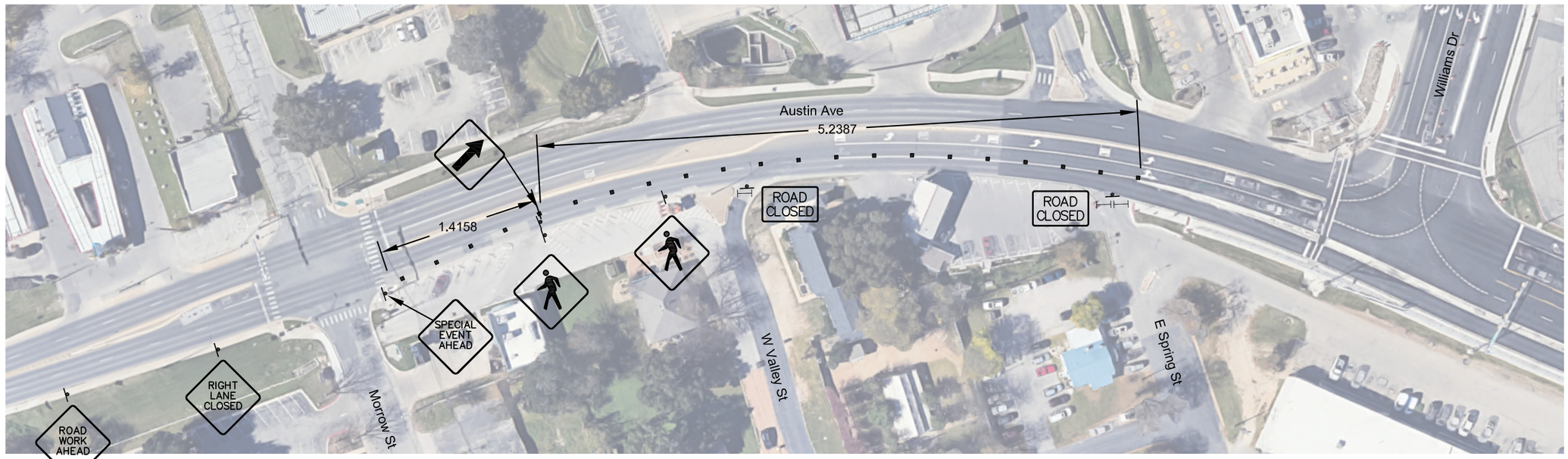
LEGEND

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75	900'

Taken from Texas MUTCD Table 6C–1



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SET: APR 18
@ 12:01 AM
REMOVE: APR 20
@ 5AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
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APRIL 18-19, 2026

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SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 3
GEORGETOWN, TX

TCP NOTES:

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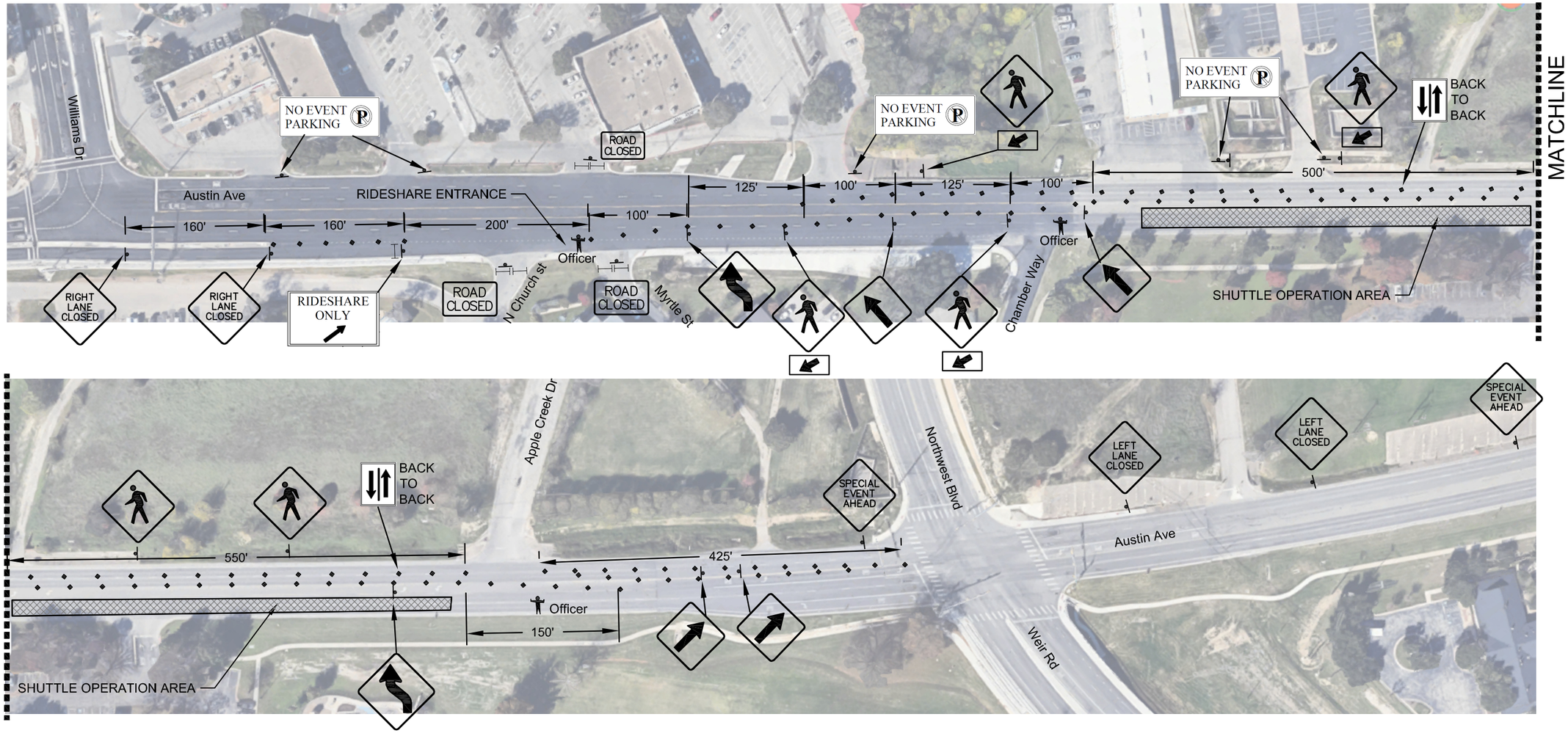
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LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN



RIGHT LANE CLOSED			ROAD CLOSED		SPECIAL EVENT AHEAD
W20-5 48"x 48"	CW1-6aT	CW1-4L 36"x 36"	R11-2 W/TYPE III BARRICADE 48 X 30	Officer	CW20-7 SPEC 36"x 36"

PHASE 3:
SET: APR 18
@ 12:01 AM
REMOVE: APR 20
@ 5AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

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LICENSED
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RANDELL J. SMITH, PE 3.3.2026

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RR CONTRACTOR:
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JOB NUMBER: TCP26023

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2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

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TRAFFIC CONTROL PLAN
PHASE 3
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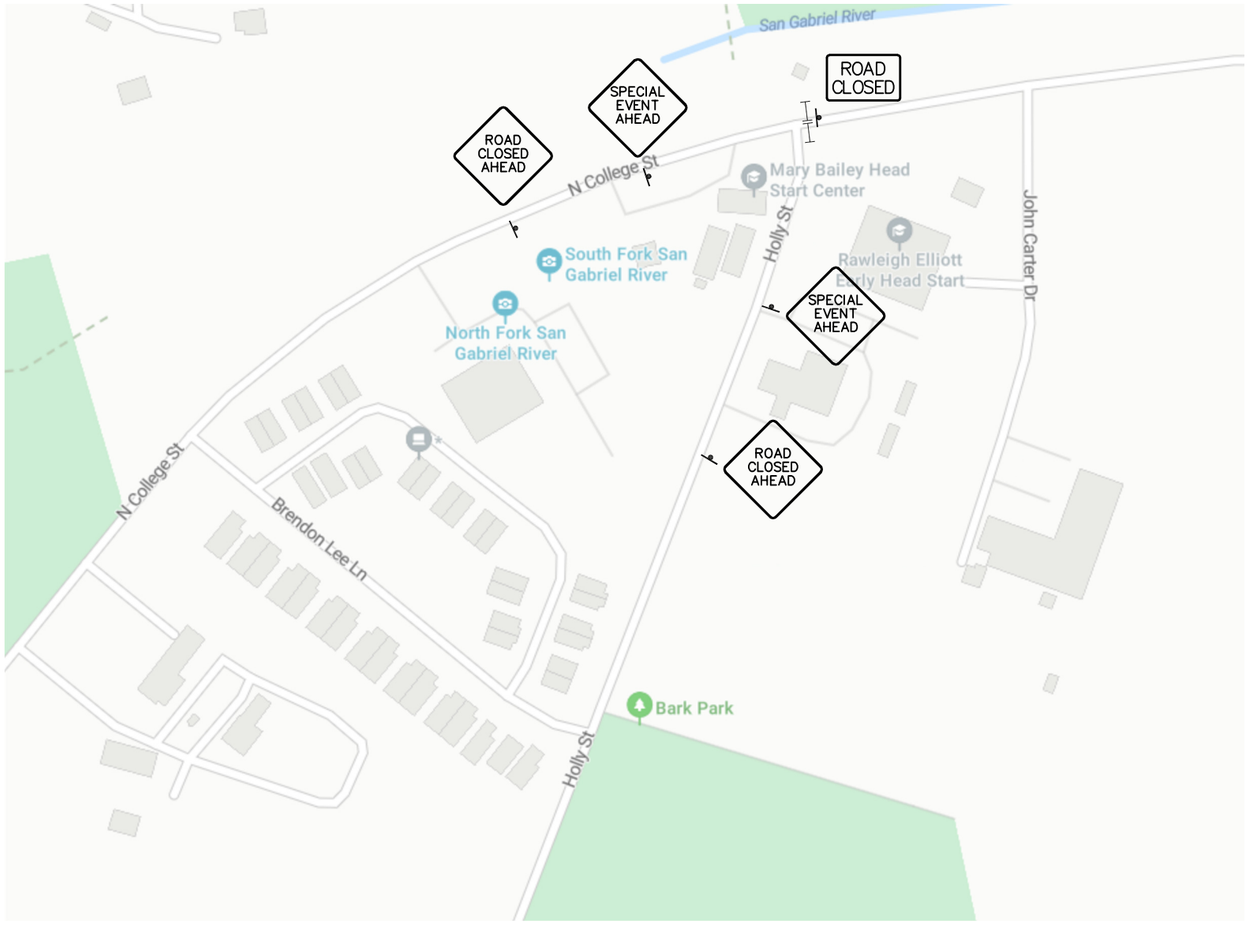
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LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN



TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

PHASE 3:
SET: APR 18
@ 12:01 AM
REMOVE: APR 20
@ 5AM

ROAD CLOSED	SPECIAL EVENT AHEAD	ROAD CLOSED AHEAD
R11-2 W/TYPE III BARRICADE 48 X 30	CW20-7 SPEC 36"x 36"	CW20-3D 36"x 36"

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

DESIGNED BY: RJS
RR CONTRACTOR:
DETOUR CONT: ROADSAFE
DATE : FEB 2026
JOB NUMBER: TCP26023

RJS CIVIL ENGINEERING, LLC
RANDELL J. SMITH, PE
200 RANCHETTE CT
BRYAN, TX 77808
(210) 378-2193
RJSCIVILENGINEERING@GMAIL.COM
REGISTRATION #F-14130

2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
PHASE 3
GEORGETOWN, TX

TCP NOTES:

1. IF APPLICABLE OR IF REQUIRED, PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) WILL BE PLACED NO LESS THAN 7 DAYS PRIOR TO CONSTRUCTION ON OR NEAR ROADWAY. SEE BELOW FOR PCMS MESSAGES.
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7. ONLY PRODUCTS APPROVED BY TXDOT, CITY OR COUNTY OFFICIALS SHALL BE USED.
8. ROAD CLOSURE MAY BE MOVED ALONG MORROW ST AS NEEDED FOR EVENT PRODUCTION AND PARK ACCESS TO THE PUBLIC

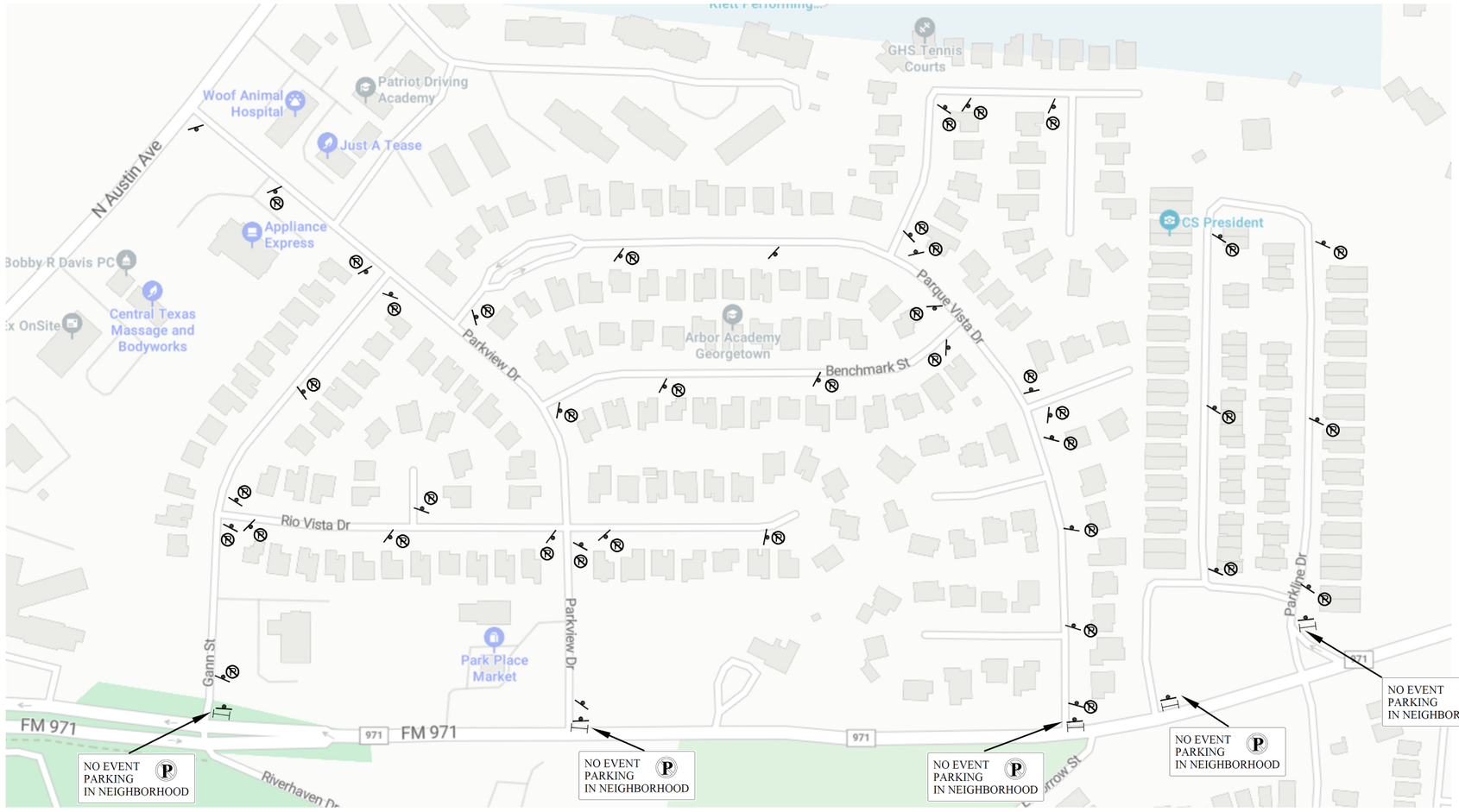
Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1

LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN



THIS BLOCK THIS SIDE OF STREET

SET SIGNS BY APR 16 @ 9AM ®

NO PARKING SIGNS:
SET: APR 16
REMOVE: APR 20

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
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PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

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2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
"NO PARKING"
GEORGETOWN, TX

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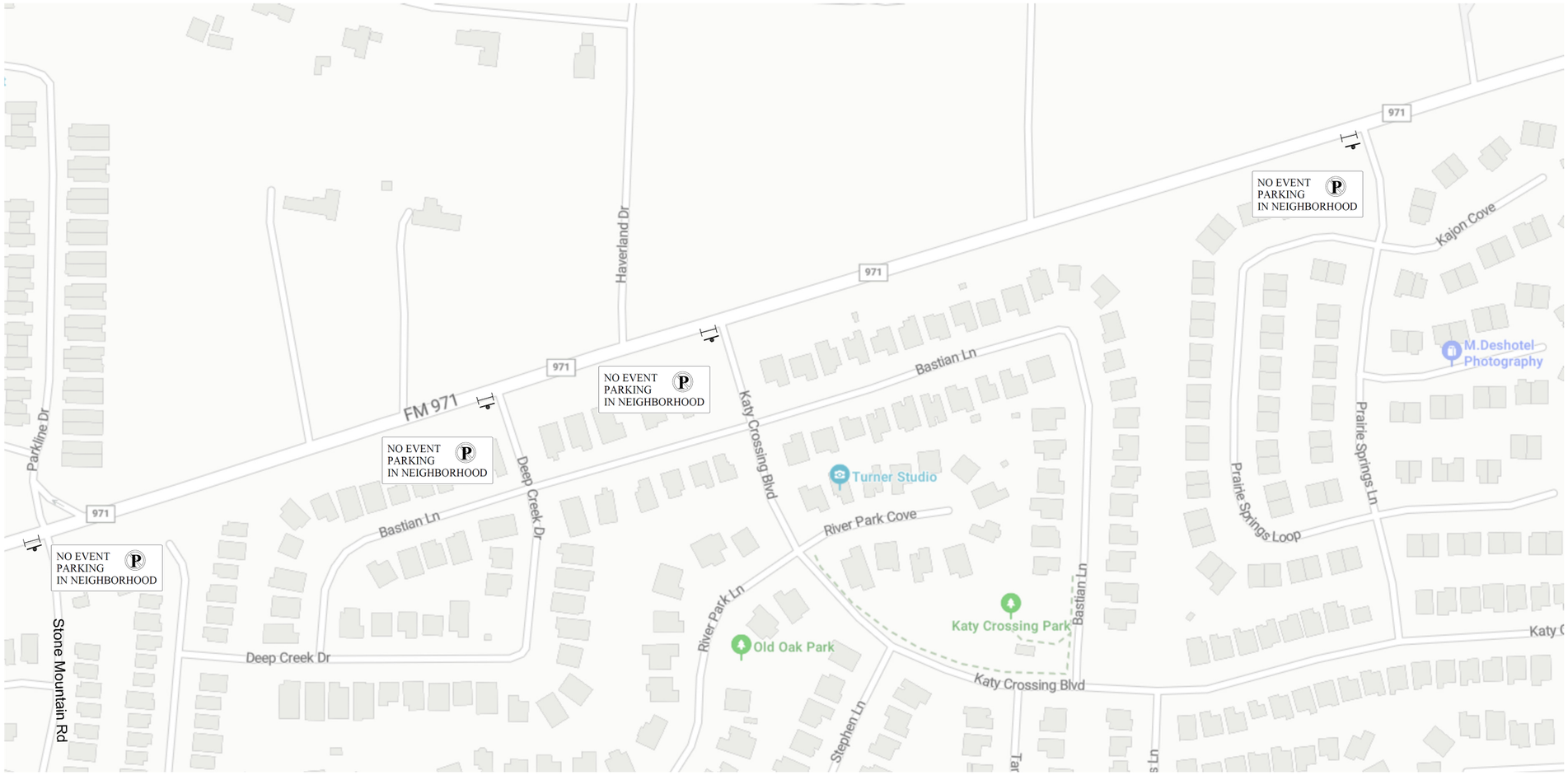
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- SHUTTLE AREA
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- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN



ROAD CLOSED	SPECIAL EVENT AHEAD	ROAD CLOSED AHEAD
R11-2 W/TYPE III BARRICADE 48 X 30	CW20-7 SPEC 36"x 36"	CW20-3D 36"x 36"

NO PARKING SIGNS:
SET: APR 17 BY 8AM
REMOVE: APR 20

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
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2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
"NO PARKING"
GEORGETOWN, TX

TCP NOTES:

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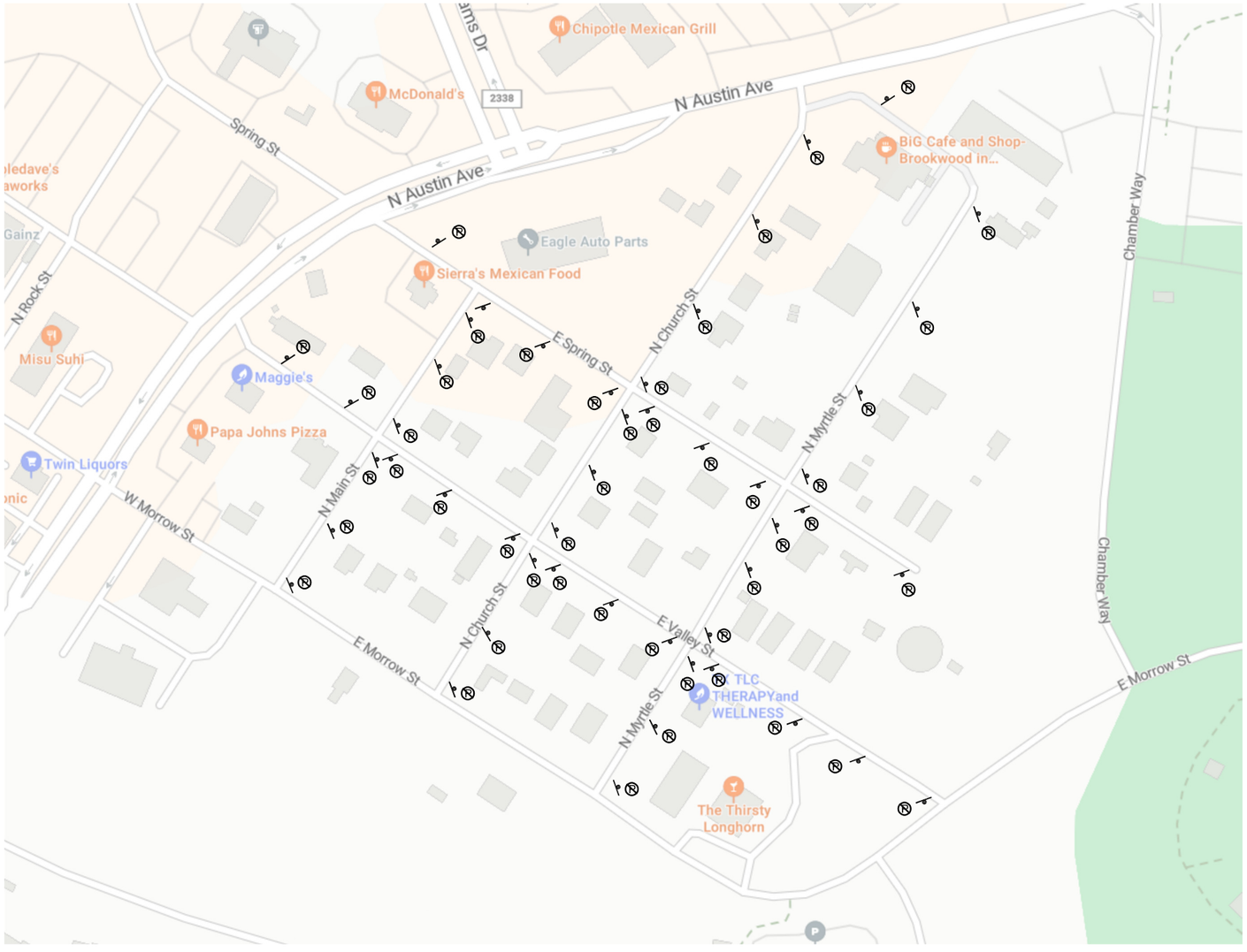
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Taken from Texas MUTCD Table 6C-1

LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
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- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN



THIS BLOCK THIS SIDE OF STREET

SET SIGNS BY Ⓡ
APR 16 @ 9AM

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SET: APR 16
REMOVE: APR 20

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
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RANDELL J. SMITH, PE 2.26.2026

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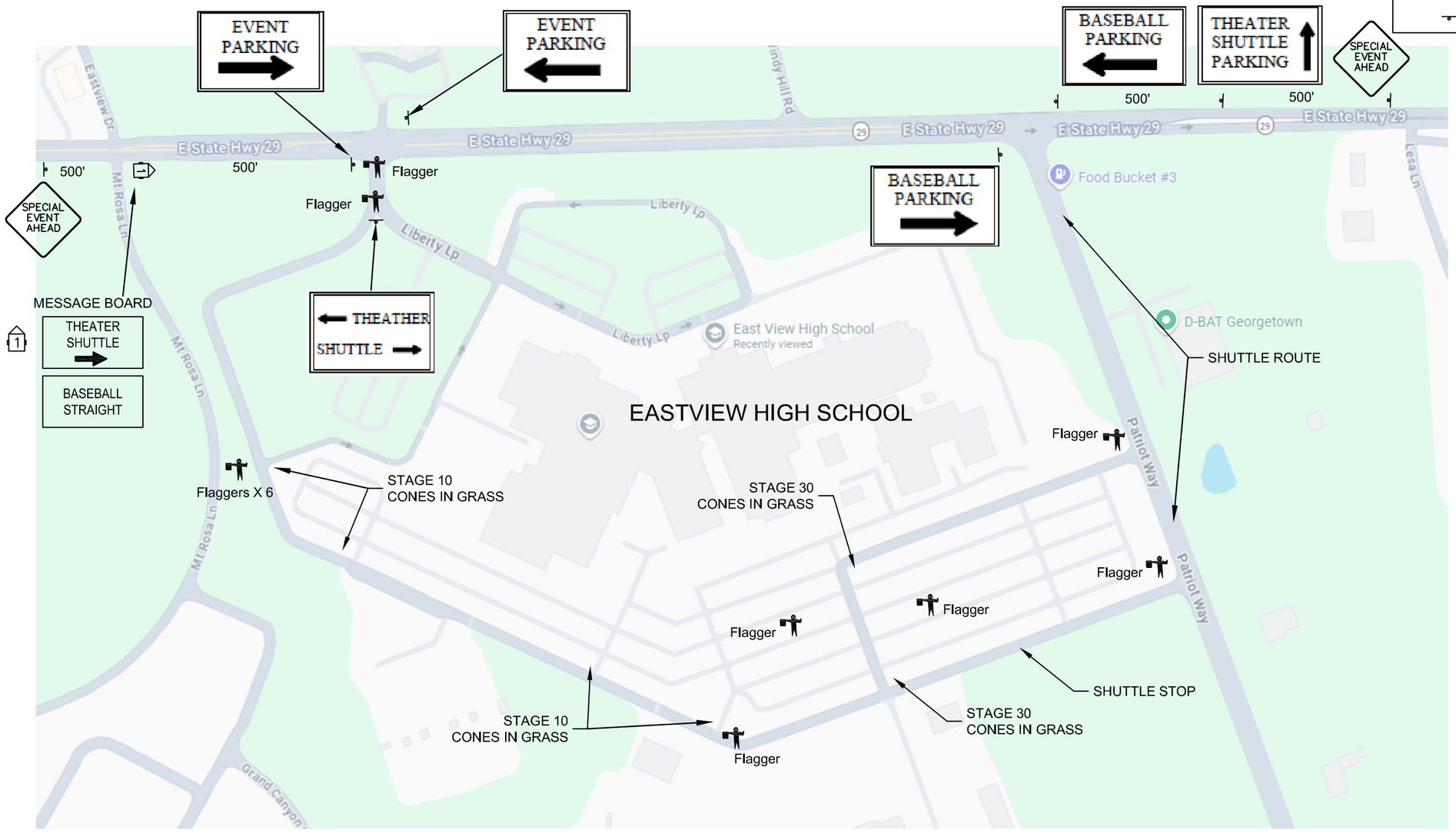
2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
"NO PARKING"
GEORGETOWN, TX

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LEGEND

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25	100'
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60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1

SPECIAL EVENT AHEAD
CW20-7 SPEC
36"x 36"

Flagger

EASTVIEW HIGH SCHOOL
SET: APR 17 @ 12:01 AM
REMOVE: APR 20 @ 6 AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
110317
LICENSED
PROFESSIONAL ENGINEER
RANDELL J. SMITH, PE 2.26.2026

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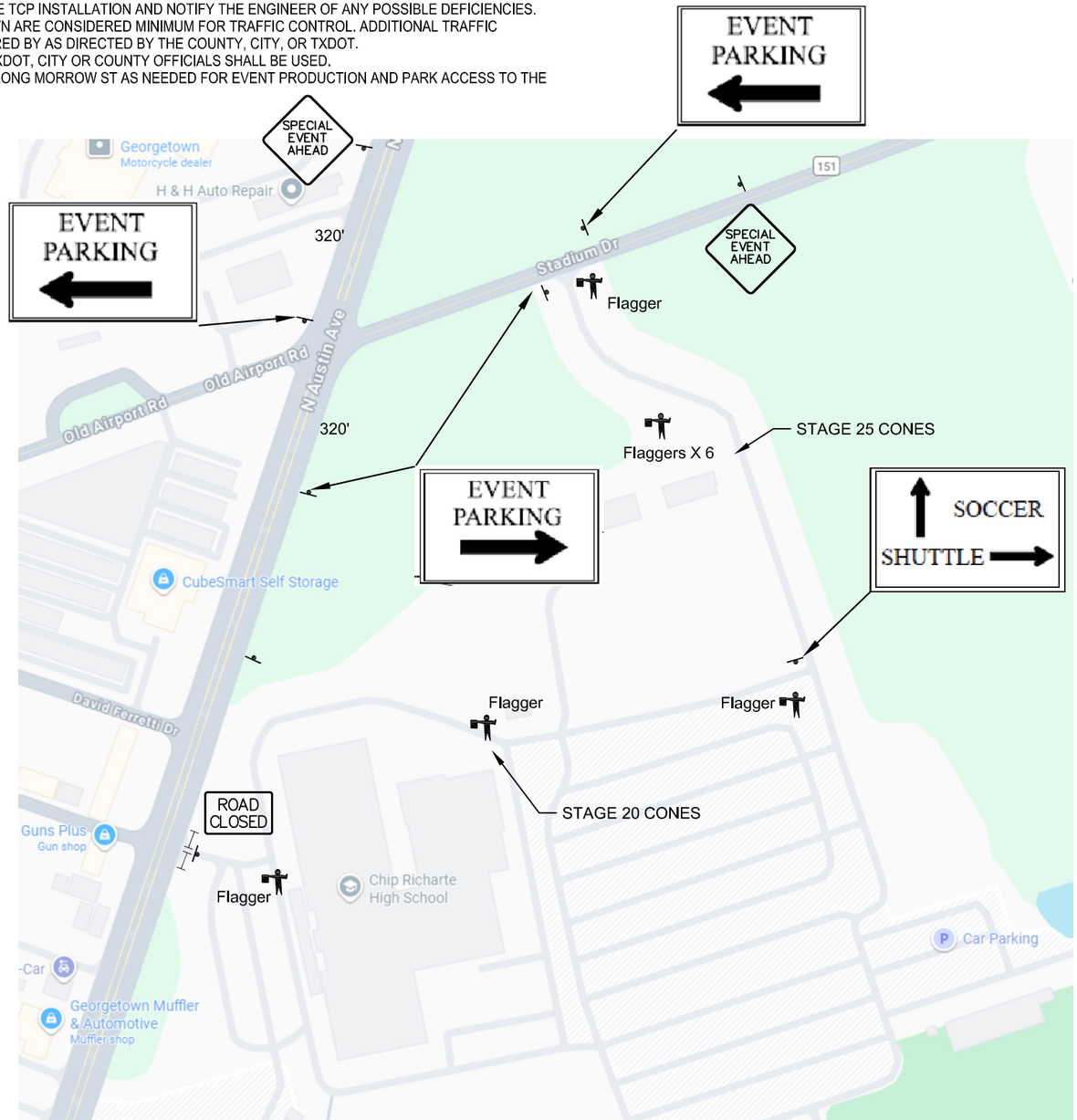
2012 RJS CIVIL ENGINEERING

SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
EASTVIEW HIGH SCHOOL
GEORGETOWN, TX

TCP NOTES:

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MATCHLINE - SEE SHEET 16

LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C-1

SPECIAL EVENT AHEAD	Flagger	ROAD CLOSED
CW20-7 SPEC 36"x 36"		R11-2 W/TYPE III BARRICADE 48 X 30

GEORGETOWN HIGH SCHOOL
SET: APR 17 @ 12:01 AM
REMOVE: APR 20 @ 6 AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
RANDELL J. SMITH
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RANDELL J. SMITH, PE 2.26.2026

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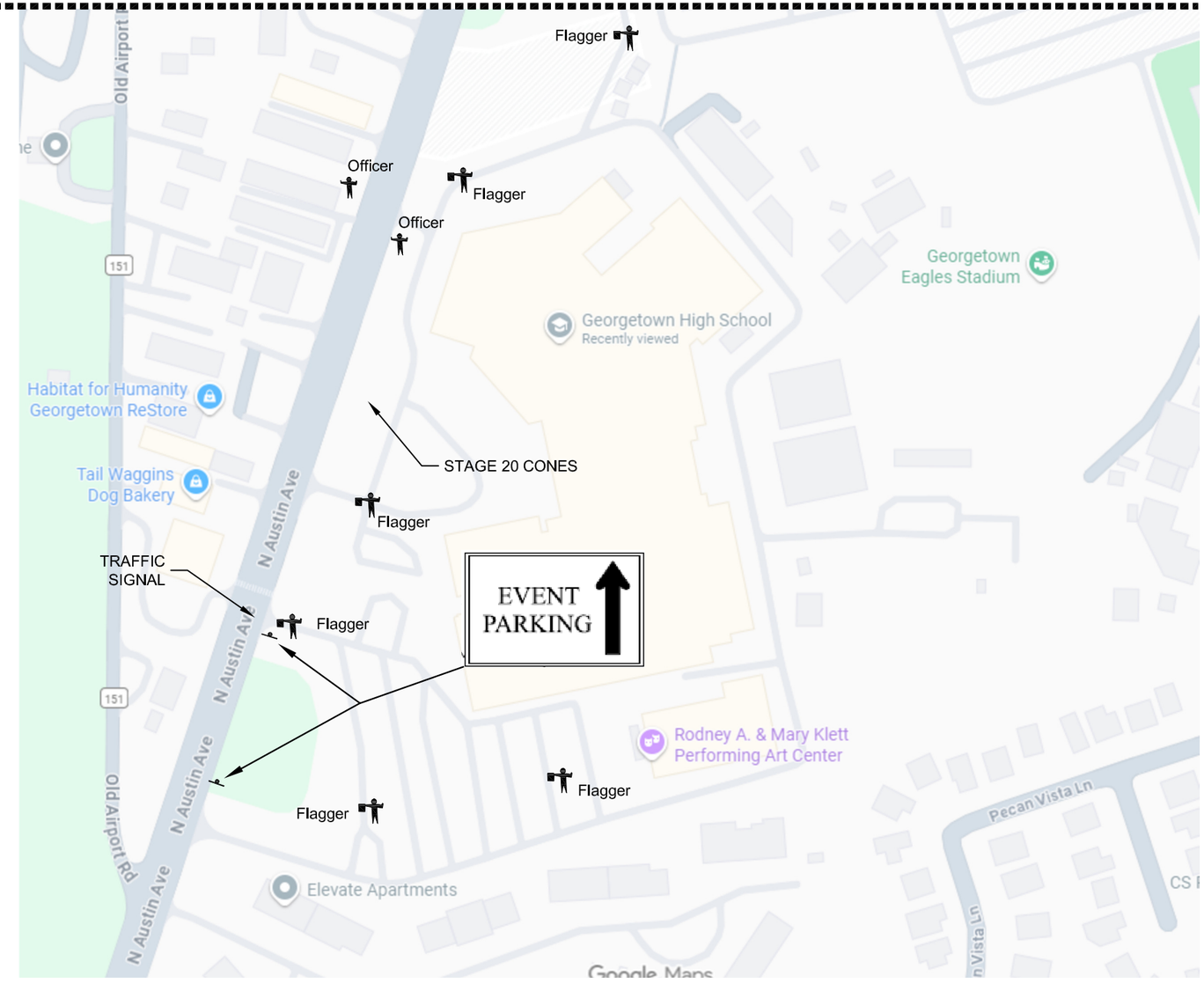
SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
GEORGETOWN HIGH SCHOOL
GEORGETOWN, TX

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MATCHLINE - SEE SHEET 15



LEGEND

- DETOUR ROUTE
- SHUTTLE AREA
- DETOUR TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TYPE III BARRICADES
- RAILROAD TRACKS
- DETOUR SIGN

Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
40	240'
45	320'
50	400'
55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C–1

SPECIAL EVENT AHEAD	Flagger	ROAD CLOSED	Officer
CW20-7 SPEC 36"x 36"		R11-2 W/TYPE III BARRICADE 48 X 30	

GEORGETOWN HIGH SCHOOL
SET: APR 17 @ 12:01 AM
REMOVE: APR 20 @ 6 AM

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
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LICENSED
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SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
GEORGETOWN HIGH SCHOOL
GEORGETOWN, TX

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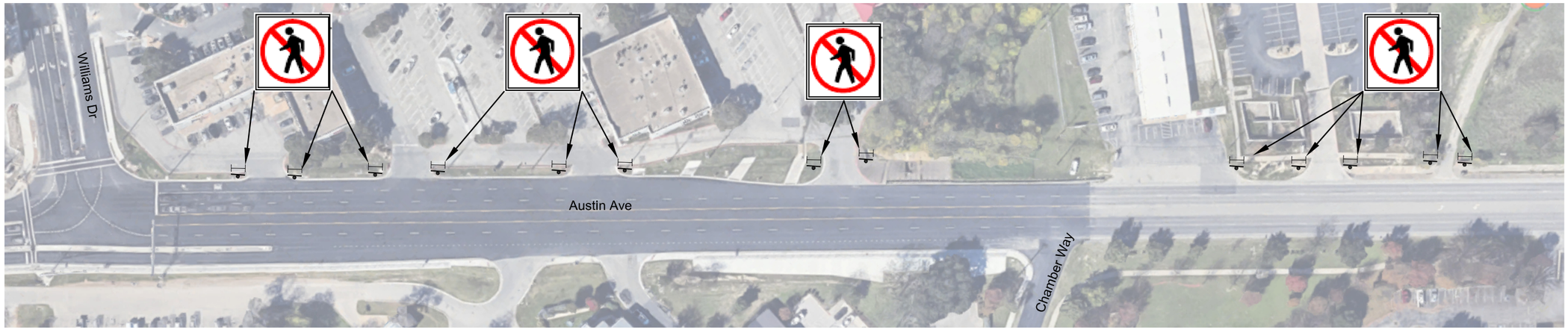
LEGEND

- DETOUR ROUTE
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Advance Warning Sign Spacing

Posted Speed	Sign Spacing
25	100'
30	120'
35	160'
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55	500'
60	600'
65	700'
70	800'
75	900'

Taken from Texas MUTCD Table 6C–1



R9-3
36"x 36"

NO PEDESTRIANS
SET: APR 17 @ 12:01 AM
REMOVE: APR 20

TEXAS TWO STEP INN
SAN GABRIEL PARK
GEORGETOWN, TEXAS
APRIL 18-19, 2026

STATE OF TEXAS
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SCALE: N.T.S.

TEXAS TWO STEP INN
TRAFFIC CONTROL PLAN
NO PEDESTRIANS
GEORGETOWN, TX

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution - Nomination of Compal USA Technology Inc. for the Texas Enterprise Zone Program

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution nominating Compal USA Technology Inc. for the Texas Enterprise Zone Program -- Cameron Goodman, Economic Development Director

ITEM SUMMARY:
The Texas Enterprise Zone program is an incentive program offered by the State of Texas. This resolution of support is a required step in the application process that companies must complete to be considered for approval in this state program. This resolution of support and the enterprise program would not involve the use of city funds. Participation in this program would not reduce the amount of city sales taxes that are collected in connection with this project.

The Texas Enterprise Zone Program is a state sales and use tax refund program designed to encourage private investment and job creation. Local communities must nominate a business for enterprise project designation to be considered to receive state sales and use tax refunds on qualified expenditures.

An enterprise project is eligible for a refund of the taxes imposed by the Texas Tax Code on all taxable items purchased for use at the qualified business site related to the project or activity during the designation period.

Companies must contribute information in the application packet, meet minimum capital investment thresholds and create and/or retain jobs that employ a certain percentage of economically disadvantaged individuals, enterprise zone residents or veterans. The amount of refund is related to the capital investment and jobs created at a qualified business site.

Eligibility Details

1. Jobs counted for benefit must have an average weekly wage which meets or exceeds the average county weekly wage in the county which the qualified business site is located.
2. Each community has a limited number of designations available per biennium; communities with a population at or above 250,000 have 9 designations available per biennium, while communities with a population of less than 250,000 have 6 designations available.
3. Employment (new and retained jobs) and capital investment commitments must be met prior to the expiration of the designation period.
4. A company must first pay the applicable state sales and use tax on qualified expenditures to receive a refund of those taxes.
5. The percentage of a project's new employees who must meet economically disadvantaged, enterprise zone residency, or veteran requirement varies depending on whether the qualified business site is located inside or outside of an Enterprise Zone - state-designated area with economically depressed conditions.
    i. If located within a Zone, 25% of the company's new employees at the qualified business

site must meet economically disadvantaged, enterprise zone residency or veteran requirements.

ii. If located outside a Zone, 35% of the company's new employees at the qualified business site must meet economically disadvantaged, enterprise zone residency, or veteran requirements.

6. Only full-time jobs qualify for EZP award consideration.
7. Jobs must be maintained through the end of the designation period, or for at least 3 years after the date on which tax benefits are received, whichever is later.

FINANCIAL IMPACT:
N/A - No cost to the City of Georgetown

SUBMITTED BY:
Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:
Georgetown Compal USA Technology Inc Resolution Enterprise Zone project 4936-0444-0980 v.1 (002).pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, NOMINATING COMPAL USA TECHNOLOGY INC., A TEXAS CORPORATION, FOR A TEXAS ENTERPRISE ZONE PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE;

WHEREAS, the City of Georgetown, Texas ("City") has previously passed Ordinance No. 2004-48 adopted August 24, 2004, electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this Resolution are the same on this date as were outlined in Ordinance No. 2004-48; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("EDC") through the Economic Development Bank ("Bank") will consider Compal USA Technology Inc., a Texas corporation, as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Compal Electronics, a Texas corporation, has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Compal USA Technology Inc., a Texas corporation meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Compal USA Technology Inc., a Texas corporation, is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone and at least twenty-five percent (25.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and

3. The designation of Compal USA Technology Inc., a Texas corporation, as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that Compal USA Technology Inc., a Texas corporation, meets the criteria for tax relief and other incentives adopted by the City and nominates Compal USA

Technology Inc. for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City Council finds that it is in the best interest of the public to nominate Compal USA Technology Inc. as an enterprise project pursuant to the Act;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

Section 1. The meeting at which this resolution was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3: Compal USA Technology Inc., a Texas corporation is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

Section 4: The enterprise project shall take effect on the date of designation of the enterprise project by the agency and terminate five (5) years after the designation.

Section 5: All resolutions that conflict with the provisions of this resolution are hereby repealed, and all other resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

Section 6: If any provision of this resolution, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this resolution, which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are hereby declared to be severable.

Section 7: The Mayor is hereby authorized to sign this resolution and the City Secretary to attest. This resolution shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on the _____of _____, 2026.

ATTEST:

_____
Robyn Densmore, City Secretary

THE CITY OF GEORGETOWN:

_____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution - ETJ Disannexation - Asphalt Inc, LLC - 536.729 Acres

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 536.729 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcels R641800, R408145, R326339, R484894 and R337841 and owned by Asphalt Inc, LLC -- Michael Charles, Real Estate Services Coordinator

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Michael Charles, City Attorney's Office/ Real Estate

ATTACHMENTS:
Res_ETJ_Release_Asphalt Inc LLC_Ronald Reagan_536 AC wExhibits.pdf
Asphalt Inc LLC Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 536.729 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCELS R641800, R408145, R326339, R484894 AND R337841, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 5, 2026, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 536.729 acre tract of land in the J.A.F. Gravis Survey (the "Petition"), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to Subchapter D of Chapter 42 of Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City's ETJ; and

WHEREAS, the City Secretary has reviewed the Petition and confirmed that it meets the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The City Council of the City of Georgetown, Texas ("**City Council**"), does hereby find that the forgoing recitals are true and correct and adopts the recitals by this reference for all purposes.

SECTION 2. To the extent required by state law, the City Council does hereby adjust the boundaries and limits of the ETJ of the City of Georgetown, Texas, such that the ETJ of the City of Georgetown, Texas, shall be and is hereby adjusted to release and remove the Area subject to the Petition, as such Area is more particularly described and depicted in Exhibit B attached hereto and incorporated herein by reference, from the ETJ of the City of Georgetown, Texas.

SECTION 3. The City Council is not consenting to this reduction of its ETJ except as required by state law.

SECTION 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Georgetown, Texas, on the _____ day of _____, 2026.

CITY OF GEORGETOWN, TEXAS

By:_____
Josh Schroeder, Mayor

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

Exhibit A to Resolution

Petition

WESTWARD
Environmental. Engineering. Natural Resources.

RECEIVED
DEC 16 2025
CITY SEC.

December 2, 2025

Ms. Robyn Densmore
Georgetown City Secretary
808 Martin Luther King Jr. St
Georgetown, Tx

Subject: **Asphalt Inc., LLC – Ronald Reagan Quarry 2**
SB 2038 Petition
Release of area by petition of landowner from Extraterritorial Jurisdiction

Dear Ms. Densmore,

Asphalt Inc. owns the following parcels located on Ronald Reagan Blvd and County Road 239, Georgetown in Williamson County, Texas (Williamson County Property ID's: R641800, R408145, R326339, R484894, R337841.

Asphalt Inc., LLC represents a majority in value title holder of the land described in this petition. The legal descriptions per Williamson County CAD records are as follows:

WCAD ID No. R641800: AW0244 – Gravis, J.a.f. Sur. ACR 117.018 – Asphalt Inc., LLC
WCAD ID No. R408145: AW0244 – Gravis, J.a.f. Sur. ACR 52.253 – Asphalt Inc., LLC
WCAD ID No. R326339: AW0244 – Gravis, J.a.f. Sur. ACR 1.467 – Asphalt Inc., LLC
WCAD ID No. R484894: AW0244 – Gravis, J.a.f. Sur. ACR 281.817 – Asphalt Inc., LLC
WCAD ID No. R337841: AW0244 – Gravis, J.a.f. Sur. ACR 84.174 – Asphalt Inc., LLC

This letter is being provided to serve as a formal petition to release the subject property from the City of Georgetown Extraterritorial Jurisdiction (ETJ). This petition for release is allowed per Local Government Code (LGC), Chapter 42, Subchapter D, which was enacted by the by the Legislature of the State of Texas through Senate Bill 2038, effective September 1, 2023. Per LGC Section 42.101, the property is not located: within five miles of the boundary of a military base, in an area that was voluntarily annexed into the ETJ, within an ETJ of a municipality with a population of more than 1.4 million, in an area designated as an industrial district under Section 42.044, or in an area subject to a strategic partnership agreement entered into under Section 43.0751.

As the President of Asphalt Inc., I have full authority to sign on behalf of the holder of title of the land as required by LGC Section 42.104(a)(2). As required by LGC Section 42.104(d), attached are copies of the Williamson County CAD Property Details, recent property surveys, and special warranty deeds containing metes and bounds descriptions of each parcel.

Owner's Contact Information:
Asphalt Inc., LLC
11675 Jollyville Road, Suite 150
Austin Texas 78759
Contact Information: Thomas Playfair
[redacted]

Engineer's Contact Information:
Westward Environmental, Inc.
Attn: Curt Campbell, PE
4 Shooting Club Rd
Boerne, TX 78006
[redacted]

Respectfully Submitted,

Thomas Playfair

Date of signature: 12-3-25
Thomas Playfair – birth date [redacted]
President
Asphalt Inc., LLC
Residence address: [redacted]

Attachments: Williamson County CAD Property Details & Maps
Deeds and/or Surveys

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

INDUSTRIAL ASPHALT, LLC, a Texas limited liability company, hereinafter referred to as "**Grantor,**" whether one or more, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to ASPHALT INC., LLC, a Texas limited liability company, hereinafter referred to as "**Grantee,**" whether one or more, whose address is 11675 Jollyville Rd., 150, Austin, Texas 78759, all of the following described real property situated in Williamson County, Texas, together with all improvements and fixtures thereon that are owned by Grantor, if any (the "**Property**"):

See **Exhibit "A"**, which is attached hereto and incorporated herein by reference;

This conveyance is expressly made by Grantor and accepted by Grantee subject to the easements, restrictions, and other encumbrances specified in **Exhibit "B"** attached hereto and incorporated herein by reference, to the extent same are now in force and affect the Property (the "**Permitted Exceptions**").

For the same consideration expressed above, in addition to the Property, Grantor grants and conveys all interests of Grantor, if any, in: (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, whether owned or claimed by deed, limitations, or otherwise; (ii) any part of the Property lying in or under the bed of any creek, stream, or waterway, or submerged lands and /or land that is subject to tidal influence; (iii) any land under any highway, street, road, avenue, right-of-way, easement, lane or alley, open or proposed, in, on, across or immediately adjacent to the Property; (iv) any and all rights-of-way, rights of ingress and egress, or other interests, on or to any land, highway, street, road, avenue, right-of-way, easement, lane or alley, abutting, adjoining, serving or benefiting the Property; and, (v) Grantor's rights, if any, to the oil, gas, and other minerals in, on, or under the Property;

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the above-named Grantee and Grantee's successors and assigns forever. Grantor does bind Grantor and Grantor's successors and assigns to WARRANT AND DEFEND, all and singular, the said Property unto said Grantee and

Grantee's successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Taxes for the current year have been prorated between the parties and are hereby assumed by Grantee.

This Deed may be executed in multiple counterparts.

[Remainder of Page Intentionally Left Blank]

Dated this 17th day of November, 2023.

INDUSTRIAL ASPHALT, LLC,
a Texas limited liability company

By _____
Name: JEFFREY N PERKINS
Title: PRESIDENT

STATE OF COLORADO §
CITY AND COUNTY OF DENVER §

This instrument was acknowledged before me on this 17th day of November, 2023, by Jeffrey Perkins, in his/her capacity as President of Industrial Asphalt, LLC, a Texas limited liability company, for and on behalf of said limited liability company.

MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 02-27-2025
Notary ID 131022855

_____
Notary Public in and for the
State of Texas
Printed Name: Michelle Garcia
My Commission Expires: 02-27-2025

AFTER RECORDING RETURN TO:

ASPHALT INC., LLC
11675 Jollyville Rd., 150

Austin, Texas 78759

Attn: Josh Condon

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:

BEING 365.991 ACRES OF LAND LOCATED IN THE J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 281.89 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093772, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.) BEING ALL OF THAT CERTAIN CALLED 84.174 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093521, O.P.R.W.C.T., SAID 365.991 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:, (ALL BEARINGS RECITED HEREIN ARE BASED ON THE MONUMENTED EAST LINE OF THE SAID 281.89 ACRES);

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 281.89 ACRES, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 7.00 ACRES CONVEYED TO CYNTHIA DIANE REID BY DEED RECORDED IN DOCUMENT NO. 1999027081, O.P.R.W.C.T. AND BEING IN THE NORTH RIGHT OF-WAY LINE OF COUNTY ROAD 239;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE SOUTH LINES OF THE SAID 281.89 ACRES AND THE SAID 84.174 ACRES, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S 71° 23' 54" W, A DISTANCE OF 642.19 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID 281.89 ACRES AND BEING THE SOUTHEAST CORNER OF THE SAID 84.174 ACRES;

2) S 70° 15' 14" W, A DISTANCE OF 657.26 FEET TO A 40 PENNY NAIL FOUND AT AN 8" ELM TREE;

3) S 72° 55' 09" W, A DISTANCE OF 185.39 FEET TO A 40 PENNY NAIL FOUND;

4) S 70° 44' 51" W, A DISTANCE OF 820.18 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE SAID 84.174 ACRES, BEING THE SOUTHEAST CORNER OF THAT CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T. AND BEING THE SOUTHEAST CORNER

OF THAT CERTAIN REMAINDER OF A 100 ACRE TRACT CONVEYED TO CHARLES KNIGHT BY DEED RECORDED IN VOLUME 2726, PAGE 429, O.P.R.W.C.T.;

THENCE, N 18° 59' 53" W, ALONG THE EAST LINE OF THE SAID 5.00 ACRES, THE EAST LINE OF THE SAID 100 ACRES AND A LOWER WEST LINE OF THE SAID 84.174 ACRES, AT 188.77 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T. AT 406.61 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 1.00 ACRE TRACT, AT 870.77 PASS THE CALCULATED NORTHEAST CORNER OF THE SAID 5.00 ACRES, IN ALL A TOTAL DISTANCE OF 2134.82 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 100 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 84.174 ACRES;

THENCE, S 71° 02' 35" W, A DISTANCE OF 466.07 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE SAID 84.174 ACRES AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 96.44 ACRES CONVEYED TO JOHN R. THOMAS BY DEED RECORDED IN DOCUMENT NO. 2003032756. O.P.R.W.C.T.;

THENCE, ALONG THE WEST LINE OF THE SAID 84.174 ACRES, THE WEST LINE OF THE SAID 281.89 ACRES AND THE EAST LINE OF THE SAID 96.44 ACRES, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1) N 18° 58' 58" W, A DISTANCE OF 456.82 FEET TO A 40 PENNY NAIL FOUND AT A 24" LIVE OAK;

2) N 18° 55' 03" W, A DISTANCE OF 175.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 84.174 ACRES AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE SAID 281.89 ACRES;

3) N 18° 41' 57" W, A DISTANCE OF 197.87 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET;

4) N 18° 47' 00" W, A DISTANCE OF 905.70 FEET TO A 40 PENNY NAIL FOUND AT AN 18" LIVE OAK;

5) N 19° 02' 46" W, A DISTANCE OF 444.98 FEET TO A 1/2" IRON ROD FOUND;

6) N 18° 33' 13" W, A DISTANCE OF 18.30 FEET TO A 60 D NAIL FOUND IN A FENCE POST FOR THE NORTHEAST CORNER OF THE SAID 96.44 ACRES AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 502.38 ACRES CONVEYED TO COBB

SPRINGS RANCH, LTD. BY DEED RECORDED IN DOCUMENT NO. 199838600, O.P.R.W.C.T.;

7) S 71° 27' 58" W, A DISTANCE OF 9.06 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR CORNER;

8) N 04° 45' 04" W, A DISTANCE OF 21.54 FEET TO A 40 PENNY NAIL FOUND AT A TREE;

9) N 21° 20' 44" W, A DISTANCE OF 261.10 FEET TO A 60 D NAIL SET AT AN 8" LIVE OAK;

10) N 17° 14' 16" W, A DISTANCE OF 82.88 FEET TO A 40 PENNY NAIL FOUND AT A 12' ELM;

11) N 20° 56' 04" W, A DISTANCE OF 230.27 FEET TO A 60 D NAIL SET AT A 12" ELM

12) N 18° 28' 16" W, A DISTANCE OF 35.52 FEET TO A 60 D NAIL SET AT A 16" ELM

13) N 16° 16' 22" W, A DISTANCE OF 78.10 FEET TO A 40 PENNY NAIL FOUND AT AN 8" LIVE OAK;

14) N 18° 04' 41" W, A DISTANCE OF 208.05 FEET TO A 40 PENNY NAIL FOUND AT AN 28" LIVE OAK;

15) N 20° 03' 58" W, A DISTANCE OF 229.70 FEET TO A 40 PENNY NAIL FOUND AT AN 12" LIVE OAK;

16) N 15° 55' 56" W, A DISTANCE OF 191.22 FEET TO A 40 PENNY NAIL FOUND AT AN 8" LIVE OAK;

17) N 17° 34' 09" W, A DISTANCE OF 97.36 FEET TO A 40 PENNY NAIL FOUND AT A 10" ELM;

18) N 19° 22' 20" W, A DISTANCE OF 476.58 FEET TO A 40 PENNY NAIL FOUND AT A 6" CEDAR;

19) N 21° 26' 48" W, A DISTANCE OF 139.71 FEET TO A 60 D NAIL SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THE SAID 281.89 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 502.38 ACRES;

THENCE, ALONG THE NORTH LINE OF THE SAID 281.89 ACRES AND A LINE OF THE SAID 502.38 ACRES, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N 70° 29' 36" E, A DISTANCE OF 259.19 FEET TO A 40 PENNY NAIL FOUND AT A 7" ELM;

2) N 71° 56' 51" E, A DISTANCE OF 457.31 FEET TO A 40 PENNY NAIL FOUND AT A 10" CEDAR;

3) N 68° 07' 41" E, A DISTANCE OF 98.72 FEET TO A 40 PENNY NAIL FOUND AT A 12" CEDAR;

4) N 70° 48' 20" E, A DISTANCE OF 259.39 FEET TO A 40 PENNY NAIL FOUND AT A 16" ELM;

5) N 72° 03' 16" E, A DISTANCE OF 494.27 FEET TO A 40 PENNY NAIL FOUND AT A 16" LIVE OAK;

6) N 73° 09' 14" E, A DISTANCE OF 72.89 FEET TO A 40 PENNY NAIL FOUND;

7) N 71° 19' 15" E, A DISTANCE OF 440.35 FEET TO A 60 D NAIL FOUND FOR THE NORTHEAST CORNER OF THE SAID 281.89 ACRES AND BEING A CORNER OF THE SAID 502.38 ACRES;

THENCE, S 18° 22' 20" E, A DISTANCE OF 1042.76 FEET TO W IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR AN INTERIOR CORNER HEREIN;

THENCE, N 71° 24' 03" E, A DISTANCE OF 271.74 FEET TO A 40 PENNY NAIL FOUND AT A 24" LIVE OAK;

THENCE, N 72° 18' 08" E, A DISTANCE OF 437.14 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING FOR THE MOST EASTERLY NORTHEAST CORNER OF THE SAID 281.89 ACRES AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 148.36 ACRES CONVEYED TO JACKSON T. STILES, TRUSTEE, BY DEED RECORDED IN DOCUMENT NO. 199973466, O.P.R.W.C.T.;

THENCE, S 19° 00' 00" E, (BEARING BASIS), ALONG THE COMMON LINE BETWEEN SAID 281.89 ACRES, THE SAID 148.36 ACRES AND THE AFOREMENTIONED 7.00 ACRE CYNTHIA DIANE REID TRACT, A DISTANCE OF 5314.60 FEET TO THE POINT OF BEGINNING, CONTAINING 365.991 ACRES OF LAND, MORE OR LESS.

<u>TRACT 2:</u>

BEING 53.720 ACRES OF LAND LOCATED IN THE I.A.F. GRAVES SURVEY, ABSTRACT NO. 244, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 100 ACRES CONVEYED TO CHARLES D. KNIGHT, BY DEED RECORDED IN VOLUME 2726, PAGES 429-432, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); BEING ALL OF THAT CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T., BEING ALL OF THAT CERTAIN 1.00 ACRE TRACT AND A 0.467 ACRE PASSAGE EASEMENT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T., SAID 53.720 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS RECITED HEREIN ARE BASED ON THE MONUMENTED EAST LINE OF THE SAID 100 ACRES);

BEGINNING AT 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 53.720 ACRES, BEING THE SOUTHEAST CORNER OF THAT CERTAIN 26.00 ACRES CONVEYED TO COBRA STONE, INC., BY DEED RECORDED IN DOCUMENT NO. 2006072163, O.P.R.W.C.T. AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239, A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 100 ACRES BEARS S 71° 08' 17" W. 931.29 FEET";

THENCE N 18° 29' 39" W, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF THE SAID 53.720 AND THE WEST LINE OF THE SAID 26.00 ACRES A DISTANCE OF 2142.90 FEET TO AN IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID 53.720 ACRES; THE NORTHEAST CORNER OF THE SAID 26.00 ACRES AND BEING IN THE SOUTH LINE OF THAT CERTAIN 96.44 ACRES CONVEYED TO JOHN R. THOMAS BY DEED RECORDED IN DOCUMENT NO. 2003032756, O.P.R.W.C.T.;

THENCE, ALONG THE NORTH LINE OF THE SAID 100 ACRES, AND THE SOUTH LINE OF THE SAID 96.44 ACRES, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N 77° 17' 44" E, A DISTANCE OF 16.91 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET;

2) N 71° 11' 51" E, A DISTANCE OF 230.05 FEET TO A 60 D NAIL FOUND;

3) N 70° 30' 09" E, A DISTANCE OF 60.43 FEET TO A 60 D NAIL FOUND;

4) N 73° 34' 35" E, A DISTANCE OF 48.42 FEET TO 60 D NAIL FOUND;

5) N 71° 57' 44" E, A DISTANCE OF 263.59 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THAT CERTAIN 84.174 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093521, O.P.R.W.C.T. AND BEING THE SOUTHEAST CORNER OF THE SAID 96.44 ACRES;

THENCE N 71° 02' 35" E, CONTINUING ALONG THE NORTH LINE OF SAID 100 ACRES, A DISTANCE OF 466.07 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 53.720 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 84.174 ACRES;

THENCE, S 18° 59' 53" E, ALONG THE EAST LINE OF THE SAID 100 ACRES, AND THE LOWER WEST LINE OF THE SAID 84.174 ACRES, AT 1264.04 FEET PASS THE CALCULATED NORTHEAST CORNER OF THE CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T., AT 1728.20 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T., AT 1946.04 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 1.00 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2134.82 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 100 ACRES AND BEING THE SOUTHWEST CORNER OF THE SAID 84.174 ACRES AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239, ALONG THE SOUTH LINE OF THE SAID 100 ACRES THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 70° 44' 55" W, A DISTANCE OF 140.93 FEET TO A 40 PENNY NAIL FOUND;

2) S 71° 07' 52" W, AT 58.98 FEET PASS A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE CERTAIN 50 FOOT WIDE PASSAGE EASEMENT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T, AT 109.00 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 50 FOOT WIDE PASSAGE EASEMENT, IN ALL A DISTANCE OF 854.19 FEET TO THE POINT OF BEGINNING, CONTAINING 53.720 ACRES OF LAND, MORE OR LESS.

TRACT 3:

Field notes of a 117.018-acre tract of land situated in Williamson County, Texas and being out of the J.A.F. Graves Survey, Abstract 244, and being part of that 147.88-acre tract out of that 155.36-acre tract described in deed to Cynthia Diane Reid, recorded in Document No. 2011075993, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the west line of said 155.36-acre tract, being the east line of a 365.991-acre tract described in Document No. 2011073348, being the southwest corner of this tract, said point being N 21° 19' 28" W. 1140.54 feet along the west line of said 155.36-acre tract from a 14" iron rod found at its intersection with the north line of Ronald Reagan Boulevard, at the southeast corner of said 365.991-acre tract.

Thence N 21° 19' 28" W. 4173.35 feet along the west line of said 155.36-acre tract, being the east line of said 365.991-acre tract, to a 1/2" iron rod with cap (G&R Surveying) found in the south line of a 50-acre tract described in Document No. 998038600, being a northeast corner of said 365.991-acre tract and being the northwest corner of said 155.36-acre tract and this tract.

Thence along the north line of said 155.36-acre tract, being the south line of said 50-acre tract, as follows:

N 69° 58' 02" E. 186.38 feet to a 15" Elm tree found at an angle point.

N 58° 07' 02" E. 13.17 feet to a 15" Elm tree found at an angle point.

N 69° 15' 32" E. 1075.88 feet to a 1/2" iron rod found at the northeast corner of said 155.36-acre tract and this tract, being the northwest corner of a 310.71-acre tract described in Document No. 98038601.

Thence S 21° 19' 28" E. 3799.90 feet along the east line of said 155.36-acre tract, being the west line of said 310.71-acre tract, to a 1/2" iron rod set at the southeast corner of this tract.

Thence across said 155.36-acre tract, as follows:

S 49° 04' 21" W. 284.87 feet to a 1/2" iron rod set at an angle point.

S 53° 55' 16" W. 1041.07 feet to the Place of Beginning and containing 117.018 acres of land according to a survey made on the ground.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

2. Rights of parties in possession.

3. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

4. Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.

5. Any and all matters which would be shown on a current, correct survey of the property.

6. Communications lines easement granted to GTE Southwest Incorporated, recorded in Clerk's File No. 9601157, of the Real Property Records of Williamson County, Texas. (Tract 1)

7. Communications lines easement granted to GTE Southwest Incorporated, recorded in Clerk's File No. 9818100, of the Real Property Records of Williamson County, Texas. (Tract 1)

8. Electric transmission and distribution and telephone line easement granted to Texas Power & Light Company, recorded in Volume 527, Page 527, of the Deed Records of Williamson County, Texas. (Tracts 1 and 2)

9. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated October 14, 2009, as evidenced by the Deed Recordation Affidavit recorded December 4, 2009 in Clerk's File No. 2009088633 of the Real Property Records of Williamson County, Texas. (Tracts 1 and 2)

10. Terms, conditions and stipulations of that certain Edward Aquifer l. Protection Plan dated June 11, 2010, as evidenced by the Deed Recordation Affidavit recorded June 29, 2010 in Clerk's File No. 20100422826 of the Real Property Records of Williamson County, Texas. (Tracts 1 and 2)

11. Communications lines easement granted to GTE Southwest Incorporated, recorded in Clerk's File No. 9601156, of the Real Property Records of Williamson County, Texas. (Tract 2)

12. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated March 16, 2010, as evidenced by the Deed Recordation Affidavit recorded March 31, 2010 in Clerk's File No. 2010019578 of the Real Property Records of Williamson County, Texas. (Tracts 1 and 2)

13. Easement created in instrument executed by Industrial Asphalt, LLC to Pedernales Electric Cooperative, Inc., dated November 13, 2014, filed December 19, 2014, recorded in Clerk's File No. 2014101368, Real Property Records, Williamson County, Texas. (Tract 1)

14. Easement created in instrument executed by Austin Materials/Industrial Asphalt & Aggregates to Pedernales Electric Cooperative, Inc., dated April 15, 2016, filed May 23, 2016, recorded in Clerk's File No. 2016043910, Real Property Records, Williamson County, Texas. (Tract 1)

15. Easement created in instrument executed by Industrial Asphalt to Pedernales Electric Cooperative, Inc., dated July 25, 2016, filed November 1, 2016, recorded in Clerk's File No. 2016102898, Real Property Records, Williamson County, Texas. (Tract 1 and 2)

16. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated March 5, 2013, as evidenced by the Deed Recordation Affidavit recorded March 8, 2013 in Clerk's File No. 2013020919 of the Real Property Records of Williamson County, Texas. (Tract 1 and 2)

17. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated March 5, 2013, as evidenced by the Deed Recordation Affidavit recorded March 8, 2013 in Clerk's File No. 2013020920 of the Real Property Records of Williamson County, Texas. (Tract 1 and 2)

18. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated January 23, 2017, as evidenced by the Deed Recordation Affidavit recorded February 1, 2017 in Clerk's File No. 2017010122 of the Real Property Records of Williamson County, Texas. (Tract 2)

19. Terms, conditions and stipulations of that certain Edward Aquifer Protection Plan dated March 1, 2017, as evidenced by the Deed Recordation Affidavit recorded March 9, 2017 in Clerk's File No. 2017021169 of the Real Property Records of Williamson County, Texas. (Tract 1 and 2)

20. Terms and provisions of Lease Agreement from Industrial Asphalt, v. LLC, Lessor to Tex-Mix Partners, Ltd., Lessee, dated June 5, 2016, as evidenced by Lease Memorandum, filed May 25, 2017, recorded in Clerk's File No. 2017046902, Real Property Records, Williamson County, Texas. (Tract 2)

21. Right of Way Easement executed by J.T. Stiles to GTE Southwest Incorporated, dated May 18, 1993, filed July 9, 1983, recorded in Volume 2333, Page 744, Real Property Records, Williamson County, Texas. (Tract 3)

Williamson Central Appraisal District Map



7/8/2025, 10:27:52 AM

Parcels

Subdivision Boundaries

County Boundary

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Esri, NASA, NGA, USGS, FEMA

Williamson Central Appraisal District
City of Round Rock GIS/IT Department | Esri, NASA, NGA, USGS, FEMA |

WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R641800	ASPHALT INC LLC	COUNTY ROAD 239, JARRELL, TX 76537	2025	$2,260,402

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 117.018
Neighborhood	J002D35H - JARRELL ISD RURAL BEFORE 1990
Account	R-11-0244-0000-0017CC
Related Properties	R327269
Map Number	2-3216
Effective Acres	536.729000

2025 OWNER INFORMATION

Owner Name	ASPHALT INC LLC
Owner ID	
Exemptions	Circuit Breaker Limitation (Active)
Percent Ownership	100%
Mailing Address	11675 JOLLYVILLE RD #STE 150 AUSTIN, TX 78759-4108
Agent	-

2025 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	
Improvement Non-Homesite Value	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	$2,260,4
Land Agricultural Market Value	
Land Timber Market Value	
Total Land Market Value	$2,260,4
Total Market Value	$2,260,4
ASSESSED VALUE	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	$2,260,4
Agricultural Use	
Timber Use	
Total Appraised Value	$2,260,4
Homestead Cap Loss	-
Circuit Breaker Limit Cap Loss	-$173,8
Total Assessed Value	$2,086,5

2025 ENTITIES & EXEMPTIONS

Special Exemptions **CBL - Circuit Breaker Limitation**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	$2,086,524	0
F02- Wmsn ESD #5		-	$2,086,524	0.0994
GWI- Williamson CO		-	$2,086,524	0.35567
RFM- Wmsn CO FM/RD		-	$2,086,524	0.044329
SJA- Jarrell ISD		-	$2,086,524	1.1669
TOTALS				**1.666299**

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	E4 - Vacant Acreage (unless platted)	No	$2,260,402	$0	$0	117.018000 acres
TOTALS						**5,097,304 Sq. ft / 117.018000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSE
2024	$0	$1,738,770	$1,738,770	$0	$0	$0	$0	$1,738,770	$0	$0	$1,738,7
2023	$0	$1,544,755	$1,544,755	$0	$0	$0	$0	$1,544,755	$0	$0	$1,544,7

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2023	INDUSTRIAL ASPHALT LLC	ASPHALT INC LLC	2023097800	
12/30/2022	REID, CYNTHIA DIANE	INDUSTRIAL ASPHALT LLC	2022142320	

Williamson Central Appraisal District M



WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R484894	ASPHALT INC LLC	33651 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633	2025	$7,304,270

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 281.817
Neighborhood	N11 - Jarrell Vacant
Account	R-11-0244-0000-0017AD
Related Properties	R337841
Map Number	2-3216
Effective Acres	536.729000

2025 OWNER INFORMATION

Owner Name	ASPHALT INC LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	11675 JOLLYVILLE RD #STE 150 AUSTIN, TX 78759-4108
Agent	-

2025 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	
Improvement Non-Homesite Value	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	$7,304,2
Land Agricultural Market Value	
Land Timber Market Value	
Total Land Market Value	$7,304,2
Total Market Value	$7,304,2
ASSESSED VALUE	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	$7,304,2
Agricultural Use	
Timber Use	
Total Appraised Value	$7,304,2
Homestead Cap Loss	-
Circuit Breaker Limit Cap Loss	-
Total Assessed Value	$7,304,2

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	$7,304,270	0
F07- Wmsn ESD #7		-	$7,304,270	0.1
GWI- Williamson CO		-	$7,304,270	0.35567
RFM- Wmsn CO FM/RD		-	$7,304,270	0.044329
SJA- Jarrell ISD		-	$7,304,270	1.1669
TOTALS				**1.666899**

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	E4 - Vacant Acreage (unless platted)	No	$1,004,468	$0	$0	52.000000 acres
2 - Commercial	G3 - Mineral Rights And Reserves	No	$2,505,578	$0	$0	80.307000 acres
3 - Wasteland	G3 - Mineral Rights And Reserves	No	$695,401	$0	$0	36.000000 acres
4 - Commercial	G3 - Mineral Rights And Reserves	No	$3,098,823	$0	$0	113.510000 acres
TOTALS						**12,275,949 Sq. ft / 281.817000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSE
2024	$0	$5,618,670	$5,618,670	$0	$0	$0	$0	$5,618,670	$0	$0	$5,618,6
2023	$0	$4,651,852	$4,651,852	$0	$0	$0	$0	$4,651,852	$0	$0	$4,651,8
2022	$0	$5,064,815	$5,064,815	$0	$0	$0	$0	$5,064,815	$0	$0	$5,064,8
2021	$0	$2,700,850	$2,700,850	$0	$0	$0	$0	$2,700,850	$0	$0	$2,700,8
2020	$0	$2,311,978	$2,311,978	$0	$0	$0	$0	$2,311,978	$0	$0	$2,311,9

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2023	INDUSTRIAL ASPHALT LLC	ASPHALT INC LLC	2023097800	
5/24/2012	RTI HOT MIX LLC	INDUSTRIAL ASPHALT LLC	-	
10/27/2011	RAMMING LAND LLC	RTI HOT MIX LLC	2011073348	
12/17/2009	KNIGHT CHARLES & NANCY K	RAMMING LAND LLC	2009094237	
10/17/2006	STILES, KENNETH A	KNIGHT CHARLES & NANCY K	2006093772	


844 ft
864 ft
889 ft
Rona
Reagan Blvd
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WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R337841	ASPHALT INC LLC	33507 RONALD W REAGAN BLVD, UNIT #4, FLORENCE, TX 76527	:	N/A

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	Land - Transitional
Legal Description	AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 84.174
Neighborhood	N11 - Jarrell Vacant
Account	R-11-0244-0000-0017AA
Related Properties	R484894
Map Number	2-3216
Effective Acres	-

2025 OWNER INFORMATION

Owner Name	ASPHALT INC LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	11675 JOLLYVILLE RD #STE 150 AUSTIN, TX 78759-4108
Agent	-

2025 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N
Improvement Non-Homesite Value	N
Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Land Agricultural Market Value	N
Land Timber Market Value	N
Total Land Market Value	N
Total Market Value	N

ASSESSED VALUE

Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Agricultural Use	N
Timber Use	N
Total Appraised Value	N
Homestead Cap Loss	N
Circuit Breaker Limit Cap Loss	
Total Assessed Value	N

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F07- Wmsn ESD #7		N/A	N/A	N/A
GWI- Williamson CO		N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A
SJA- Jarrell ISD		N/A	N/A	N/A

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	E4 - Vacant Acreage (unless platted)	No	N/A	N/A	N/A	58.540000 acres
2 - Vacant Land	G3 - Mineral Rights And Reserves	No	N/A	N/A	N/A	10.844000 acres
3 - Commercial	G3 - Mineral Rights And Reserves	No	N/A	N/A	N/A	14.790000 acres
TOTALS						**3,666,619 Sq. ft / 84.174000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSE
2024	$0	$1,279,026	$1,279,026	$0	$0	$0	$0	$1,279,026	$0	$0	$1,279,0
2023	$0	$1,100,000	$1,100,000	$0	$0	$0	$0	$1,100,000	$0	$0	$1,100,0
2022	$0	$917,977	$917,977	$0	$0	$0	$0	$917,977	$0	$0	$917,9
2021	$0	$786,816	$786,816	$0	$0	$0	$0	$786,816	$0	$0	$786,8
2020	$0	$734,502	$734,502	$0	$0	$0	$0	$734,502	$0	$0	$734,5

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2023	INDUSTRIAL ASPHALT LLC	ASPHALT INC LLC	2023097800	
5/24/2012	RTI HOT MIX LLC	INDUSTRIAL ASPHALT LLC	-	
10/27/2011	RAMMING LAND LLC	RTI HOT MIX LLC	2011073348	
12/17/2009	KNIGHT CHARLES & NANCY K	RAMMING LAND LLC	2009094237	
10/17/2006	STILES, KENNETH A	KNIGHT CHARLES & NANCY K	2006093521	
2/19/1991	STILES ALMA & ANNIE ESTATE	STILES, KENNETH A	-	2014/0423
	STILES ALMA & ANNIE ESTATE	STILES ALMA & ANNIE ESTATE	-	291(333)/141(239)


864 ft
889 ft
CR 239
Ronald W Reagan Blvd
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WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R408145	ASPHALT INC LLC	33507 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633		N/A

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	C6
Legal Description	AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 52.253, (Quarry)
Neighborhood	N11IS - Storage Warehouse-Jarrell
Account	R-11-0244-0000-0017AC
Related Properties	R326339, R482069, P460937, P491338, P505012, P511454, P512336
Map Number	2-3206,2-3216
Effective Acres	-

2025 OWNER INFORMATION

Owner Name	ASPHALT INC LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	11675 JOLLYVILLE RD #STE 150 AUSTIN, TX 78759-4108
Agent	-

2025 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N
Improvement Non-Homesite Value	N
Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Land Agricultural Market Value	N
Land Timber Market Value	N
Total Land Market Value	N
Total Market Value	N

ASSESSED VALUE

Total Improvement Market Value	N
Land Homesite Value	N
Land Non-Homesite Value	N
Agricultural Use	N
Timber Use	N
Total Appraised Value	N
Homestead Cap Loss	N
Circuit Breaker Limit Cap Loss	
Total Assessed Value	N

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
F07- Wmsn ESD #7		N/A	N/A	N/A
GWI- Williamson CO		N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A
SJA- Jarrell ISD		N/A	N/A	N/A

2025 IMPROVEMENTS

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	F1 - Real, Commercial	No	1,080 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2017	1,080	N/A	Details
2	Barn	2017	416	N/A	Details
3	Base/Gravel Parking	2017	100,000	N/A	Details

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	N/A	N/A	N/A	6.400000 acres
2 - Commercial	G3 - Mineral Rights And Reserves	No	N/A	N/A	N/A	10.220000 acres
3 - Vacant Land	E4 - Vacant Acreage (unless platted)	No	N/A	N/A	N/A	35.633000 acres
TOTALS						**2,276,141 Sq. ft / 52.253000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSE
2024	$370,894	$776,428	$1,147,322	$0	$0	$0	$0	$1,147,322	$0	$0	$1,147,3
2023	$140,209	$689,791	$830,000	$0	$0	$0	$0	$830,000	$0	$0	$830,0
2022	$50,444	$939,091	$989,535	$0	$0	$0	$0	$989,535	$0	$0	$989,5
2021	$95,439	$520,910	$616,349	$0	$0	$0	$0	$616,349	$0	$0	$616,3
2020	$106,651	$455,961	$562,612	$0	$0	$0	$0	$562,612	$0	$0	$562,6

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2023	INDUSTRIAL ASPHALT LLC	ASPHALT INC LLC	2023097800	
5/24/2012	RTI HOT MIX LLC	INDUSTRIAL ASPHALT LLC	-	
10/27/2011	RAMMING LAND LLC	RTI HOT MIX LLC	2011073348	
12/17/2009	KNIGHT, CHARLES	RAMMING LAND LLC	2009094232	


864 ft
844 ft
889 ft
838
CR 239
Ronald W Reagan Blvd
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R326339	ASPHALT INC LLC	33513 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633	2025	CERTIFIED $627,225

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	CA
Legal Description	AW0244 GRAVIS, J.A.F. SUR., ACRES 1.467
Neighborhood	N11PR - Single Family Conversion-Jarrell
Account	R-11-0244-0000-0017A
Related Properties	R408145, P512248
Map Number	2-3206,2-3216
Effective Acres	536.729000

2025 OWNER INFORMATION

Owner Name	ASPHALT INC LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	11675 JOLLYVILLE RD #STE 150 AUSTIN, TX 78759-4108
Agent	-

2025 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	
Improvement Non-Homesite Value	$598,8
Total Improvement Market Value	$598,8
Land Homesite Value	
Land Non-Homesite Value	$28,3
Land Agricultural Market Value	
Land Timber Market Value	
Total Land Market Value	$28,3
Total Market Value	$627,2
ASSESSED VALUE	
Total Improvement Market Value	$598,8
Land Homesite Value	
Land Non-Homesite Value	$28,3
Agricultural Use	
Timber Use	
Total Appraised Value	$627,2
Homestead Cap Loss	-
Circuit Breaker Limit Cap Loss	-
Total Assessed Value	$627,2

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	$627,225	0
F07- Wmsn ESD #7		-	$627,225	0.1
GWI- Williamson CO		-	$627,225	0.35567
RFM- Wmsn CO FM/RD		-	$627,225	0.044329
SJA- Jarrell ISD		-	$627,225	1.1669
TOTALS				1.666899

2025 IMPROVEMENTS

Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	F1 - Real, Commercial	No	2,654 Sq. Ft	$598,887

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996	2,472	$498,790	Details
2	Second Floor	1996	182	$36,723	Details
3	Open Porch	1996	42	$2,119	Details
4	Open Porch	1996	185	$9,332	Details
5	Open Porch	1996	619	$31,225	Details
6	Out Bldg	1996	200	$750	Details
7	Fireplace	2020	1	$2,000	Details
8	Asphalt	1996	5,900	$17,948	Details

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	F1 - Real, Commercial	No	$28,338	$0	$0	1.467000 acres
TOTALS						63,903 Sq. ft / 1.467000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSE
2024	$616,408	$21,798	$638,206	$0	$0	$0	$0	$638,206	$0	$0	$638,2
2023	$500,634	$19,366	$520,000	$0	$0	$0	$0	$520,000	$0	$0	$520,0
2022	$371,560	$26,365	$397,925	$0	$0	$0	$0	$397,925	$0	$0	$397,9
2021	$246,220	$14,625	$260,845	$0	$0	$0	$0	$260,845	$0	$0	$260,8
2020	$222,098	$12,799	$234,897	$0	$0	$0	$0	$234,897	$0	$0	$234,8

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/17/2023	INDUSTRIAL ASPHALT LLC	ASPHALT INC LLC	2023097800	
5/24/2012	RTI HOT MIX LLC	INDUSTRIAL ASPHALT LLC	-	
10/27/2011	RAMMING LAND LLC	RTI HOT MIX LLC	2011073348	
12/17/2009	KNIGHT CHARLES & NANCY K	RAMMING LAND LLC	2009094232	
5/10/2001	KNIGHT, CHARLES	KNIGHT CHARLES & NANCY K	-	2001046503(CORR)/2001036623
8/7/2000	KNIGHT, CHARLES	KNIGHT, CHARLES	-	2000/084395
4/17/1995	STILES, KENNETH A	KNIGHT, CHARLES	-	2726/2708/ 429/507
2/19/1991	STILES ALMA & ANNIE ESTATE	STILES, KENNETH A	-	2014/0423
	STILES ALMA & ANNIE ESTATE	STILES ALMA & ANNIE ESTATE	-	291(333)/141(239)

UNANIMOUS WRITTEN CONSENT OF THE MANAGERS OF ASPHALT INC., LLC

The undersigned, being the Managers of Asphalt Inc., LLC, a Texas limited liability company (the "Company"), hereby adopts the following resolutions as of December 15, 2025, the effective date hereof, pursuant to the applicable provisions of Texas state law:

WHEREAS, the Company owns an approximately 536.729 acre tract of land located in the J.A.F. Gravis Survey (the "Property");

WHEREAS, the Company is in the process of petitioning for a release of the Property from the ETJ of the City of Georgetown, Texas;

WHEREAS, as part of the ETJ removal process, the Company is required to execute certain documents, and the undersigned desires to grant signatory authority to facilitate certain aspects of the process;

NOW, THEREFORE, BE IT RESOLVED, that the Company approves and authorizes **Thomas Playfair** to execute on behalf of the Company any and all documents related to the removal of the Property from the City of Georgetown ETJ.

Dated: December 15, 2025

MANAGERS

Ned N. Fleming, III

Mark R. Matteson

Charles E. Owens

Fred J. Smith, III

Exhibit B to Resolution

Legal Description and Map

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:

BEING 365.991 ACRES OF LAND LOCATED IN THE J.A.F. GRAVES SURVEY, ABSTRACT NO. 244, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 281.89 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093772, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.) BEING ALL OF THAT CERTAIN CALLED 84.174 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093521, O.P.R.W.C.T., SAID 365.991 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:, (ALL BEARINGS RECITED HEREIN ARE BASED ON THE MONUMENTED EAST LINE OF THE SAID 281.89 ACRES);

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 281.89 ACRES, BEING THE SOUTHWEST CORNER OF THAT CERTAIN 7.00 ACRES CONVEYED TO CYNTHIA DIANE REID BY DEED RECORDED IN DOCUMENT NO. 1999027081, O.P.R.W.C.T. AND BEING IN THE NORTH RIGHT OF-WAY LINE OF COUNTY ROAD 239;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE SOUTH LINES OF THE SAID 281.89 ACRES AND THE SAID 84.174 ACRES, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S 71° 23' 54" W, A DISTANCE OF 642.19 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID 281.89 ACRES AND BEING THE SOUTHEAST CORNER OF THE SAID 84.174 ACRES;

2) S 70° 15' 14" W, A DISTANCE OF 657.26 FEET TO A 40 PENNY NAIL FOUND AT AN 8" ELM TREE;

3) S 72° 55' 09" W, A DISTANCE OF 185.39 FEET TO A 40 PENNY NAIL FOUND;

4) S 70° 44' 51" W, A DISTANCE OF 820.18 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR THE SOUTHWEST CORNER OF THE SAID 84.174 ACRES, BEING THE SOUTHEAST CORNER OF THAT CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T. AND BEING THE SOUTHEAST CORNER

OF THAT CERTAIN REMAINDER OF A 100 ACRE TRACT CONVEYED TO CHARLES KNIGHT BY DEED RECORDED IN VOLUME 2726, PAGE 429, O.P.R.W.C.T.;

THENCE, N 18° 59' 53" W, ALONG THE EAST LINE OF THE SAID 5.00 ACRES, THE EAST LINE OF THE SAID 100 ACRES AND A LOWER WEST LINE OF THE SAID 84.174 ACRES, AT 188.77 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T. AT 406.61 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 1.00 ACRE TRACT, AT 870.77 PASS THE CALCULATED NORTHEAST CORNER OF THE SAID 5.00 ACRES, IN ALL A TOTAL DISTANCE OF 2134.82 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 100 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 84.174 ACRES;

THENCE, S 71° 02' 35" W, A DISTANCE OF 466.07 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE SAID 84.174 ACRES AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 96.44 ACRES CONVEYED TO JOHN R. THOMAS BY DEED RECORDED IN DOCUMENT NO. 2003032756. O.P.R.W.C.T.;

THENCE, ALONG THE WEST LINE OF THE SAID 84.174 ACRES, THE WEST LINE OF THE SAID 281.89 ACRES AND THE EAST LINE OF THE SAID 96.44 ACRES, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1) N 18° 58' 58" W, A DISTANCE OF 456.82 FEET TO A 40 PENNY NAIL FOUND AT A 24" LIVE OAK;

2) N 18° 55' 03" W, A DISTANCE OF 175.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 84.174 ACRES AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE SAID 281.89 ACRES;

3) N 18° 41' 57" W, A DISTANCE OF 197.87 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET;

4) N 18° 47' 00" W, A DISTANCE OF 905.70 FEET TO A 40 PENNY NAIL FOUND AT AN 18" LIVE OAK;

5) N 19° 02' 46" W, A DISTANCE OF 444.98 FEET TO A 1/2" IRON ROD FOUND;

6) N 18° 33' 13" W, A DISTANCE OF 18.30 FEET TO A 60 D NAIL FOUND IN A FENCE POST FOR THE NORTHEAST CORNER OF THE SAID 96.44 ACRES AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN 502.38 ACRES CONVEYED TO COBB

SPRINGS RANCH, LTD. BY DEED RECORDED IN DOCUMENT NO. 199838600, O.P.R.W.C.T.;

7) S 71° 27' 58" W, A DISTANCE OF 9.06 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR CORNER;

8) N 04° 45' 04" W, A DISTANCE OF 21.54 FEET TO A 40 PENNY NAIL FOUND AT A TREE;

9) N 21° 20' 44" W, A DISTANCE OF 261.10 FEET TO A 60 D NAIL SET AT AN 8" LIVE OAK;

10) N 17° 14' 16" W, A DISTANCE OF 82.88 FEET TO A 40 PENNY NAIL FOUND AT A 12' ELM;

11) N 20° 56' 04" W, A DISTANCE OF 230.27 FEET TO A 60 D NAIL SET AT A 12" ELM

12) N 18° 28' 16" W, A DISTANCE OF 35.52 FEET TO A 60 D NAIL SET AT A 16" ELM

13) N 16° 16' 22" W, A DISTANCE OF 78.10 FEET TO A 40 PENNY NAIL FOUND AT AN 8" LIVE OAK;

14) N 18° 04' 41" W, A DISTANCE OF 208.05 FEET TO A 40 PENNY NAIL FOUND AT AN 28" LIVE OAK;

15) N 20° 03' 58" W, A DISTANCE OF 229.70 FEET TO A 40 PENNY NAIL FOUND AT AN 12" LIVE OAK;

16) N 15° 55' 56" W, A DISTANCE OF 191.22 FEET TO A 40 PENNY NAIL FOUND AT AN 8" LIVE OAK;

17) N 17° 34' 09" W, A DISTANCE OF 97.36 FEET TO A 40 PENNY NAIL FOUND AT A 10" ELM;

18) N 19° 22' 20" W, A DISTANCE OF 476.58 FEET TO A 40 PENNY NAIL FOUND AT A 6" CEDAR;

19) N 21° 26' 48" W, A DISTANCE OF 139.71 FEET TO A 60 D NAIL SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THE SAID 281.89 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 502.38 ACRES;

THENCE, ALONG THE NORTH LINE OF THE SAID 281.89 ACRES AND A LINE OF THE SAID 502.38 ACRES, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N 70° 29' 36" E, A DISTANCE OF 259.19 FEET TO A 40 PENNY NAIL FOUND AT A 7" ELM;

2) N 71° 56' 51" E, A DISTANCE OF 457.31 FEET TO A 40 PENNY NAIL FOUND AT A 10" CEDAR;

3) N 68° 07' 41" E, A DISTANCE OF 98.72 FEET TO A 40 PENNY NAIL FOUND AT A 12" CEDAR;

4) N 70° 48' 20" E, A DISTANCE OF 259.39 FEET TO A 40 PENNY NAIL FOUND AT A 16" ELM;

5) N 72° 03' 16" E, A DISTANCE OF 494.27 FEET TO A 40 PENNY NAIL FOUND AT A 16" LIVE OAK;

6) N 73° 09' 14" E, A DISTANCE OF 72.89 FEET TO A 40 PENNY NAIL FOUND;

7) N 71° 19' 15" E, A DISTANCE OF 440.35 FEET TO A 60 D NAIL FOUND FOR THE NORTHEAST CORNER OF THE SAID 281.89 ACRES AND BEING A CORNER OF THE SAID 502.38 ACRES;

THENCE, S 18° 22' 20" E, A DISTANCE OF 1042.76 FEET TO W IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR AN INTERIOR CORNER HEREIN;

THENCE, N 71° 24' 03" E, A DISTANCE OF 271.74 FEET TO A 40 PENNY NAIL FOUND AT A 24" LIVE OAK;

THENCE, N 72° 18' 08" E, A DISTANCE OF 437.14 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING FOR THE MOST EASTERLY NORTHEAST CORNER OF THE SAID 281.89 ACRES AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 148.36 ACRES CONVEYED TO JACKSON T. STILES, TRUSTEE, BY DEED RECORDED IN DOCUMENT NO. 199973466, O.P.R.W.C.T.;

THENCE, S 19° 00' 00" E, (BEARING BASIS), ALONG THE COMMON LINE BETWEEN SAID 281.89 ACRES, THE SAID 148.36 ACRES AND THE AFOREMENTIONED 7.00 ACRE CYNTHIA DIANE REID TRACT, A DISTANCE OF 5314.60 FEET TO THE POINT OF BEGINNING, CONTAINING 365.991 ACRES OF LAND, MORE OR LESS.

<u>TRACT 2:</u>

BEING 53.720 ACRES OF LAND LOCATED IN THE I.A.F. GRAVES SURVEY, ABSTRACT NO. 244, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 100 ACRES CONVEYED TO CHARLES D. KNIGHT, BY DEED RECORDED IN VOLUME 2726, PAGES 429-432, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); BEING ALL OF THAT CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T., BEING ALL OF THAT CERTAIN 1.00 ACRE TRACT AND A 0.467 ACRE PASSAGE EASEMENT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T., SAID 53.720 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS RECITED HEREIN ARE BASED ON THE MONUMENTED EAST LINE OF THE SAID 100 ACRES);

BEGINNING AT 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 53.720 ACRES, BEING THE SOUTHEAST CORNER OF THAT CERTAIN 26.00 ACRES CONVEYED TO COBRA STONE, INC., BY DEED RECORDED IN DOCUMENT NO. 2006072163, O.P.R.W.C.T. AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239, A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 100 ACRES BEARS S 71° 08' 17" W. 931.29 FEET";

THENCE N 18° 29' 39" W, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF THE SAID 53.720 AND THE WEST LINE OF THE SAID 26.00 ACRES A DISTANCE OF 2142.90 FEET TO AN IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID 53.720 ACRES; THE NORTHEAST CORNER OF THE SAID 26.00 ACRES AND BEING IN THE SOUTH LINE OF THAT CERTAIN 96.44 ACRES CONVEYED TO JOHN R. THOMAS BY DEED RECORDED IN DOCUMENT NO. 2003032756, O.P.R.W.C.T.;

THENCE, ALONG THE NORTH LINE OF THE SAID 100 ACRES, AND THE SOUTH LINE OF THE SAID 96.44 ACRES, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N 77° 17' 44" E, A DISTANCE OF 16.91 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET;

2) N 71° 11' 51" E, A DISTANCE OF 230.05 FEET TO A 60 D NAIL FOUND;

3) N 70° 30' 09" E, A DISTANCE OF 60.43 FEET TO A 60 D NAIL FOUND;

4) N 73° 34' 35" E, A DISTANCE OF 48.42 FEET TO 60 D NAIL FOUND;

5) N 71° 57' 44" E, A DISTANCE OF 263.59 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THAT CERTAIN 84.174 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2006093521, O.P.R.W.C.T. AND BEING THE SOUTHEAST CORNER OF THE SAID 96.44 ACRES;

THENCE N 71° 02' 35" E, CONTINUING ALONG THE NORTH LINE OF SAID 100 ACRES, A DISTANCE OF 466.07 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 53.720 ACRES AND BEING AN INTERIOR CORNER OF THE SAID 84.174 ACRES;

THENCE, S 18° 59' 53" E, ALONG THE EAST LINE OF THE SAID 100 ACRES, AND THE LOWER WEST LINE OF THE SAID 84.174 ACRES, AT 1264.04 FEET PASS THE CALCULATED NORTHEAST CORNER OF THE CERTAIN 5.00 ACRES CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2000084395, O.P.R.W.C.T., AT 1728.20 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T., AT 1946.04 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 1.00 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 2134.82 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 100 ACRES AND BEING THE SOUTHWEST CORNER OF THE SAID 84.174 ACRES AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 239, ALONG THE SOUTH LINE OF THE SAID 100 ACRES THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 70° 44' 55" W, A DISTANCE OF 140.93 FEET TO A 40 PENNY NAIL FOUND;

2) S 71° 07' 52" W, AT 58.98 FEET PASS A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "G & R SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE CERTAIN 50 FOOT WIDE PASSAGE EASEMENT CONVEYED TO CHARLES D. KNIGHT, ET UX BY DEED RECORDED IN DOCUMENT NO. 2001046503, O.P.R.W.C.T, AT 109.00 FEET PASS A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 50 FOOT WIDE PASSAGE EASEMENT, IN ALL A DISTANCE OF 854.19 FEET TO THE POINT OF BEGINNING, CONTAINING 53.720 ACRES OF LAND, MORE OR LESS.

TRACT 3:

Field notes of a 117.018-acre tract of land situated in Williamson County, Texas and being out of the J.A.F. Graves Survey, Abstract 244, and being part of that 147.88-acre tract out of that 155.36-acre tract described in deed to Cynthia Diane Reid, recorded in Document No. 2011075993, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the west line of said 155.36-acre tract, being the east line of a 365.991-acre tract described in Document No. 2011073348, being the southwest corner of this tract, said point being N 21° 19' 28" W. 1140.54 feet along the west line of said 155.36-acre tract from a 14" iron rod found at its intersection with the north line of Ronald Reagan Boulevard, at the southeast corner of said 365.991-acre tract.

Thence N 21° 19' 28" W. 4173.35 feet along the west line of said 155.36-acre tract, being the east line of said 365.991-acre tract, to a 1/2" iron rod with cap (G&R Surveying) found in the south line of a 50-acre tract described in Document No. 998038600, being a northeast corner of said 365.991-acre tract and being the northwest corner of said 155.36-acre tract and this tract.

Thence along the north line of said 155.36-acre tract, being the south line of said 50-acre tract, as follows:

N 69° 58' 02" E. 186.38 feet to a 15" Elm tree found at an angle point.

N 58° 07' 02" E. 13.17 feet to a 15" Elm tree found at an angle point.

N 69° 15' 32" E. 1075.88 feet to a 1/2" iron rod found at the northeast corner of said 155.36-acre tract and this tract, being the northwest corner of a 310.71-acre tract described in Document No. 98038601.

Thence S 21° 19' 28" E. 3799.90 feet along the east line of said 155.36-acre tract, being the west line of said 310.71-acre tract, to a 1/2" iron rod set at the southeast corner of this tract.

Thence across said 155.36-acre tract, as follows:

S 49° 04' 21" W. 284.87 feet to a 1/2" iron rod set at an angle point.

S 53° 55' 16" W. 1041.07 feet to the Place of Beginning and containing 117.018 acres of land according to a survey made on the ground.

Williamson Central Appraisal District Map



7/8/2025, 10:27:52 AM

Parcels

Subdivision Boundaries

County Boundary

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Esri, NASA, NGA, USGS, FEMA

Williamson Central Appraisal District
City of Round Rock GIS/IT Department | Esri, NASA, NGA, USGS, FEMA |

Williamson Central Appraisal District M



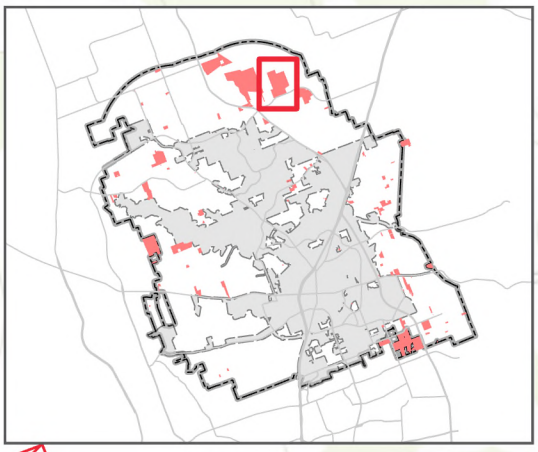

844 ft
864 ft
889 ft
Rona
Reagan Blvd
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA


864 ft
889 ft
CR 239
Ronald W Reagan Blvd
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA


864 ft
844 ft
889 ft
838
CR 239
Ronald W Reagan Blvd
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Petitioned for ETJ Removal

Asphalt Inc, LLC



906 ft

239

Ronald W Reagan Blvd

CR 239

239

Property

Georgetown ETJ

City limits

0 650 1,300

US Feet

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution - ETJ Disannexation - Brinley - 10.01 Acres

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution to confirm the disannexation of approximately 10.01 acres of land from the City of Georgetown's Extraterritorial Jurisdiction (ETJ), identified as Williamson County Appraisal District Parcel R633366 and owned by Dustin Brinley, Judee Brinley and Adam Brinley -- Michael Charles, Real Estate Services Coordinator

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Michael Charles, City Attorney's Office/ Real Estate

ATTACHMENTS:
Res_ETJ_Release_Brinley_Burson Ln_10 AC wExhibits.pdf
Brinley Map.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS ("GEORGETOWN") RELEASING APPROXIMATELY 10.010 ACRES OF LAND FROM THE CITY OF GEORGETOWN'S EXTRATERRITORIAL JURISDICTION ("ETJ"), SAID LAND IDENTIFIED BY THE WILLIAMSON COUNTY APPRAISAL DISTRICT AS PARCEL R633366, AND BEING LOCALLY KNOWN AS 215 BURSON LANE, GEORGETOWN, WILLIAMSON COUNTY, TEXAS, RESULTING IN A REDUCTION OF GEORGETOWN'S ETJ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 23, 2026, the City of Georgetown, Texas, received a petition requesting release from its ETJ of an approximately 10.010 acre tract of land in the L.S. Walters Survey (the "Petition"), a true and correct copy of such Petition being attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to Subchapter D of Chapter 42 of Local Government Code, landowners or residents may submit a petition seeking release of an area of land from the City's ETJ; and

WHEREAS, the City Secretary has reviewed the Petition and confirmed that it meets the requirements of Subchapter D of Chapter 42 of the Local Government Code and the petition requirements of Chapter 277 of the Election Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1. The City Council of the City of Georgetown, Texas ("**City Council**"), does hereby find that the forgoing recitals are true and correct and adopts the recitals by this reference for all purposes.

SECTION 2. To the extent required by state law, the City Council does hereby adjust the boundaries and limits of the ETJ of the City of Georgetown, Texas, such that the ETJ of the City of Georgetown, Texas, shall be and is hereby adjusted to release and remove the Area subject to the Petition, as such Area is more particularly described and depicted in Exhibit B attached hereto and incorporated herein by reference, from the ETJ of the City of Georgetown, Texas.

SECTION 3. The City Council is not consenting to this reduction of its ETJ except as required by state law.

SECTION 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Georgetown, Texas, on the _____ day of _____, 2026.

CITY OF GEORGETOWN, TEXAS

By:_____
Josh Schroeder, Mayor

ATTEST:

By:_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By:_____
Skye Masson, City Attorney

Exhibit A to Resolution

Petition

Robyn Densmore, TRMC
City Secretary
City of Georgetown
808 Martin Luther King Jr. Street
Georgetown, TX 78626

February 23, 2026

RECEIVED
FEB 23 2026
CITY SEC.

RE: Resubmittal of Petition for Release from Extraterritorial Jurisdiction (ETJ)
Property: 215 Burson Lane, Georgetown, TX 78633 (Approx. 10.010 acres)

Dear Ms. Densmore,

We are resubmitting our Petition for Release from the City of Georgetown Extraterritorial Jurisdiction (ETJ) for the above-referenced property in response to your letter dated February 20, 2026, identifying an administrative deficiency. Thank you for the timely review of our request.

As noted in your correspondence, the original petition did not include the residence address for each signer as required under Texas Elections Code Chapter 277. This resubmittal cures that deficiency. Each signer has now provided a complete residence address, along with all other required information.

No other substantive changes have been made to the petition. The resubmitted packet includes the following:

- Corrected petition with complete signature information for all signers
- Legal description of the property

We respectfully request that the City review this corrected submission for compliance with applicable state law. Please let us know if any additional information is required.

Thank you for your time and assistance.

Sincerely,

Judee Brinley _____

Dustin Brinley _____

Adam Brinley _____

215 Burson Lane
Georgetown, TX 78633

PETITION FOR RELEASE FROM THE CITY OF GEORGETOWN EXTRATERRITORIAL JURISDICTION (ETJ)

Pursuant to Texas Local Government Code §§ 42.102–42.104
and Texas Elections Code Chapter 277

Property Description

We, the undersigned, are the owners of record of the property described below and hereby petition for the release of the property from the extraterritorial jurisdiction ("ETJ") of the City of Georgetown, Texas.

Property Address:
215 Burson Lane
Georgetown, Texas 78633

Legal Description:
Approximately 10.010 acres, being a tract of land located in the L.S. Walters Survey, Williamson County, Texas, as more particularly described by metes and bounds in the attached survey and legal description.

A map of the Area is attached hereto in compliance with Section 42.104 of the Texas Local Government Code.

Petition Signatures *(All information must be completed by each signer)*

SIGNER #1

Printed Name: Dustin Allen Brinley

Signature (handwritten): Dustin Allen Brinley

Residence Address:
50100 Flintrock Dr.
Georgetown, TX 78626

Voter Registration Number (VUID): [redacted]
Date of Birth: [redacted]

Date Signed: Feb 22nd, 2026

SIGNER #2

Printed Name: Judee Kay Brinley

Signature (handwritten): Judee Kay Brinley

Residence Address:
50100 Flintrock Dr.
Georgetown, TX 78626

Voter Registration Number (VUID): [redacted]
Date of Birth: [redacted]

Date Signed: 2-22-26

SIGNER #3

Printed Name: Adam Jay Brinley

Signature (handwritten): Adam Jay Brinley

Residence Address:
50100 Flintrock Dr.
Georgetown, TX 78626

Voter Registration Number (VUID): [redacted]
Date of Birth: [redacted]

Date Signed: 2-22-26

Statement of Authority

The undersigned constitute the majority of landowners by value of the Area described above, as reflected in the tax rolls of the Williamson County Appraisal District, and are authorized to submit this petition for release from the City of Georgetown ETJ under applicable Texas law.

Notary Acknowledgment *(Optional but included at the request of the petitioners)*

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 22 day of February, 2026, by:

- Judee Brinley
- Dustin Brinley
- Adam Brinley

Notary Public, State of Texas

Printed Name: Renee Hancock Renee Hancock

My Commission Expires: 5-17-2027

Notary ID No.: 10961319



LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the **L.S. Walters Survey, Abstract No. 635, Williamson County, Texas**, said **10.010 acres** being a portion of a **39.64 acre tract of land**, situated in Williamson County, Texas, said 10.010 acres being a portion of a survey of land of David Burson, Document No. **2001095126**, Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in October of 2021 under the direction of **William F. Forest, Jr., Registered Professional Land Surveyor No. 1847**. Survey ties and bearings are shown in the State Plane Coordinate System, Texas Central Zone (4203), and bearing more particularly described as follows:

BEGINNING, at a ½" iron pin found (steel pin) marked "FOREST RPLS 1847", at the southeast corner of said 39.64 acre tract, for the southeast corner hereof, same being the southwest corner of a 4.996 acre tract of record to Yessinia Denis Valdez, Document No. **20200163703** (OPRWCT), same being the north line of Lot 4 of the Live Oak Park Subdivision, recorded in Cabinet H, Slide 199, Plat Records of Williamson County, Texas (P.R.W.C.T.), from which a ½" iron pin found marked "FOREST RPLS 1847", at the southeast corner of said 4.996 acre tract, bears **N 68°44'26" E, 517.52 feet**;

THENCE, with the common boundary line of said 39.64 acre tract and said Live Oak Park Subdivision, along or near a fence, the following three (3) courses and distances:

1. **S 68°47'59" W**, 450.74 feet, to a 3/8" iron pin found, for an angle point hereof;

2. **S 68°37'44" W**, 185.10 feet, to a ½" iron pin found, for an angle point hereof, said point being the common corner of Lot 2 and Lot 3 of the Live Oak Park Subdivision;

3. **S 68°34'24" W**, 442.13 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for the southwest corner hereof, from which a 3/8" iron pin found, at the common corner of Lot 3 and Lot 4 of the Live Oak Park Subdivision, bears **S 68°34'24" W, 82.79 feet**;

THENCE, continuing over and across said 39.64 acre tract, and crossing over a 50' Easement tract, 7.83 acres of record to David Burson, et al., Document No. **2001095128**, **N 21°11'03" W**, 406.14 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", in the north line of said 39.64 acre tract, for the northwest corner hereof, same being in the south line of a 8.59 acre tract of record to Susan Whitis Simpson and Beth Whitis, Tract 5, Document No. **2017010217** (OPRWCT);

THENCE, with the common boundary line of said 39.64 acre tract, said 8.59 acre tract, and said 7.83 acre tract, along or near a fence, the following two (2) courses and distances:

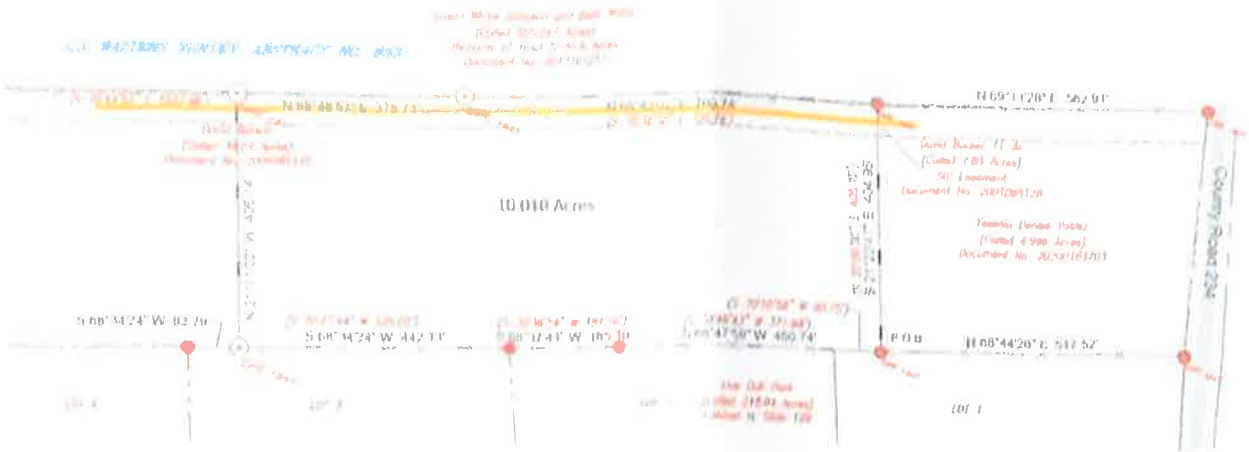
1. **N 68°45'57" E**, 735.73 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof;

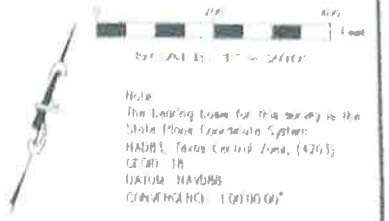
2. **N 68°42'02" E**, 700.74 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", at the northeast corner of said 39.64 acre tract, for the northeast corner hereof, same being the northwest corner of said 4.996 acre tract, from which a ½" iron pin found, marked "FOREST RPLS 1847", at the northeast corner of said 4.996 acre tract, bears **N 69°13'28" E, 562.91 feet**;

THENCE, continuing over and across said 7.83 acre tract, with the common boundary line of said 39.64 acre tract and said 4.996 acre tract, **S 21°23'47" E**, 404.95 feet, to the **POINT OF BEGINNING**, and containing **10.010 acres of land, more or less**.

Said tract being commonly known as **215 Burson Lane, Georgetown, Texas 78633**.

SURVEY FOR
Dusty Brinley
10.010 Acres
out of 39.64 Acres
Document No. 2001095126
Situated in the L.S. Walters Survey,
Abstract No. 653
Williamson County, Texas





LEGEND

Structural Survey Note
This survey has been completed without the benefit of an abstract of title. A current title commitment has not been provided to identify additional record easements which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership of title.

I, the undersigned, does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date: October 29, 2021

William L. Forest, Jr. RPLS 1847

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512 930 5022
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

DATE: November 2, 2021
FB/PG: FB/PG
PC: P:\Dusty Brinley
DWG: Dusty Brinley
LD: Dusty Brinley 10.010
Forest Surveying & Mapping Co
Copyright © 2021

Exhibit B to Resolution

Legal Description and Map

LEGAL DESCRIPTION

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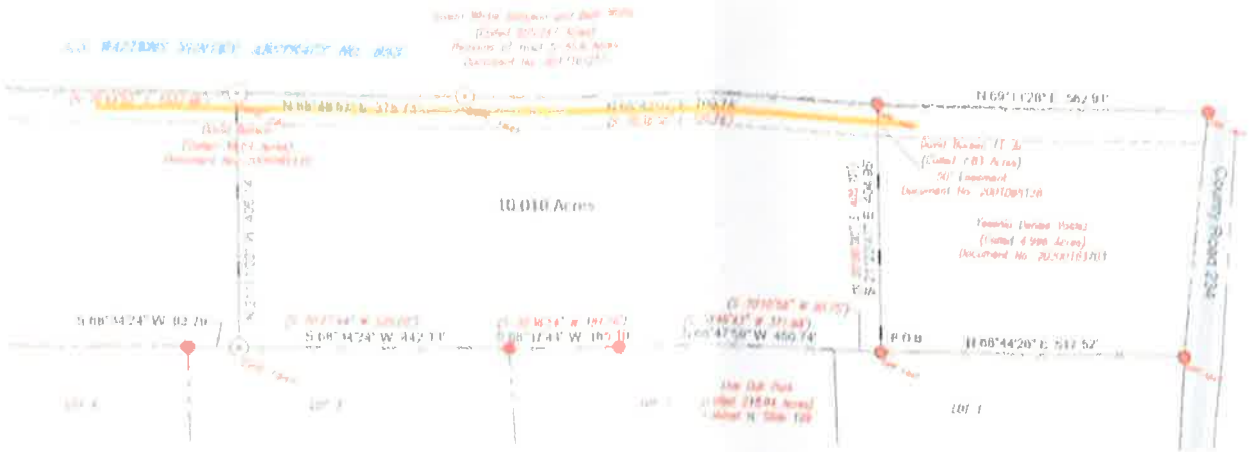
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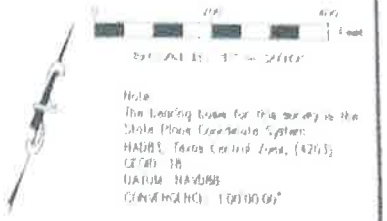
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LEGEND

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Survey Date October 29, 2021

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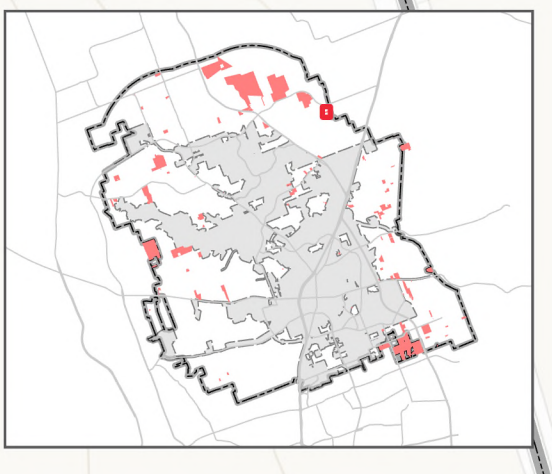
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1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

DATE November 2, 2021
FB/PG FB/PG
PP P:\Dusty Brinley
DWG Dusty Brinley
LD Dusty Brinley 10.010
Forest Surveying & Mapping Co
Copyright © 2021

Petitioned for ETJ Removal

BRINLEY, DUSTIN ALLEN & JUDEE KAY
BRINLEY & ADAM JAY BRINLEY



BURSON LN

BURSON LN

BURSON LN

780 ft

LIVE OAK TRL

LIVE OAK TRL

LIVE OAK TRL

Property
Georgetown ETJ
City limits

0 150 300
US Feet

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution Updating Legislative Task Force

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution updating and increasing the membership of the Legislative Task Force -- Jacob Reagan, Intergovernmental Relations Manager

ITEM SUMMARY:
The City of Georgetown's Intergovernmental Affairs Program advocates, coordinates, and advances the City's legislative agenda to enhance the City's ability to govern and provide essential municipal and community services. The purpose of the program is to ensure the City's interests are protected and enhanced through active involvement in the legislative process and strong intergovernmental relationships and to engage community leaders and partners organizations to advocate for the citizens of Georgetown. Pursuant to Resolution No. 060920-G the City Council created a standing Legislative and Intergovernmental Affairs Subcommittee and a Legislative Task Force as part of the City's Intergovernmental Affairs Program to help ensure that the community is engaged and provide opportunities for greater advocacy on behalf of the City. The City Council finds it necessary to modify the membership of the Legislative Task Force to ensure membership across a broad area of expertise.

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:
Resolution_Updating_Legislative_Committees

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GEORGETOWN, TEXAS UPDATING THE MEMBERSHIP OF THE LEGISLATIVE TASK FORCE OF THE CITY COUNCIL OF THE CITY GEORGETOWN.

WHEREAS, the City of Georgetown's Intergovernmental Affairs Program advocates, coordinates, and advances the City's legislative agenda to enhance the City's ability to govern and provide essential municipal and community services; and

WHEREAS, the purpose of the program is to ensure the City's interests are protected and enhanced through active involvement in the legislative process and strong intergovernmental relationships and to engage community leaders and partners organizations to advocate for the citizens of Georgetown; and

WHEREAS, pursuant to Resolution No. 060920-G the City Council created a standing Legislative and Intergovernmental Affairs Subcommittee and a Legislative Task Force as part of the City's Intergovernmental Affairs Program to help ensure that the community is engaged and provide opportunities for greater advocacy on behalf of the City;

WHEREAS, the City Council finds it necessary to modify the membership of the Legislative Task Force to ensure membership across a broad area of expertise.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS THAT:

SECTION 1. The Legislative Task Force is hereby amended to consist of nine members recommended by the Mayor and approved by City Council pursuant to the City Charter.

SECTION 2. The Legislative Task Force shall continue to meet during legislative sessions for the following purposes:

- Review educational information from City staff, industry leaders, City Lobbyists on legislative sessions, current affairs, and the impact of legislation on City services.
- Provide input to the Legislative and Intergovernmental Affairs Subcommittee and City staff on proposed legislation
- Engage with the community and advocate for the community during the Legislative Session.

SECTION 3. All resolutions that conflict with the provisions of this resolution are hereby repealed, and all other resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 4. If any provision of this resolution, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or

application thereof, of this resolution, which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are hereby declared to be severable.

SECTION 5. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest. This resolution shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on the _____of _____, 2024.

ATTEST: **THE CITY OF GEORGETOWN:**

_____ _____

Robyn Densmore, City Secretary Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Appointment of Legislative Task Force for 2027 Legislative Session

SUGGESTED ACTION:
Consideration and possible action to confirm the appointment of the Legislative Task Force and establishing a Chair for the purpose of developing the proposed City of Georgetown 2027 Legislative Agenda for the council to consider for adoption -- Mayor Josh Schroeder and David Morgan, City Manager

ITEM SUMMARY:
Recommended members are shown on the attached list.

Roles of the task force include:

- Reviewing the City's legislative position statements and providing feedback on needed changes to reflect community perspectives.
- Providing a resident perspective in discussions with other task force members, City staff, and City partners.
- Making recommendations on the state's legislative agenda for the 89th Texas legislative session for City Council consideration.
- Serving as an advocate for the community during the legislative session.

The Georgetown Legislative Task Force is made up of fifteen members who will meet every other week from May through August in 2026, and ad-hoc as issues arise throughout the legislative session. Members will serve a one-year term on a volunteer basis and were selected through an application process. Meetings will consist of briefings from City staff on challenges the City faces to help shape the City's legislative agenda for Council consideration. The Task Force will work to develop a proposed City of Georgetown 2027 Legislative Agenda for the council to consider for adoption.

FINANCIAL IMPACT:

SUBMITTED BY:
Karen Frost, City Secretary

ATTACHMENTS:
2027_Legislative_Task_Force with Chair.pdf

Proposed 2027 Legislative Task Force

Stephanie Blanck

Sarah Bolton

Natalie Decesare

Evan Hein

Robert Hilton

Laura Klein Plunkett

Nizar Noorani

Travis Perthuis

John Power

Joe Orzack

Larry Sharrar

Larry Simmons

Mackenzie Spahn

Wade Todd

Alice York (Chair)

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
TIRZ boards Appointments

SUGGESTED ACTION:
Consideration and possible action to approve the consolidation of the TIRZ boards to have the same members, and appoint the following members to these boards: Mayor Josh Schroeder, David Morgan, Leigh Wallace, Nick Woolery, and Cameron Goodman -- Leigh Wallace, Chief Financial Officer

ITEM SUMMARY:
Staff have determined that it is more efficient to have the same governing members on all of the Tax Increment Reinvestment Zone (TIRZ) boards. (Downtown TIRZ, Rivery TIRZ, Wolf Lakes TIRZ, North Georgetown TIRZ, and Williams Dr. TIRZ) Staff have determined the following members should be the governing members of these 5 boards: Mayor Josh Schroeder, City Manager David Morgan, Chief Financial Officer Leigh Wallace, Assistant City Manager Nick Woolery, and Economic Development Director Cameron Goodman. The Williamson County and State Representatives already appointed on the applicable boards will remain on those designated boards.

FINANCIAL IMPACT:

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Commercial Energy Audit Contract

SUGGESTED ACTION:
Consideration and possible action to approve an annual agreement with Bureau Veritas to conduct Commercial Energy Audit services on behalf of the City for commercial customers in an annual amount not to exceed $120,000.00, and to authorize the City Manager to execute renewals of the agreement for one additional year term under the same terms and conditions for a total 2-year contract not to exceed $240,000.00 -- Jack Daly, Chief Business Officer- Electric

ITEM SUMMARY:
This is an agreement for Bureau Veritas to conduct Commercial Energy Audit Services for the City as a part of the City's Customer Energy Solutions Program. Commercial Energy Audit Services are to include:

1. **Building and Utility Analysis:**
    a. Review of building characteristics, occupancy, operating schedules, and use types
    b. Analysis of a minimum of twelve (12) months of historical utility consumption and demand data, where available
2. **HVAC Systems**
    a. Detailed evaluation of heating, ventilation, and air-conditioning systems, including equipment efficiency, capacity, distribution systems, and operating schedules
    b. Identification of HVAC optimization opportunities, retrofits, and replacement measures
    c. Assessment of ventilation effectiveness and control strategies
3. **Lighting Infrastructure**
    a. Inventory of interior and exterior lighting systems, including fixture types, wattages, controls, and operating hours
    b. Evaluation of lighting efficiency upgrades, control improvements, and compliance with current standards
4. **Building Envelope Integrity**
    a. Assessment of envelope components including roofs, walls, windows, doors, insulation, and air infiltration pathways
    b. Use of diagnostic tools such as thermal imaging where appropriate and feasible
5. **Mechanical-Electrical-Plumbing (MEP) Equipment**
    a. Evaluation of major energy-consuming mechanical, electrical, and plumbing systems, including motors, pumps, water heating, and applicable process loads
    b. Identification of efficiency improvements, equipment upgrades, and operational optimizations - General Service Agreement Commercial Energy Audits Contract No. 26-0117-SC 11
6. **Control Systems**
    a. Review of building automation systems (BAS), thermostats, time clocks, and control sequences
    b. Identification of control optimization, reprogramming, and upgrade opportunities

7. **Energy Conservation Measures (ECMs)**
    a. For each recommended ECM, Contractor shall provide:
        i. Description of the measure
        ii. Estimated energy savings
        iii. Estimated implementation cost
        iv. Simple payback and/or other economic indicators
        v. Operational impacts and implementation considerations
8. **Deliverables**
    a. Contractor shall submit a comprehensive ASHRAE Level II Commercial Energy Audit Report, including:
        i. Executive summary of findings
        ii. Prioritized list of ECMs
        iii. Supporting calculations, assumptions, and methodologies
        iv. Identification of any access limitations or data gaps

FINANCIAL IMPACT:
All charges are budgeted and accounted for in the Energy Efficiency and Conservation Fund for FY26, not to exceed $120,000.00.

Team Role	Hourly Rate ($)
Project Executive	$190.00
Program Manager	$140.00
Project Manager I (PE/RA)	$120.00
Project Manager II (PE/RA)	$130.00
Quality Control Manager	$135.00
Technical Report Reviewer	$115.00
Administrative	$80.00

SUBMITTED BY:
Rene Bywater-Barajas, Electric Department

ATTACHMENTS:
26-0117-SC Commercial Energy Audit Vendor Signature_BV signed.pdf

BUREAU VERITAS GENERAL SERVICE AGREEMENT WITH THE CITY OF GEORGETOWN, TEXAS

This General Service Agreement is entered into and made effective on the _____ day of March, 2026 by and between the **City of Georgetown**, a Texas home-rule municipal corporation (the "City"), and **Bureau Veritas Technical Assessments, LLC**, a Maryland limited liability company (the "Contractor"), for Contractor to conduct Commercial Energy Audits as described in the Scope of Services, attached as **Exhibit A.**

1. **Consideration.** In consideration for the services performed in the Scope of Services and Contractor's completion of work in conformity with this Agreement, the City shall pay the Contractor an amount not to exceed **ONE HUNDRED AND TWENTY THOUSAND DOLLARS AND NO CENTS ($120,000.00) per term**.

2. **Term.** This Agreement shall become effective on the date signed by the City. The initial term of the Agreement is for one (1) year, commencing on the date of execution by the City with the option to renew for one (1) additional one (1) year term on the same terms and conditions. Any renewal must be in writing and executed by the parties.

3. **City Terms Prevail**. In the event there is a conflict between a term in **Exhibit A** and a term in this Agreement, the terms of this Agreement shall prevail.

4. **Payment Application.** Within **seven (7)** calendar days of completion of the services, the Contractor will submit its payment application to the City.

5. **City's Payment and Approval**. All payments will be processed in accordance with Texas Prompt Payment Act, Texas Government Code, Subtitle F, Chapter 2251. The City will pay Contractor within thirty days after of receipt of a correct payment application for services. The Contractor may charge a late fee (fee shall not be greater than that permitted under the Texas Prompt Payment Act) for payments not made in accordance with this prompt payment policy; however, the policy does not apply to payments made by the City in the event: (a) there is a bona fide dispute between the City and Contractor concerning the goods, supplies, materials, equipment delivered, or the services performed, that causes the payment to be late; (b) the terms of a federal agreement, grant, regulation or statute prevents the City from making a timely payment with Federal funds; (c) there is a bona fide dispute between the Contractor and a subcontractor and its suppliers concerning goods, supplies, material or equipment delivered, or the services performed, which caused the payment to be late; or (d) the payment application is not mailed to the City in accordance with this Agreement.

6. **Non-Appropriation**. This Agreement is a commitment of City's current revenues only. The City shall have the right to terminate this Agreement at the end of any City fiscal year if the governing body of the city does not appropriate funds sufficient to purchase the services. The City may terminate for non-appropriation by giving the Contractor a written notice of termination at the end of its then current fiscal year.

7. **Executed Agreement. The Contractor shall not commence any work under this Agreement until the City provides written notice to proceed (the "Notice to Proceed"), which shall not occur until this Agreement is fully executed and all exhibits and other attachments are completely executed and attached to the Agreement.**

8. **Change Orders.** Changes will not be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid, except upon the prior written order from authorized personnel of the City. The Contractor will not execute change orders on behalf of the City or otherwise alter the scope of the services except in the event of a duly authorized change order approved by the City as provided in this Agreement.

9. **Subcontractor.** The term "subcontractor" shall mean and include only those hired by and having a direct contract with Contractor for performance of work on the Project. The City shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors shall look exclusively to the Contractor for any payments due. The Contractor shall be fully responsible to the City for the acts and omissions of its subcontractors. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the City.

10. **Insurance.** Contractor shall procure and maintain at its sole cost and expense for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, volunteers, employees or subcontractors. The polices, limits and endorsements required are set forth in **Exhibit C**. Contractor's insurance certificate satisfying the City insurance requirements is attached as **Exhibit D**.

11. **INDEMNIFICATION. THE CONTRACTOR SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS, VOLUNTEERS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON OR FOR DAMAGE TO ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THE WORK DONE BY THE CONTRACTOR, ITS AGENTS, REPRESENTATIVES, VOLUNTEERS, EMPLOYEES, OR SUBCONTRACTORS UNDER THIS AGREEMENT. SUCH INDEMNITY SHALL APPLY REGARDLESS OF WHETHER THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, OR LIABILITY ARISE IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY, ANY OTHER PARTY INDEMNIFIED HEREUNDER, THE CONTRACTOR, OR ANY THIRD PARTY.**

12. **RELEASE. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE WORK TO BE PERFORMED HEREUNDER AND HEREBY RELEASES, RELINQUISHES, AND DISCHARGES THE CITY, ITS OFFICERS, AGENTS, VOLUNTEERS, AND EMPLOYEES FROM ALL CLAIMS, DEMANDS, AND**

CAUSES OF ACTION OF EVERY KIND AND CHARACTER, INCLUDING THE COST OF DEFENSE THEREOF, FOR ANY INJURY TO OR DEATH OF ANY PERSON AND ANY LOSS OF OR DAMAGE TO ANY PROPERTY THAT IS CAUSED BY, ALLEGED TO BE CAUSED BY, ARISING OUT OF, OR IN CONNECTION WITH THE WORK TO BE PERFORMED HEREUNDER BY CONTRACTOR, ITS AGENTS, REPRESENTATIVES, VOLUNTEERS, EMPLOYEES, OR SUBCONTRACTORS. THIS RELEASE SHALL APPLY REGARDLESS OF WHETHER SAID CLAIMS, DEMANDS, AND CAUSES OF ACTION ARE COVERED IN WHOLE OR IN PART BY INSURANCE AND REGARDLESS OF WHETHER SUCH INJURY, DEATH, LOSS, OR DAMAGE WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CITY, ANY OTHER PARTY RELEASED HEREUNDER, THE CONTRACTOR, OR ANY THIRD PARTY.

13. **Performance.** Contractor, its employees, associates, and/or subcontractors shall perform all the services described in the Scope of Services in a professional manner and be fully qualified and competent to perform those services. Contractor shall undertake the work and complete it in a timely manner in accordance with all applicable federal, state, and local statutes, regulations, ordinances, and other laws.

14. **Termination for Convenience.** The City shall have the right to terminate this Agreement, in whole or in part, without cause any time upon thirty (30) calendar days' prior written notice. Upon receipt of a notice of termination, the Contractor shall promptly cease all further work pursuant to the Agreement, with such exceptions, if any, specified in the notice of termination. The City shall pay the Contractor, to the extent of funds appropriated or otherwise legally available for such purposes, for all services performed and obligations incurred prior to the date of termination.

15. **Termination for Cause.** In addition to the termination rights described above, either party may terminate this Agreement effective upon written notice to the other if the other breaches any of the terms and conditions of this Agreement and fails to cure that breach within thirty (30) days after receiving written notice of the breach. In the event of an incurable breach, the non-breaching party may terminate this Agreement effective immediately upon written notice to the breaching party. In addition to all other remedies available under law and in equity, the City may remove the Contractor from the City's Contractor list in the event that this Agreement is terminated for cause and any offer submitted by the Contractor may be disqualified for up to three (3) years.

16. **Ownership of Documents.** The City shall retain ownership of all associated work products and documentation obtained from or created by the Contractor pursuant to this Agreement. Contractor shall deliver all documents or other work product to the City upon request, including original versions if specified in the request.

17. **Taxes**. The City is exempt from payment of state and local sales and use taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate

that shall enable the Contractor to buy any materials to be incorporated into the project and then resell the aforementioned materials to the City without paying the tax on the materials at the time of purchase.

18. **Confidential Information**. Each party agrees not to use, disclose, sell, license, publish, reproduce or otherwise make available the information of the other party ("Confidential Information") except and only to the extent necessary to perform under this Agreement or as required by the Texas Public Information Act or other applicable law. Parties shall endeavor to designate Confidential Information as such at the time of disclosure. Each party agrees to secure and protect the other party's Confidential Information in a manner consistent with the maintenance of the other party's confidential and proprietary rights in the information and to take appropriate action by instruction or agreement with its employees, consultants, or other agents who are permitted access to the other party's Confidential Information to satisfy its obligations under this Section. This paragraph shall survive the term of the Agreement.

19. **Notices.** Any notice or communication permitted or required by this Agreement shall be deemed effective when personally delivered or deposited, postage prepaid, in the first class mail of the United States properly, or sent via electronic means, addressed to the appropriate party at the address set forth below:

Notice to the Contractor:

Bureau Veritas Technical Assessments, LLC
ATTN: Jeff Fox
Senior Vice President
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
Jeff.fox@bureauveritas.com

Notice to the City:

City of Georgetown
ATTN: City Manager
P.O. Box 409
Georgetown, Texas 78627
david.morgan@georgetowntexas.gov

With a copy to:

City of Georgetown
ATTN: City Attorney
P.O. Box 409
Georgetown, Texas 78627
skye.masson@georgetowntexas.gov

20. **Independent Contractor.** The Agreement shall not be construed as creating an employer/employee relationship, a partnership, or joint venture. The Contractor's services shall be those of an independent contractor. This Agreement does not grant any

rights or privileges established for employees of the City. Contractor shall not be within protection or coverage of any insurance that the City, from time to time, may have in force. The City will not be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies.

21. **Force Majeure.** The City and the Contractor will exert all efforts to perform the tasks set forth herein within the proposed schedules. However, neither the City nor the Contractor shall be held responsible for inability to perform under this Agreement if such inability is a direct result of a force substantially beyond its control, including but not limited to the following: strikes, riots, civil disturbances, fire, insurrection, war, embargoes, failures of carriers, acts of God, or the public enemy.

22. **Nondiscrimination.** The Contractor, with regard to the work performed by it after award and prior to completion of this Agreement, shall not discriminate on the basis of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by any federal, state or local law.

23. **Right to Audit**. The Contractor agrees that the representatives of the City shall have access to, and the rights to audit, examine, or reproduce, any and all Contractor records related to the performance under this Agreement. The Contractor shall retain all such records for a period of four (4) years after final payment on this Agreement or until all audit and litigation matters that the City has brought to the attention of the Contractor are resolved, whichever is longer.

24. **Advertising and Publicity**. Contractor shall not advertise or otherwise publicize, without the City's prior written consent, the fact that the City has entered into the Agreement, except to the extent required by applicable law.

25. **Contractor Certification Regarding Boycotting Israel.** Pursuant to Chapter 2271, Texas Government Code, Contractor certifies that it (1) does not currently boycott Israel; and (2) will not boycott Israel during the term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

26. **Contractor Certification Regarding Business with Certain Countries and Organizations.** Pursuant to Subchapter F, Chapter 2252, Texas Government Code, Contractor certifies Contractor is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

27. **Contractor Certification Regarding Boycotting Energy Companies.** Pursuant to Chapter 2274, Texas Government Code, Contractor certifies that either (1) Contractor is a sole proprietorship or company with fewer than ten (10) employees or (2) Contractor does not currently boycott energy companies and will not boycott energy companies during the

Term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

28. **Contractor Certification Regarding Boycotting Firearm and Ammunition Industries.** Pursuant to Chapter 2274, Texas Government Code, Contractor certifies that either (1) Contractor is a sole proprietorship or company with fewer than ten (10) employees or (2) Contractor does not currently boycott firearm and ammunition industries; and will not boycott firearm and ammunition industries during the Term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

29. **No Waiver.** No waiver or deferral by either party of any term or condition of this Agreement shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.

30. **Amendment.** This Agreement may only be amended by written instrument approved and executed by the parties.

31. **Severability**. This Agreement is severable and if any one or more parts of it are found to be invalid, such invalidity shall not affect the remainder of this Agreement if it can be given effect without the invalid parts.

32. **Governing Law and Venue**. This Agreement shall be governed by the laws of the State of Texas. Venue shall be the applicable courts of Williamson County, Texas.

33. **Dispute Resolution.** If either the Contractor or the City has a claim or dispute, the parties shall first attempt to resolve the matter through this dispute resolution process. The disputing party shall notify the other party in writing as soon as practicable after discovering the claim, dispute or breach. The notice shall state the nature of the dispute and list the party's specific reasons for such dispute. Within ten (10) business days of receipt of the notice, both parties shall make a good faith effort, in person or through generally accepted means, to resolve any claim, dispute, breach or other matter in question that may arise out of, or in connection with, this Agreement. If the parties fail to resolve the dispute within sixty (60) days of the date of receipt of the notice of the dispute, then the parties may submit the matter to non-binding mediation upon written consent of authorized representatives of both parties. If the parties cannot resolve the dispute through mediation, then either party shall have the right to exercise any and all remedies available under law regarding the dispute. If there is a dispute between the Contractor and the City respecting any service provided or to be provided hereunder by the Contractor, the Contractor agrees to continue providing on a timely basis all services to be provided by the Contractor hereunder, including any service as to which there is a dispute.

34. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the parties hereto and any subsequent successors and assigns, provided however, that no right or interest in the Agreement shall be assigned and no obligation shall be delegated by the

Contractor without the prior written consent of the City. Any attempted assignment or delegation by the Contractor shall be void unless made in conformity with this paragraph.

35. **Third-Party Beneficiaries.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the City or the Contractor.

36. **Duplicate Originals.** The parties may execute this Agreement in duplicate originals, each of equal dignity.

37. **Exhibits.** All exhibits to this Agreement are incorporated and made part of this Agreement for all purposes.

38. **Entire Agreement.** This Agreement, with all exhibits, attachments, and appendices attached, represents the entire and integrated agreement between the City and Contractor and supersedes all prior negotiations, representations, or agreements, whether written or oral, relating to the subject of this Agreement.

List of Exhibits

A. Scope of Services
B. Payment Schedule
C. Insurance Requirements
D. Certificates of Insurance

[*signatures on the following page*]

CITY OF GEORGETOWN

By: _____

Name: Josh Schroeder, Mayor

Date: _____

BUREAU VERITAS TECHNICAL ASSESSMENTS, LLC

By: _____

Name, Title: Jeffrey Fox, Sr. Vice President

Date: 03 / 16 / 2026

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A
SCOPE OF SERVICES

The terms and conditions of this Agreement shall take precedence and control over any term or provision of the Scope of Services that in any way conflicts with, differs from, or attempts to alter the terms of this Agreement.

Contractor will conduct Commercial Energy Audits in accordance with ASHRAE Standard 211 and ASHRAE Procedures for Commercial Building Energy Audits – Level II (Energy Survey and Analysis) for commercial facilities scheduled by the City of Georgetown. The scope of work for each audit shall include a detailed engineering evaluation of building energy performance, identifying and analyzing Energy Conservation Measures (ECMs) with quantified energy savings, cost estimates, and implementation considerations. This may include or less of the following components:

A. COMMERCIAL ENERGY AUDITS

1. **Building and Utility Analysis:**
   a. Review of building characteristics, occupancy, operating schedules, and use types
   b. Analysis of a minimum of twelve (12) months of historical utility consumption and demand data, where available
2. **HVAC Systems**
   a. Detailed evaluation of heating, ventilation, and air-conditioning systems, including equipment efficiency, capacity, distribution systems, and operating schedules
   b. Identification of HVAC optimization opportunities, retrofits, and replacement measures
   c. Assessment of ventilation effectiveness and control strategies
3. **Lighting Infrastructure**
   a. Inventory of interior and exterior lighting systems, including fixture types, wattages, controls, and operating hours
   b. Evaluation of lighting efficiency upgrades, control improvements, and compliance with current standards
4. **Building Envelope Integrity**
   a. Assessment of envelope components including roofs, walls, windows, doors, insulation, and air infiltration pathways
   b. Use of diagnostic tools such as thermal imaging where appropriate and feasible
5. **Mechanical-Electrical-Plumbing (MEP) Equipment**
   a. Evaluation of major energy-consuming mechanical, electrical, and plumbing systems, including motors, pumps, water heating, and applicable process loads
   b. Identification of efficiency improvements, equipment upgrades, and operational optimizations

6. **Control Systems**
   a. Review of building automation systems (BAS), thermostats, time clocks, and control sequences
   b. Identification of control optimization, reprogramming, and upgrade opportunities
7. **Energy Conservation Measures (ECMs)**
   a. For each recommended ECM, Contractor shall provide:
      i. Description of the measure
      ii. Estimated energy savings
      iii. Estimated implementation cost
      iv. Simple payback and/or other economic indicators
      v. Operational impacts and implementation considerations
8. **Deliverables**
   a. Contractor shall submit a comprehensive ASHRAE Level II Commercial Energy Audit Report, including:
      i. Executive summary of findings
      ii. Prioritized list of ECMs
      iii. Supporting calculations, assumptions, and methodologies
      iv. Identification of any access limitations or data gaps

B. PROJECT MANAGEMENT AND COMMUNICATION:

Projects will be assigned and communicated by the City as applications for energy audit requests are submitted. Contractor will be responsible for:

1. Contractor's Operation Manual:

a. Providing the Contractor's Operations Manual detailing how audits will be conducted and reported. The City will ultimately approve of this manual before audits commence.

b. This manual will outline detailed processes for: executing audits, providing step-by-step guidance for field operations, establishing clear communication protocols between Contractor and City.

c. The manual will serve as a living document and will be updated as needed throughout the duration of the contract to reflect improvements, updates, or procedural changes agreed upon by both Contractor and City. Promptly scheduling appointments with respective designated due dates to be completed by the Energy Auditor. The City shall provide finalized daily schedules at least three to five business days from the audit request. Upon receipt, Contractor will schedule the appointment two weeks out on the team's internal calendar and confirm assignment to the designated Energy Audit team. The City will also contact the Customer twenty-four (24) hours prior to their appointment to confirm the appointment. Contractor will contact the customer 24 to 48 hours prior to their appointment to confirm with customer and will also reach out to the customer the morning of the appointment date.

2. Creating a comprehensive project plan and timeline for each project, detailing the execution process and schedule. Contractor will develop and maintain an internal work plan and schedule to manage audit assignments, ensuring each audit is completed and reported within designated timelines. This process and its documentation will be documented in the Contractor's Operations Manual.

3. Completing an Energy Audit within 30 days upon receipt of confirmed appointment from the City, in coordination with the City of Georgetown to ensure timely customer scheduling, unless being unable to complete due to 1) trip charge or 2) suspension fee (incomplete site visit). An Energy Audit shall be deemed complete upon submission of the final report to the City. Any requested revisions will be communicated to the Contractor after review by the City and/or the Customer.

4. Providing timely Energy Audit report within 7 to 10 business days of site visit. the completion period begins upon Contractor's completion at a site visit for the home energy audit. Incomplete site visits will require separate treatment. Incomplete site visits

must be reported within 5 days of the site visit, via the report form to be mutually agreed upon between the Contractor and City.

5. Assigning a Project Coordinator who will manage daily communications with the City staff to ensure operational alignment, resolve scheduling issues promptly, and maintain transparency.

6. Conduct and participate in monthly progress meetings with City staff to report on production progress, KPIs, and areas for program improvement, and present compiled data on energy efficiency measures implemented for Georgetown customers.

C. MATRIX OF RESPONSIBILITIES

Task	**Responsible Party**	**Description**
Program Marketing	City	Market the Energy Audit Program to commercial customers to drive awareness and participation.
Provision of Operations Manual	Contractor	Develop and provide an Operations Manual detailing audit procedures and reporting. Manual must be approved by the City prior to commencement of work.
Application Management	City	Receive, review, and process Energy Audit Program applications. Communicate and schedule approved Energy Audit Applications with Contractor.
Data Entry & Account Setup	Contractor	City will provide Contractor with a 12 to 24 months of utility building so contractor can create customer accounts and upload utility billing history to an applicable software system to generate audit reports.
Efficient Routing & Scheduling	City	Optimize audit routes using mapping tools and account for building size to improve scheduling efficiency.
Customer Scheduling and Confirmation	City	Schedule customer appointments and provide the Contractor with at least 2 weeks notice. Confirm appointments with customers 24 hours prior to the scheduled time.
Audit Scheduling and Customer Billing Details to Contractor	City	Provide the Contractor with finalized schedules and customer billing details, including the date, time, and customer contact information.
Provide Qualified Field Personnel	Contractor	Assign licensed and trained auditors/administrative staff to the scheduled audits.

Scheduling Availability Provision	Contractor	Supply availability windows (30 days in advance) to the City to conduct audits
Scheduling Confirmation	City	Confirmation of appointments with the contractor 48 hours before the appointment. City confirms with the customer within 24 hours prior to the appointment.
Customer Communication (Day of Audit)	Contractor	Confirm with building staff and escorts, 24-48 hours in advance of each audit and also the Morning of the audit.
Ongoing Communication	Contractor	Maintain clear, ongoing communication with the City regarding field updates, issues, and recommendations
Safety Commitment	Contractor	Enforce a safety-first culture; provide and adhere to approved safety standards.
Conduct Energy Audit	Contractor	Perform the level II energy audit, collect and record data in applicable software to prepare final energy audit reports.
Ongoing Communication with City Staff	Contractor	Share real-time updates on audit progress, challenges, customer concerns, or recommendations for program improvement.
Final Audit Provision	Contractor	Submit a final audit report to the City in accordance with City standards.
Collection of Completed Audits	City	Collect completed Energy Audits electronically from Contractor. Following completion of each audit City will provide the Contractor access to the appropriate software to upload final energy audits for collection by the City
Distribution of Audit Reports	City	Distribute the finalized Energy Audit reports to customers
Customer Interaction	Both	Contractor resolves field-related issues (eg, scheduling or on-site concerns). City addresses program-related inquiries, incentives, and next steps.
Customer Service Support	City	Provide dedicated phone/email support line for customer questions about scheduling, follow-up actions, and program inquiries. This includes any issues, complaints, or customer-related matters. The City will follow up on any issues with the Contractor if necessary to address the matter.
Operations Reporting	Contractor	Report regularly on key performance indicators (KPIs) and production metrics to City

Invoicing	Contractor	Provide timely and accurate invoices to the City of Georgetown on a monthly basis.
Data Ownership	City	All audit data belongs to the City
Audit Software Access and Maintenance	Both	City and Contractor must maintain their respectable applicable software to continue audit operations and maintain availability for the appropriate parties within this contract.

D. SAFETY

Contractor will provide the City a copy of their safety standards and ensure that City safety standards are aligned.

E. DETAILED AUDIT APPROACH:

1. **Work Plan**
   - **a.** The Energy Audit consists of an on-site assessment to determine current conditions, itemize the energy consuming equipment (i.e. air conditioning, fans, and blowers); review lighting systems both exterior and interior; review appliances; and review efficiency of all such equipment. In addition, BV's team will consider structural elements, such as the building envelope, for energy efficiency. Recommendations will be made on implementing cost-saving energy conservation materials and methods. BV will estimate the projected payback period on each energy-saving recommendation and prioritize accordingly.
2. **Technical On-site Energy Audit**
   - **a.** Following the benchmarking study, BV will conduct detailed Energy Audits on selected buildings. This includes a detailed on-site survey/energy audit and engineering analysis of building systems, building simulations, and analysis of savings with estimated installed costs and paybacks.
   - **b.** The Energy Audit will mainly consist of the following:
     i. Inspection of building envelope (doors and windows for type of glass, insulation level, and shading factor, weather sealing, walls, and roof for insulation, cracks, and missing weather seals) to identify energy loss.
     ii. Development of a detailed inventory of all HVAC equipment, boilers, furnaces, air conditioning equipment, chillers, pumps, fans, motors, lighting, and irrigation systems serving the buildings.
     iii. Review of energy metering systems and evaluation of potential for sub meters, as applicable.
     iv. Audit of HVAC systems, evaluation of piping for leaks, and insulation upgrades, evaluation of chemical treatment of water, blow-down frequency, and condensation of system performance, survey of steam traps, heat exchangers, and identification of opportunities for heat recovery.
     v. Review of current maintenance and operations procedures, and recommendations to optimize maintenance.
     vi. Photometric analysis of light levels in all spaces
     vii. Development of a detailed lighting schedule with opportunities for

improvement through replacing light fixtures, for example, but not limited to T12 light fixtures with Super T8s/T5, magnetic ballasts with electronic ballasts, and identification of opportunities for de-lamping through measured lumen levels.

viii. Recommendations for motion/occupancy sensors for low traffic and sporadic occupancy areas, and photo sensors for areas with adequate daylight; and recommendations for bi-level and tandem ballasts, as applicable

ix. Evaluation of chilled water systems; performance evaluation of chilled and condenser water production, and cooling load/demand; and calculation of operating kW/ton and identification of opportunities to optimize/improve performance.

x. Survey, record, and evaluation of the EER/SEER of the window and split unit air conditioners serving the buildings and other areas, to identify opportunities to replace older units with Energy Star alternatives; and identification of opportunities for centralized systems, as applicable.

xi. Evaluation of the efficiency, sizing, and performance of all motors and pumps in the entire facility, and identification of opportunities for variable frequency drive (VFD) controls.

xii. Audit of air handler performance throughout the buildings, air distribution ducting, and potential for VFD control of supply and return fans in variable air volume(VAV) systems.

xiii. Evaluation of existing (or potential for new installation of) energy management and control systems (EMS).

3. Engineering Analysis

a. Contractor will perform a comprehensive analysis of the building systems and make recommendations on all identified energy conservation measures (ECMs) with detailed cost estimates and cost savings. Contractor will perform a savings to investment ratio (SIR) analysis in addition to the simple payback method, based on Present value (Pv) of the recommended improvement, and rank all projects based on both simple payback as well as SIR. A life cycle cost (LCC) analysis will also be performed in addition to the payback analysis.

b. Contractor will perform building simulations using commercially reasonable methods that take into consideration the manufacturer rated efficiency, equipment age, existing maintenance practices, local heating/cooling degree-days and building envelope composition to compute the potential energy savings from the proposed ECMs. The generated savings are further discounted to account for interactivities among multiple measures and projects' net resulting energy savings by taking into consideration the building orientation, dynamic heat gains and losses, weather, and architectural effects.

c. Contractor will analyze opportunities for energy conservation for each development, including, but not limited to:

i. Envelope upgrade and weather sealing, additional insulation, and minimization of heat loss.

ii. Improvements to the energy performance of windows and doors through storm windows/doors, window shading films, or replacement with high performance alternatives, if necessary.

iii. Retrofits to old lighting with energy efficient light fixtures and controls.
iv. Upgrades to older appliances with new Energy Star appliances.
v. Implementation of smart strips to control electronics and entertainment devices.
vi. Upgrades to older HVAC systems with high efficiency units.
vii. Improvements to pipe or duct insulation and reducing leaks, as necessary.
viii. Implementation of programmable or smart thermostats to avoid unnecessary heating.

E. REPORTING REQUIREMENTS

1. Energy Audit Reporting:

a. Results of Testing and Inspection, along with recommendations for energy efficiency improvements, including estimated costs and payback periods, an estimate of energy savings and cost reductions, and a plan outlining the recommended Energy Efficiency measures.

b. Contractor will submit a Final Audit Report for each commercial property, which will include all compiled data, findings, and specific recommendations for improving energy efficiency

2. Program Performance Reporting

a. Contractor will provide monthly progress updates to the City of Georgetown to ensure clear, ongoing communication regarding program performance. These updates will include:
   1. a summary of completed energy audits,
   2. key performance indicators (KPIs), and
   3. any notable trends or findings observed in the field

3. Quality Control

a. Post Audit Review
   i. Review of each audit for quality assurance before provision of audit reports to City

F. CONTRACTOR RESPONSIBILITIES

1. **Provide Qualified Field Personnel:** Contractor will supply experienced and certified field energy auditors and administrative personnel necessary to perform complete and accurate commercial energy audits, beginning with the receipt of the customer audit schedule from City of Georgetown staff. Energy Auditors must hold one of the following approved certifications: (a) Certified Energy Manager (CEM) Certification; (b) Building Performance Institute (BPI) Certification; or (c) ASHRAE Building Energy Assessment Professional (BEAP) Certification.

2. **Provision of Audit Reports:** Contractor shall provide a final audit report to the City in accordance with a mutually agreed upon form and based on the specific needs of the property under audit.

3. **Scheduling Coordination:** Contractor will provide designated start times to City of Georgetown staff to facilitate the scheduling of appointments with customers.

4. **Data Entry and Account Setup:** Contractor will create energy audits in the designated energy modeling software, and upload each customer's 12-month electric billing history to support accurate energy modeling. All data collected during Energy Audits shall remain the property of the City of Georgetown.

5. **Customer Communication:** Contractor will make courtesy reminder calls to commercial customers approximately 30 minutes prior to arrival on the day of their scheduled Energy Audit to reduce no-shows and improve scheduling efficiency. If in the event the customer is unresponsive to the call the audit will not be conducted, and the Contractor will communicate to the City for next steps. If in the event, the customer wishes to reschedule the appointment, the Contractor will communicate the request to the City to determine next steps.

6. **Ongoing Communication with City Staff:** Contractor will maintain proactive communication with the City of Georgetown regarding any field issues, challenges, or opportunities for program improvement identified during the audit process.

7. **Safety Commitment:** Contractor will foster and maintain a safety-first culture for all personnel, both in the field and within our administrative offices, in alignment with industry best practices. Contractor will provide a copy of their safety standards and align with City standards.

8. **Invoicing:** Contractor will submit timely and accurate invoices in accordance with the City of Georgetown's invoicing procedures.

9. **Reporting:** Contractor will track and report key performance indicators (KPIs) and production metrics to designated Georgetown personnel on an agreed-upon schedule to ensure transparency and alignment with project goals.

10. **Customer Follow-Up:** Contractor will promptly address any customer concerns, complaints, compliments, or other feedback received during or after the audit process to uphold customer satisfaction.

11. **Data Management:** Contractor shall act as custodian for collection and storage of data relating to energy audits and comply with applicable data-privacy laws. Contractor shall maintain access and the applicable software upkeep for City usage.

G. CITY RESPONSIBILITIES

1. **Program Marketing:** Lead efforts to market and promote the Energy Audit Program to Georgetown Electric commercial customers.

2. **Application Management and Data Provision:** Send, receive, and process customer applications for participation in the Energy Audit Program. The applicable data for the audits will be made accessible in Monday.com, or applicable software, to Contractor.

3. **Customer Scheduling:** Within Monday.com, or applicable software, City will conduct scheduling activity with the Contractor. The City will contact customers to schedule Energy Audit appointments and manage the overall scheduling calendar for program participants.

4. **Efficient Routing:** Utilize geo-mapping tools and consider home square footage during scheduling to maximize efficiency. Larger homes require additional time for audits and should be scheduled accordingly.

5. **Audit Scheduling Details to Contractor:** Provide Contractor with daily schedules that include the time, date, and location of all scheduled Energy Audits, as well as the property representative's name, address, phone number, and any other pertinent details necessary for service delivery.

6. **Collection of Completed Audits:** Receive completed Energy Audit reports electronically from Contractor and manage program records accordingly. If the City identifies deficiencies in an audit report, written notice shall be provided to the Contractor. Contractor shall have 5 business days to correct and resubmit.

7. **Distribution of Audit Reports:** Send completed Energy Audit reports to customers following the Contractor's submission.

8. **Customer Service Support:** Provide a dedicated phone number for customers to contact City of Georgetown personnel directly with questions about the program or next steps. If there are complaints or issues from the Customer concerning the audit, such issues will be directed towards the City. The City will contact the Contractor to address and rectify the matter if it is deemed warranted by the City.

9. **Community Outreach:** Coordinate and host outreach events to promote the Energy Audit Program and increase community engagement.

10. **Data Management:** City shall maintain access and the applicable software upkeep for Contractor usage.

EXHIBIT B
PAYMENT SCHEDULE

The Contractor must submit monthly invoices to the City in accordance with the rates set forth in the table below. Each invoice must be accompanied by an explanation of charges, fees, services, and expenses, including an accounting of actual hours worked. The City will pay such invoices in compliance with the Texas Prompt Payment Act.

Team Role	Hourly Rate ($)
Project Executive	$190.00
Program Manager	$140.00
Project Manager I (PE/RA)	$120.00
Project Manager II (PE/RA)	$130.00
Quality Control Manager	$135.00
Technical Report Reviewer	$115.00
Administrative	$80.00

EXHIBIT C
INSURANCE REQUIREMENTS

I. The Contractor agrees to maintain the types and amounts of insurance required in this Agreement throughout the term of the Agreement. The following insurance policies shall be required:

A. Commercial General Liability
B. Business Automobile Liability
C. Workers' Compensation
D. Professional Liability

II. For each of these policies, the Contractor's insurance coverage shall be primary with respect to the City, its officials, agents, employees and volunteers. Any insurance or self-insurance carried or obtained by the City, its officials, agents, employees or volunteers, shall be considered in excess of the Contractor's insurance and shall not contribute to it. No term or provision of the indemnification provided by the Contractor to the City pursuant to this Agreement shall be construed or interpreted as limiting or otherwise affecting the terms of the insurance coverage. All Certificates of Insurance and endorsements shall be furnished to the City's Representative at the time of execution of this Agreement, attached hereto as Exhibit D, and approved by the City *before* work commences.

III. General Requirements Applicable to All Policies.

A. Only licensed insurance carriers authorized to do business in the State of Texas shall be accepted.
B. Deductibles shall be listed on the certificate of insurance and are acceptable only on an "occurrence" basis.
C. "Claims made" policies are not accepted, except for Professional Liability insurance.
D. Coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) calendar days prior written notice has been given to the City of Georgetown.
E. The Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent. Each certificate shall contain the following provisions and warranties:
    1. The insurance company is licensed and authorized to do business in the State of Texas
    2. The insurance policy is underwritten on forms provided by the Texas State Board of Insurance or ISO
    3. All endorsements and coverages are included according to the requirements of this Agreement
    4. The form of notice of cancellation, termination, or change in coverage provisions is specified in this attachment

F. The City of Georgetown, its officials, agents, employees, and volunteers are to be listed as Additional Insureds on the Commercial General Liability and Business Automobile Liability Policies. The coverages shall contain no special limitations on the scope of protection afforded the City, its officials, employees, and volunteers.

V. **Commercial General Liability** requirements:

A. Coverage shall be written by a carrier rated "A: VIII" or better in accordance with the current A. M. Best Key Rating Guide.
B. Minimum Combined Single Limit of $1,000,000 per occurrence per project for bodily injury and property damage with a $2,000,000 annual aggregate limit.
C. Coverage shall be at least as broad as Insurance Service's Office Number CG 00 01.
D. No coverage shall be excluded from the standard policy without notification of individual exclusions being attached for review and acceptance.
E. The coverage shall not exclude: premises/operations; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein); and where exposures exist, Explosion, Collapse and Underground coverage.
F. The City shall be listed as Additional Insured, and the policy shall be endorsed to waive rights of subrogation, to be primary and non-contributory with regard to any self-insurance or insurance policy held by the City.

VI. **Business Automobile Liability** requirements:

A. Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current Best Key Rating Guide.
B. Minimum Combined Single Limit of $1,000,000 per occurrence for bodily injury and property damage.
C. The Business Auto Policy must show Symbol 1 in the Covered Autos portion of the liability section in Item 2 of the declarations page.
D. The coverage shall include owned, leased or rented autos, non-owned autos, any autos and hired autos.

VII. **Workers' Compensation Insurance** requirements:

A. Pursuant to the requirements set forth in Title 28, Section 110.110 of the Texas Administrative Code, *all* employees of the Contractor, the Contractor, *all* employees of any and all subcontractors, and all other persons providing services on the Project must be covered by a workers compensation insurance policy, either directly through their employer's policy (the Contractor's, or subcontractor's policy) or through an executed coverage agreement on an approved DWC form. Accordingly, if a subcontractor does not have his or her own policy and a coverage agreement is used, Contractors and subcontractors *must* use that portion of the form whereby the hiring Contractor agrees to provide coverage to the employees of the

subcontractor. The portion of the form that would otherwise allow them not to provide coverage for the employees of an independent Contractor may not be used.

B. The workers compensation insurance shall include the following terms:

1. Employer's Liability limits of $1,000,000 for each accident is required.
2. "Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04" shall be included in this policy.
3. Texas must appear in Item 3A of the Worker's Compensation coverage or Item 3C must contain the following: All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY.

VIII. **Professional Liability** requirements:

A. Coverage shall be written by a carrier rated "A:VIII" or better in accordance with the current A. M. Best Key Rating Guide.
B. Minimum of $1,000,000 per occurrence and $2,000,000 aggregate, with a maximum deductible of $100,000.00. Financial statements shall be furnished to the City upon request.
C. For "claims made" policies, the availability of a 24-month extended reporting period is necessary. The retroactive date shall be shown on the certificate of liability insurance.

EXHIBIT D
CERTIFICATES OF INSURANCE

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Roof Repairs for Lake and Park Water Treatment Plants

SUGGESTED ACTION:
Consideration and action to approve roof repairs at Lake Water Treatment Plant and Park Water Treatment Plant by Texas Traditions Roofing utilizing Tips contract # 241001 for an amount not-to-exceed $114,398.00 -- Ryan Schey, Water Services Manager

ITEM SUMMARY:
The Lake and Park Plants have been in operation since 1987. The roofs have undergone multiple repairs and now require the replacement of an impermeable layer. During heavy rain events, water infiltrates the administrative buildings, which are part of the same structure as the water treatment filters. In such conditions, water enters through the ceiling and runs down the exterior walls, causing pooling on the floors and damage to the interior walls. We believe that, for operator safety and building integrity, this issue should be addressed promptly. Both plants, constructed simultaneously, feature similar roof types and are currently in comparable poor condition. The proposed repair work will include a 20-year warranty.

FINANCIAL IMPACT:
Funds are available in Fund 660, Cost Center CC0529 (Water Plant Management)

SUBMITTED BY:
Deniece Sesma, Water Utility Department

ATTACHMENTS:
Water Treatment Plant Projects.pdf

City of Georgetown
Water Treatment Lake Plant
3601 D B Wood Rd
Georgetown, TX 78633

City of Georgetown

Water Treatment Lake and Park Plant Projects

3601 D.B Wood Rd and 301 W. L. Walden
Georgetown, TX

Prepared For

Ryan Schey
Water Treatment Manager
ryan.schey@georgetowntexas.gov
(512) 930-6783

Prepared By

Chelsea McCoy
Account Manager
Chelsea@txtroofing.com
(512) 639-2296





TIPS
Tips Contract # 241001

City of Georgetown
Water Treatment Lake Plant
3601 D B Wood Rd
Georgetown, TX 78633

1/21/26

Attention Ryan Schey,

Texas Traditions Roofing is pleased to provide the following proposal to address your roof(s) deficiencies.

Below is a detailed scope of work and project pricing. Please review and contact me with any questions.

Inclusions - Park Plant:

- Install approximately 15 squares of ardex with an average of 1" thickness.
- Adex is to slope from 2" down to level for drainage.
- Clean and prepare concrete roof.
- GAF full fabric in acrylic coating.
- GAF high solids silicone at 3 gallons per square.
- Water test will be conducted at windows near leaks areas to ensure water tightness.
- Plywood and tarp to protect water.
- GAF 20-year Emerald Pledge Warranty on coating.

Inclusions - Lake Plant:

- Clean and prepare concrete roof.
- GAF full fabric in acrylic coating.
- GAF high solids silicone at 3 gallons per square.
- Add three (3) additional cutouts in existing gravel stop at front edge of building.
- Install collector heads and downspouts at existing and new cutouts.
- Plywood and tarp to protect water.
- GAF 20-year Emerald Pledge Warranty on coating.

Exclusions:

- Any other work not mentioned above.

Clarifications

- Work related to any other trades is not included, unless specified.
- This proposal expires thiry (30) days after the date stated above if not earlier accepted, revised or withdrawn.
- The undersigned hereby accepts this Proposal, and agrees that this writing shall be a binding contract and authorizes Texas Traditions Roofing to proceed with the Work.

Park Plant: $78,618.00

- *Bonds: $767.00*

Lake Plant: $34,675.00

- *Bonds: $338.00*

Investment Total: $114,398.00

Bonds included

Signature: _____ Date: _____

Printed Name: _____ PO#: _____



City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Task Order LEE-26-003 to Lee Engineering for Signal Design and Sidewalk and Intersection Improvements

SUGGESTED ACTION:
Consideration and possible action to approve Task Order LEE-26-003 with Lee Engineering of San Antonio, Texas, for professional engineering services related to traffic signal improvements and the design of a sidewalk connection, in the amount of $183,350.00 -- Lua Saluone, Transportation Manager

ITEM SUMMARY:
This item is for the authorization to execute a professional engineering services agreement for the design and construction services for traffic signal improvements at two intersections: Snead Dr at SE Inner Loop and Maple St at Westinghouse Blvd; and for the design of a sidewalk connection at Higgs Rd. These locations have been identified for signalization based on traffic operations, safety considerations, and ongoing corridor development within the surrounding area. The design will also incorporate accessible pedestrian features in accordance with ADA standards and applicable traffic control requirements.

FINANCIAL IMPACT:
Funding for engineering and construction services is included in FY26 Capital Improvement Program.

SUBMITTED BY:
Shawn Gunnin, Systems Engineering

ATTACHMENTS:
Pages from Lee Task Order LEE-26-003.pdf

Task Order No. LEE-26-003,
consisting of ___ pages.

Task Order

In accordance with paragraph 1.01 of the Master Services Agreement between Owner and Lee Engineering, LLC. ("Engineer") for Professional Services - Task Order Edition, dated July 11, 2023 ("Agreement"), Owner and Engineer agree as follows:

1. Specific Project Data

A. Title: Westinghouse Road at Maple Street Traffic Signal, Sidewalk design at the northwest corner of Westinghouse Road at Higgs Road, SE Inner Loop at Snead Drive Traffic Signal, and Median Design on SE Inner Loop PS&E, Georgetown, TX.

B. Description: The primary goal of this directive is to prepare design plans, specifications, bid documents, and cost estimate data for the installation of permanent traffic signals at the intersections of Westinghouse Road and Maple Street and at SE Inner Loop at Snead Drive/Blue Springs Boulevard; for the design of sidewalk in the northwest corner of Westinghouse Roat at Higgs road; and for the installation of a raised median along SE Inner Loop between Snead Drive/Blue Springs Boulevard and Austin Avenue.

C. City of Georgetown Project Number: _____

D. City of Georgetown General Ledger Account No.: _____ __

E. City of Georgetown Purchase Order No.: _____ __

F. Master Services Agreement, Contract Number: **23-0155-MSA**

2. Services of Engineer

Lee Engineering (CONSULTANT) will follow the work items below in preparing design plans, specifications and cost estimates for:

1. Survey and SUE (Level B) with option for Level A SUE if determined necessary.
2. Design for the Installation of a permanent traffic signal at the intersection of SE Inner Loop at Snead Drive/Blue Springs Boulevard.
   - Design for the Installation of a sidewalk connection and ADA Ramp for the southeast corner of SE Inner Loop at Snead Drive/Blue Springs Boulevard. (Note: If an easement is determined to be necessary, a meets and bounds survey will be required at an additional fee).
3. Design for the Installation of a permanent traffic signal at the intersection of Westinghouse Road and Maple Street. Need for additional sidewalk design will be discussed with City at later date (see Note 2.a above regarding additional survey work for required easements).
4. Design for the Installation of a raised median along SE Inner Loop between Snead Drive/Blue Springs Boulevard and Austin Avenue.
5. Design for the installation of sidewalk connections from existing sidewalks to existing ramps on the northwest corner of Westinghouse Road and Higgs Road.

6. Lee will coordinate with relevant electric power provider to ensure that requirements are incorporated into drawings as part of design for items 2 and 3 above.
7. RAS review for required TDLR Submissions.
8. Project Management and Bidding Services.
9. Construction Administration Assistance - as needed on hourly basis (e/g/ responding to RFI's, reviewing shop drawings, reviewing record drawings).

The parameters for the design of the improvements shall include the following:

1. Prepare complete plans, specifications, estimates, and bid proposal.
2. Scale of half-size (11" X 17") plans to be: 1"= 40' Horizontal.
3. All design work will be prepared in CAD, with electronic files in DGN or DWG format submitted to the CITY upon final record drawings.
4. Standards and typical construction details of the City of Georgetown and TxDOT may be referred to in the specifications and on the drawings rather than re-draw the standard detail.
5. Determine what other entities will need to review the plans before construction can begin, e.g., TDLR. (Texas Department of Licensing and Regulation), utilities, and any other entities that might need to review these plans. Existing ramps will be reviewed to ensure that they meet PROWAG and ADA requirments. Design will call for replacement if they do not meet this requirement.
6. Assist the CITY in preparing applications/letters/plan sets to be distributed to any entity for review purposes.
7. TDLR PLAN REVIEW AND INSPECTIONS: Prepare and Submit TDLR permit and arrange for TDLR inspector to inspect completed work. A local subconsultant for this work shall be selected at a later date.

I. Preliminary Engineering

1. **Data Collection** – Obtain pertinent utility plans, street plans, plats, right-of-way maps, existing easement information, contour maps, and other features within and pertaining to the Project area from the CITY. The data collection team member (surveying or SUE-Level B subconsultant) will also coordinate with franchise utilities in the area and obtain record information where available. Existing Project conditions shall also be documented using digital photography. Perform site visits to obtain necessary information/confirm information obtained from other sources.
2. **Pre-Design Conference** – Meet with CITY engineering staff to review project requirements, design criteria, communication procedures, Project scheduling, personnel, and other pertinent matters that may impact the Project. Additional meetings will be scheduled throughout the length of the Project.
3. **Concept Design Layout** - Utilizing information obtained from the data collection, field survey, and Subsurface Utility Engineering (SUE), the team will prepare conceptual design layout (30% completion) including:
    a. Locations of existing utilities and all base map data, including ROW.
    b. Conceptual design of barrier-free ramps and median noses to provide accessible sidewalk routes.
    c. Proposed/existing signal pole locations, controller cabinet location, ground boxes, vehicle detection, signal head designations, power source and electrical service, and signal phasing.
    d. Exhibits showing the need for additional right-of-way or easements.
    e. Geometric Models for median development.
    f. Initial drainage analysis.
    g. Horizontal and vertical alignment in CAD.
    h. Median plan and profile sheets.

4. **Conceptual Design Review Meeting** – Meet with the CITY engineering staff in the field to identify pole locations and barrier-free ramp locations and layouts.
5. **Preliminary Engineering Design -** Utilizing information gathered from the Conceptual Design Review Meeting with the CITY, the team will prepare preliminary engineering plans (60% completion). The preliminary engineering design phase will include the following:
    a. Proposed/existing signal pole locations, controller cabinet location, ground boxes, conduit runs, wiring tables, vehicle detection, signal head designations, pavement markings and signing, power source and electrical service, and signal phasing.
    b. Proposed median details. Quantity take-offs and OPCC's. Submittal of review sets for median.
    c. Review and modify barrier-free ramps and median noses, as needed, at intersection to provide accessible sidewalk routes.
    d. Prepare estimated construction quantities and opinion of probable construction costs for sixty percent (60%) submittals. Present any potential alternatives which may provide cost savings to the CITY.
6. **Third-Party Coordination** – Coordinate with franchise utilities, submitting plans to TDLR for ADA review and other appropriate entities.
7. **Preliminary Engineering Submittal**s – Submit three (3) half-size (11" X 17") sets of preliminary plans (60% complete) and one (1) construction cost estimate to the CITY for review, along with PDFs of all plan sheets and documents.

II. Final Engineering

1. **Final Engineering Design** – Incorporating comments from the CITY, franchise utilities, and other interested parties, prepare final engineering plans and specifications with submittals at ninety percent (90%) and one hundred percent (100%) completion. The final engineering design phase will include the following:
    a. Revise and complete previously prepared drawings.
    b. Finalize drawings for barrier-free ramps and median noses as needed at all intersections to provide accessible sidewalk routes.
    c. Prepare General Notes, incorporate standard details into the plans, and prepare additional details as required.
    d. Prepare updated estimated construction quantities and opinion of probable construction costs.
2. **Bid Proposal** – Prepare a bid proposal based on the City's standard bid items. In addition, identify all technical specifications.
3. **Final Engineering Submittal**s – Plan submittals will occur at ninety percent (90%) and one hundred percent (100%) completion stages. Submit three (3) half-size (11" X 17") sets of preliminary plans and one (1) construction estimate to the CITY for review, along with PDFs of all plans and documents.

III. Special Services

1. **SURVEYING FOR TRAFFIC SIGNAL AND MEDIAN DESIGN** – Lee Engineering will subcontract the topographic survey with T2 Utility Engineers.
   TOPOGRAPHIC SURVEY SHALL INCLUDE THE FOLLOWING:
    a. Surveyor will tie into existing control provided by City and or set their own if needed.
    b. Surveyor will provide survey services of locate marks provided by City.
    c. Surveyor will perform boundary survey sufficient to establish boundary as depicted in LEE provided exhibit.

d. Surveyor will perform survey of topography and existing features and improvements, included but not limited to manholes, inlets, catch basins, culverts, valves, and fire hydrants.
e. Surveyor will provide CAD drawing for civil design purposes along with point data.
f. Set iron rods upon client direction.

BOUNDARY AND TOPOGRAPHIC DESIGN SURVEY

a. The Surveyor will perform a boundary survey sufficient to establish property lines as shown on LEE provided exhibit. This work will be done in accordance with Texas Board Rules and Regulations relative to the practice of land surveying. This work will be performed in conjunction with the improvement survey. The survey will show (i) the boundary of the Property as determined by the surveyor; (ii) the monuments found or set on the Property.
b. The Surveyor will perform a topographic and improvement survey of the above-mentioned five sites. Additionally, The survey will show (iii) improvements lying within the boundaries of the Property (including but not limited to buildings, pavement, visible existing utilities, or other visible uses which may affect the tract, excluding subsurface conditions or the existence of underground improvements or encumbrances which may affect this property); (iv) Any encroachments.

ASSUMPTIONS:

a. The Surveyor will survey the locate marks/pin flags provided by the client to the best of their ability.
b. The Surveyor will survey based on existing survey control provided by the City or set our/their control as needed.
c. Project assumes that Level A SUE may or may not be required.
d. <u>This design does not include setting control for construction</u>.

2. LEVEL B - SUE PROJECT SCOPE & APPROACH

a. Perform topographic while SUE performs records research.
b. Perform a geophysical investigation (field designating within limits).
c. Perform a utility designation of utility appurtenances and markings placed by T2 Utility Engineers' designators.

FIELD UTILITY INVESTIGATION (UTILITY DESIGNATION)

T2 Utility will utilize appropriate surface geophysical techniques to determine the approximate horizontal position of utilities within the project area. Once designated (horizontally positioned), verified utilities are marked using appropriate pink paint and flagging which is the standard industry color for temporary markings. Utilities type or ownership that cannot be confirmed by the field investigation will be termed "unknown." T2U will utilize a suite of equipment including pipe and cable locators (PCL), Ground Penetrating Radar (GPR), magnetometers, and detectable sondes. If accessible, structures connected to gravity-fed systems will be opened, and inverts will be measured.

3. LEVEL A – SUE PROJECT SCOPE & APPROACH (if needed)

a. Level A SUE will be performed as part of this project on an additional service on an as needed basis at the request of the City.
b. T2ue will perform up to one (1) day worth of vacuum excavation work. The average production should include around ~2-3 holes per day, depending on location and traffic control set ups. T2ue shall use minimally-intrusive excavation techniques, which ensure the safety of the excavation and the integrity of the utility line to be measured. Other lines which may be encountered during the excavation will be noted. The excavation shall be conducted by means of air–assisted vacuum excavation equipment manufactured specifically for this purpose. To help minimize the number of test holes required, T2ue will stake the test holes and designate horizontal position of the associated utility prior to conducting the test holes.

Excavation of Test Holes

a. T2ue will contact Texas One Call (811), in compliance with Texas State law, prior to excavation.
b. Coordinate and schedule utility owner representative to be present during vacuum excavation efforts if required.
c. Clear the Test Hole area of surface debris.
   i. Excavate the Test Hole.
   ii. The test hole dimensions will not be greater than 12 inches in diameter unless otherwise

specified and approved by the client.

iii. If the test hole diameter is required to exceed 12 inches to fully expose utility, upon the client's consent, the client could be charged for an additional test hole.

iv. Avoid damage to lines, wrappings, coatings, cathodic protection or other protective coverings and features.

v. Hand-dig as needed to supplement excavation and to ensure safety

Collection, Recording and Presentation of Data

a. Measure and/or record the following information on T2ue appropriately formatted Test Hole data sheet:
b. Difference in elevation from the top of the utility to a reference marker
c. If obtainable within the limits of the test hole, the bottom measurement of the utility will be provided if multiple lines are found.
d. The vertical accuracy shall be +/- 0.10 feet.
e. Utility structure material composition will be noted, when reasonably ascertainable.
f. Other pertinent information such as utility owner will be noted, when reasonably ascertainable.

Site Restoration

a. For excavations in unpaved areas
b. Restore disturbed area as nearly as practicable to pre-existing conditions.
c. Backfill the test hole with original soil and compact with 6 inch lifts to achieve compaction.
d. For excavations in paved areas Backfill the test hole with original soil and compact with 6 inch lifts to achieve compaction to the base pavement layer.
e. Place cored pavement section on top of compacted soils and epoxy in place with Utilibond agent. If restoration efforts beyond what is described above are required, we will follow the guidelines provided by City of Georgetown.
   i. Furnish and install permanent surface marker (e.g., P.K. nail, peg, steel pin, or hub).
f. This marker will be placed directly above the centerline (unless otherwise noted) of the utility for future reference.

TEST HOLE INVESTIGATION ASSUMPTIONS

a. T2ue will apply for a permit but there will be no fee as this is for the City.
b. No nightwork is assumed, unless required by permit.
c. Backfill will be in compliance with the City's standard.
d. T2ue will complete up to one (1) day worth of vacuum excavation work, targeting ~2-3 holes per day, location dependent (with a maximum of eight holes total).
e. Basic Traffic control is anticipated including minor signage and work zone delineation.
   i. A line item has been added for flaggers, but not anticipated.
f. It is assumed that each hole will be excavated with the intent of finding one utility per hole. If additional utilities are discovered within a hole, data for each additional utility will be collected and a separate test hole report will be provided.
g. If the parameters of the test hole investigation change after T2ue's has initiated these services, T2ue will discuss the implications for workflow, traffic control, and other activities with the client and determine if a change order or additional funds are needed to account for the changes.
h. If the parameters of the test hole investigation change after T2ue's has initiated these services, T2ue will discuss the implications for workflow, traffic control, and other activities with the client and determine if a change order or additional funds are needed to account for the changes.
i. The vacuum excavation truck utilized by T2ue for test holes employs an air-lance system and is not hydro-based. As a cost-saving measure on this project, native backfill compacted in 6" lifts is recommended to restore test holes if permissible. It is assumed that all holes will follow this restoration method and that slurry and hot patch are not included as part of this proposal.
j. T2ue will do everything within our control to access the test hole locations; however, some areas may be inaccessible due to unsuitable terrain, limited access, weather conditions, truck limitations, safety concerns, etc. and may not be able to be excavated. If any of these instances occur, they will be discussed with the client and noted accordingly.

REMOVAL

a. Removal of one call marks and designation paint, concrete panel replacement or restoration, landscape restoration, and shoring are not included.
b. If rocks or boulders 6" in diameter or larger are encountered during excavation, T2ue will not excavate deeper than the rock or boulder.
c. It is assumed that T2ue will not handle, dispose, or excavate any hazardous materials.

IV. MEDIAN DESIGN will be performed by Kasberg, Patrick & Associates, LP (KPA). KPA will perform:

a. Develop Geometric Models from Record Drawings and Field Data Collection.
b. Perform Drainage Analysis.
c. Prepare Preliminary Horizontal & Vertical Alignments in CAD.
d. Prepare Plan & Profile Sheets for Median in CAD.
e. Prepare Project Details for Median.
f. Perform Quantity Take Offs and OPC's for Median.
g. Submit Review Sets & Address Review Comments for Median.
h. Prepare Bid Items & Selected Technical Specifications for Median.
i. Prepare Final Plans and Bid Support Documentation for Median.
j. Aid in Bidding and Construction Administration for Median.

V. SIDEWALK DESIGN of approximately seventy feet of sidewalk on the northwest corner of Westinghouse Road at Higgs Road. Standards and special specifications required for the signal installation. Quantity estimates for all relevant bid items will be tabulated along with up-to-date unit costs. A draft set of specifications and cost estimate data will be submitted to the City of Georgetown. Upon completion of the review, we will incorporate necessary changes, produce final specifications, and estimate data. • Lee Engineering will include the City of Georgetown and/or TxDOT Standard Specifications and City of Georgetown's bid documents.

a. Lee Engineering will create contract (bid) documents for the City of Georgetown for the modifications. This element will be added to the permanent signal documents.
b. Bid/Construction Phase Services and Other Additional Services: Lee Engineering does not offer formal inspection or construction supervision services. This work will include, but is not limited to, the following items and assumes up to two (2) meetings or site visits:
c. Bid Phase Services
- Included with Signal PS&E

d. Construction Phase Services:
- Answer signal construction-related questions from the City or the contractor during bidding or construction.
- Respond to RFI.
- Review shop drawings as requested.

e. TDLR Filing and Accessibility Review
- LEE Engineering is not proposing pedestrian improvements as part of the signal design and assumes the designer for the permanent signal installation plans accounted for all necessary TDLR Filing and Accessibility Review of Pedestrian Infrastructure.

3. Owner's Responsibilities

Owner shall have those responsibilities set forth in the Agreement subject to the following: - Provide As-built files for the elements already constructed.

4. Times for Rendering Services

Phase	Completion Date
Detail Sheets & Documents	July 15, 2026

Revisions _____ TBD _____

_____ _____

5. **Payments to Engineer**

A. Owner shall pay Engineer for services rendered as follows:

Category of Services	*Compensation Method*	*Lump Sum or Not to Exceed Amount of Compensation for Services*
Survey and SUE (Level B)	A. Lump Sum	$36,700.00
Survey and SUE (Level A) if needed – max 8 test holes	A. Lump Sum	$10,300.00
Signal Design PS&E Snead Drive/Blue Springs at SE Inner Loop	A. Lump Sum	$27,480.00
Signal Design PS&E Westinghouse Road at Maple Street	A. Lump Sum	$25,600.00
Median Design PS&E	A. Lump Sum	$39,550.00
Sidewalk Design	A. Lump Sum	$7,500.00
TDLR	A. Lump Sum	$5,500.00
Project Management and Bidding Phase	A. Lump Sum	$16,720.00
Construction Administration Assistance	B. Hourly	$14,000.00
	TOTAL	**$183,350.00**

B. The terms of payment are set forth in Article 4 of the Agreement unless modified in this Task Order.

6. **Consultants: N/A**

7. **Other Modifications to Agreement:**

None

8. **Attachments:**

None

9. **Documents Incorporated By Reference:** None

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TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is: _____ .

OWNER:	ENGINEER:
By:	
Name:	Name: Michael N Erlund, PE
Title:	Title: Project Manager
	Engineer License or Firm's Certificate No. F-450
	State of: Texas
Date: _____	Date: 25FEB26
ATTEST:	APPROVED AS TO FORM:
_____ City Secretary	_____ City Attorney

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TASK ORDER

DESIGNATED REPRESENTATIVE FOR TASK ORDER:		DESIGNATED REPRESENTATIVE FOR TASK ORDER:	
Name:	Lua Saluone	Name:	Michael Erlund
Title:	Transportation Planning Manager	Title:	Project Manager
Address:	295 SE Inner Loop Georgetown TX 78626	Address:	9901 IH-10 Suite 415, San Antonio TX 78230
E-Mail Address:	Lua.Saluone@georgetowntexas.gov	E-Mail Address:	michael.erlund@lee-eng.com
Phone:	512-930-6574	Phone:	210-305-2824
Fax:		Fax:	

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City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Design and Construction Administration Contract for the Renovation of Georgetown Convention and Visitor Bureau

SUGGESTED ACTION:
Consideration and possible action to approve Komatsu architecture firm for the design and construction administration contract for the Renovation of Georgetown Convention and Visitor Bureau located on 7th St in the amount of $239,333.00 -- Jennifer Bettiol, CIP Manager

ITEM SUMMARY:
Approval of a design and construction administration contract with Komatsu Architecture in the amount of $239,333.00 for services related to the renovation of the Georgetown Convention and Visitor Bureau, which is located on 7th Street. The contract will cover architectural design work as well as construction administration services to support and oversee the renovation project from the planning phase through completion.

FINANCIAL IMPACT:
Contract with Komatsu Architecture in the amount of $239,333.00.

SUBMITTED BY:
Lauren Wilson, Public Works

ATTACHMENTS:
ArchitectServicesAgreement._CVB_Komatsu_City Draft_Legal.pdf

AGREEMENT
BETWEEN OWNER AND PROJECT ARCHITECT

This Agreement is made as of _____, 2026__ (the "Effective Date")

By and between

The **Owner**:

City of Georgetown
808 Martin Luther King Jr. St
Georgetown, Texas 78626

and **Project Architect**:
Komatsu Architects
3880 Hulen Street, Suite 300
Fort Worth, TX 76107

for the following **Project**:
Convention and Visitor Bureau Renovation;

The Owner and the Project Architect agree as follows:

Article 1 Architect's Services

Architect agrees to perform the services specifically described in Exhibit 1 and all other professional services reasonably inferable from Exhibit 1 and necessary for complete performance of Architect's obligations under this Agreement (collectively, "Architect's Services"). To the extent of any conflict between the terms in Exhibit 1 and this Agreement, the terms of this Agreement shall prevail.

Article 2 Architect's Responsibilities

2.1 Standard of Care. Project Architect agrees and acknowledges that Owner is entering into this Agreement in reliance on Project Architect's represented professional abilities with respect to performing Project Architect's services, duties, and obligations under this Agreement. Project Architect shall perform its Services (i) with the professional skill and care ordinarily provided by competent architects practicing in the same or similar locality and under the same or similar circumstances and professional license; and (ii) as expeditiously as is prudent considering the ordinary professional skill and care of a competent architect in accordance with the usual and customary professional standards of care, skill and diligence consistent with good architectural practices for architectural firms in Texas that provide professional design services for projects that are similar in size, scope, and budget to the Project, and (iii) in compliance with all applicable national, federal, state, municipal, and State of Texas laws, regulations, codes, ordinances, orders and with those of any other body having jurisdiction. There are no obligations, commitments, or impediments of any kind known to the Project Architect that will limit or prevent performance by Project Architect of its services. Project Architect hereby agrees to correct, at its own cost, any of its Services, and the services of its consultants, that do not meet the standard of care.

2.2 Personnel. Architect shall at all times provide sufficient personnel to accomplish Architect's Services in a timely manner. Architect shall manage its services, administer the Project and coordinate other professional services as necessary for the complete performance of Architect's obligations under this Agreement.

2.3 Documents. Architect shall take reasonable precautions to verify the accuracy and suitability of any drawings, plans, sketches, instructions, information, requirements, procedures, requests for action, and other data supplied to Architect (by Owner or any other party) that Architect uses for the Project. Architect shall identify to the Owner in writing any such documents or data which, in Project Architect's professional opinion, are unsuitable, improper, or inaccurate in connection with the purposes for which such documents or data are furnished. Owner does not warrant for the accuracy or suitability of such documents or data as are furnished unless Architect advises Owner in writing that in Architect's professional opinion such documents or data are unsuitable, improper, or inaccurate and Owner confirms in writing that it wishes Architect to proceed in accordance with the documents or data as originally given.

2.4 Errors and Omissions. Architect's Services shall be reasonably accurate. Architect shall promptly correct any known or discovered error, omission, or other defect in the plans, drawings, specifications, or other services provided by Architect without any additional cost or expense to Owner. Neither acceptance nor approval of Architect's services by the Owner shall relieve Architect of any of its professional duties or release it from any liability, it being understood that Owner is, at all times, relying upon Architect for its skill and knowledge in performing Project Architect's services. Owner shall have the right to reject any of Architect's services because of any fault or defect in the Project due to any material errors or omissions in the plans, drawings, specifications, and other materials prepared by Project Architect or its consultants. Upon notice of any such errors or omissions, Architect shall promptly provide any and all services necessary to correct or remedy them at no additional cost to the Owner. Architect's obligation to correct its errors and omissions is in addition to, and not in substitution for, any other remedy for defective services which Owner may have at law or in equity, or both.

2.5 Investigation. Architect shall make reasonable efforts to investigate any documents provided by the Owner and the visible existing conditions at the Project site to identify existing systems and construction which must be modified to accommodate the Project Architect's design for the Project and the construction of the Project. The Project Architect shall identify in writing to Owner any discrepancies between the documents and visible conditions, and shall consult with the Owner on any special measures, services or further investigations required for Project Architect to perform its services and to properly coordinate with existing systems and construction. This investigation shall be accomplished by registered, professional architects, as appropriate.

2.6 TCEQ. When the project is subject to Texas Commission on Environmental Quality (TCEQ) regulations, Project Architect shall coordinate all related design efforts, including the civil engineer and landscape Architect, so that consideration of site design and Best Management Practices (BMP's) are integrated.

2.7 Representative. Architect shall designate a representative primarily responsible for Architect's Services under this Agreement. The designated representative shall act on behalf of Architect with respect to all phases of Architect's Services and shall be available as required for the benefit of the Project and Owner. The designated representative shall not be changed without prior approval of the Owner, which approval shall not be unreasonably withheld.

2.8 Budget. Architect is responsible for managing the design of the Project so that its construction does not exceed the project budget.

2.9 Time. Architect shall perform all of Architect's services described herein as expeditiously as is consistent with (1) Architect's professional efforts, skill and care, (2) the orderly progress of such services, and (3) in conformance with the project milestone schedules listed in Exhibit 2 so that the desired development and construction schedule for the Project shall be maintained. Architect shall at all times provide sufficient personnel to accomplish Architect's services within the time limits set forth in the schedules described herein. The project schedule shall contain milestone dates which have been established in Exhibit 2 or may be modified by the Owner to reflect current conditions. Changes in this schedule may be made only with the written approval of Owner. Project Architect shall perform all of its services in accordance with the then-current schedule approved by Owner.

Article 3 Owner's Responsibilities

3.1 The Owner shall provide the Architect with a full description of the requirements of the Project.

3.2 The Owner shall furnish surveys, geotechnical reports or other special investigations of the Project site as requested by the Architect and as reasonably necessary for the completion of Architect's Services. The Owner shall furnish structural, mechanical, chemical, and other laboratory tests as reasonably required.

3.3 The Owner will review the Architect's drawings, specifications and other documents of service produced by Architect in the performance of its obligations under this Agreement (collectively the "Design Documents") as required. Owner will notify Architect of any design fault or defect in Architect's Services or Design Documents of which Owner becomes aware.

3.4 The Owner shall furnish required information and services and shall render approvals and decisions as expeditiously as necessary for the orderly progress of Architect's Services.

3.5 The Owner designates City of Georgetown CIP Manager as its representative authorized to act in the Owner's behalf with respect to the Project.

Article 4 Additional Services

Additional Services are services not included in the Architect's Services and not reasonably inferable from Architect's Services. Additional Services shall be provided only if authorized or confirmed in writing by the Owner. Prior to commencing any Additional Service, Architect shall prepare for acceptance by the Owner an Additional Services Proposal detailing the scope of the Additional Services and the proposed fee for those services. Architect shall proceed to perform Additional Services only after written acceptance of the Additional Services Proposal by Owner.

Article 5 Reimbursable Expenses

5.1 Reimbursable Expenses are in addition to Compensation for Architect's Services and include actual and reasonable expenses incurred by the Architect, its employees and sub-consultants solely and directly in connection with the performance of Architect's Services for the following:

5.2 Fees paid for securing approval of authorities having jurisdiction over the Project.

5.3 Professional models and renderings beyond the scope identified in Exhibit 1 if requested and approved in writing by the Owner.

5.4 Expenses not allowed for reimbursement include the cost of review documents required to be provided to the Owner, telephone charges, FAX service, alcoholic beverages, laundry, valet service, entertainment or any non-project related items. All tips must be included within the per diem allowances.

Article 6 Compensation

The Architect's Compensation for Architect's Services shall be as described in Exhibit 1. The maximum fee for Architect's Services shall not exceed Two Hundred Thirty-Nine Thousand Three Hundred Thirty-Three dollars ($239,333.00),

The Architect's Compensation for any approved Additional Services shall be as described in the Additional Services Proposal accepted by the Owner.

Article 7 Payments to the Project Architect

7.1 Architect shall present monthly Applications for Payment to the Owner detailing the Architect's Services and approved Additional Services performed and the approved Reimbursable Expenses incurred for the Project in the previous month. With each application for payment, Architect shall submit payroll information, receipts, invoices and any other evidence of payment which Owner shall deem necessary to support the amount requested.

7.2 Owner shall promptly review the Application for Payment and notify Architect whether the Application is approved or disapproved, in whole or in part. Owner shall promptly pay Architect for all approved services and expenses. For purposes of Texas Government Code 2251, the date performance of services is completed is the date when the Owner approves the Application for Payment. Architect shall pay all sub-consultants and other expenses incurred under this Agreement in accordance with Texas Government Code Chapter 2251.

7.3 Owner shall have the right to withhold from payments due Architect such sums as are necessary to protect Owner against any loss or damage which may result from negligence by Architect or failure of Architect to perform its obligations under this Agreement.

Article 8 Project Architect Accounting Records

Records of Project Architect costs, reimbursable expenses pertaining to the Project and payments shall be available to Owner or its authorized representative during business hours and shall be retained for three (3) years after final Payment or abandonment of the Project, unless Owner otherwise instructs Consultant in writing.

Article 9 Ownership and Use of Documents

9.1 The Owner shall have the title to and ownership of all documents produced or developed by Architect and any sub-consultant in connection with this Agreement whether the Project is completed or not. Documents include publications, plans drawings, designs, renderings, specifications, photographs, studies, reports schedules, computer programs, and other data and work product, in any form or media. Owner shall have sole ownership of all copyright interest in all documents to the extent that documents may be copyrighted. Architect shall deliver all documents to the Owner at completion of the Project, termination of Services, or upon Owner's request. Architect may retain copies of its work product.

9.2 The Architect shall furnish to the Owner one set of digital files representing the final report/drawings/renderings, in both CADD and PDF format.

Article 10 Termination of Agreement

10.1 **Termination for Cause.** This Agreement may be terminated by either party upon ten (10) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the terminating party and such failure is not fully cured prior to the expiration of the notice period. If a termination for cause under this section is later determined to be improper, the termination shall automatically convert to a termination for convenience and Architect's recovery for termination shall be strictly limited as provided below.

10.2 **Termination for Convenience.** This agreement may be terminated for convenience by the Owner in whole or in part, upon at least ten (10) days written notice to the Architect.

10.3 **Compensation.** In the event of termination not the fault of the Architect, the Architect shall be entitled to compensation for all services satisfactorily performed to the termination date, together with approved Reimbursable Expenses then due, provided Architect delivers to Owner statements, accounts, reports and other materials as required for payment along with all reports, documents and other materials prepared by Architect prior to termination.

Article 11 Successors and Assigns

The Owner and the Project Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, permitted successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement; provided however, that no right or interest in the Agreement shall be assigned and no obligation shall be delegated by the Architect without the prior written consent of the Owner. Any attempted assignment or delegation by the Architect shall be void unless made in conformity with this Article

Article 12 Extent of Agreement

This Agreement supersedes all prior agreements, written or oral, between Project Architect and Owner and shall constitute the entire Agreement and understanding between the parties with respect to the subject matter hereof. This Agreement and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Owner and Project Architect.

Article 13 Insurance

13.1 General: Project Architect shall carry professional liability/errors and omissions insurance, covering the services provided under this Agreement and other coverages as required below with companies authorized to do business in the State of Texas or an eligible surplus lines insurer operating in accordance with the Texas Insurance Code, having an A.M. Best Rating of A-:VII or better, and in amounts as further described, acceptable to and approved by the Owner. The costs of such insurance will be at the expense of the Project Architect. The insurance policy shall remain in force for a period of two (2) years beyond the final completion date. Each request for payment by the Architect shall include the expiration date of the insurance. Project Architect shall deliver to Owner replacement certificates not less than thirty (30) days after the expiration of any such insurance, and Project Architect may not make any changes to insurance without providing Owner at least thirty (30) days' written notice

13.2 Professional Liability: Project Architect shall carry Professional Liability (Errors & Omissions) Insurance with limits of not less than $1,000,000 each occurrence, $2,000,000 aggregate. Such insurance shall cover all professional services rendered by or on behalf of the Project Architect and its consultants under the Agreement. Renewal policies written on Claims-Made basis will maintain the same retroactive date as is in effect at the inception of this Agreement. If coverage is written on a claims-made basis, Project Architect agrees to purchase an Extended Reporting Period Endorsement, effective for two (2) full years after the expiration or cancellation of this policy unless the policy is renewed for two consecutive years after completion of the project. No professional liability policy written on an occurrence form will include a sunset or similar clause that limits coverage unless such clause provides coverage for at least two years after the expiration or cancellation of this policy.

13.3 On-Site Insurance: For services performed on Owner's premises, the Service Provider shall furnish to Owner Certificates of Insurance as set forth below prior to the commencement of any work hereunder and shall maintain such coverage during the full term of the Agreement.

Worker's Compensation	Statutory Limits
Employer's Liability	
Bodily Injury by Accident	$1,000,000 each accident
Bodily Injury by Disease	$1,000,000 policy limit
Bodily Injury by Disease	$1,000,000 each employee
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate
Business Auto Liability	
Combined Single Limit	$1,000,000 each occurrence
Worker's Compensation	Statutory Limits

13.4 Services Provider shall include the Owner as an additional insured on the General Liability policy, and the Worker's Compensation policy shall include a waiver of subrogation in favor of the Owner. Required insurance shall not be cancelable without thirty (30) days' prior written notice to Owner. Upon request, the Project Architect shall furnish complete sets of its insurance policies to Owner for review.

13.5 Evidence of insurance on a Texas Department of Insurance approved certificate form verifying the existence of all insurance before the execution and delivery of this Agreement and prior to the performance of any services by Project Architect under this Agreement. Additional evidence of insurance will be provided on a Texas Department of Insurance approved certificate form verifying the continued existence of all required insurance no later than 30 days after each annual insurance policy renewal. All insurance policies, with the exception of worker's compensation, employer's liability and professional liability will be endorsed and name Owner as Additional Insured for activities arising out of this contract on an ISO (CG 20 10 0704) or equivalent form. Worker's compensation insurance policies will be endorsed to provide a waiver of subrogation in favor of Owner. Commercial General Liability and Business Auto Liability insurance policies will be endorsed to provide primary and non-contributory coverage.

13.6 Project Architect is responsible for any self-insured retentions, or deductibles that apply to any policy limit required herein.

13.7 Certificates of Insurance. Approved Texas Department of Insurance certificates will be mailed or emailed to the following contact.

City of Georgetown Purchasing
510 W. 9th Street
Georgetown, TX 78626

13.8 The insurance policies required in this Agreement will be kept in force for the periods specified below:

- Required coverages will be kept in force until receipt of Final Payment to Project Architect;
- Workers' Compensation Insurance and Employer's Liability insurance will be kept in force until the Work has been fully performed and accepted in writing.

Article 14 Indemnity

14.1 TO THE FULLEST EXTENT PERMITTED BY LAW, ARCHITECT AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ITS ELECTED OFFICIALS, OFFICERS, DIRECTORS, EMPLOYEES OF AND FROM DAMAGES, INJURIES (INCLUDING DEATH), CLAIMS, PROPERTY DAMAGES (INCLUDING LOSS OF USE), LOSSES, DEMANDS, FORFEITURES, PENALTIES, FINES, COSTS, LAWSUITS, LIABILITIES, ACTIONS, AND CAUSES OF ACTION, OF EVERY KIND WHATSOEVER, AND EXPENSES, INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ARCHITECTS, REASONABLE ATTORNEYS, AND OTHER PROFESSIONALS, AND COURT, ARBITRATION,OR OTHER DISPUTE RESOLUTION COSTS, AND EXPENSES AND COSTS OF INVESTIGATION, ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY TASK ORDER OR SPECIFIC PROJECT RELATED TO THIS AGREEMENT, TO THE EXTENT CAUSED BY 1) THE NEGLIGENT ACT OR OMISSION OR WILLFUL ACTS OF ARCHITECT OR ARCHITECT'S OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, OR CONSULTANTS OR 2) MATERIAL BREACH OF THIS AGREEMENT OR ANY TASK ORDER HEREUNDER. ARCHITECT FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, ON BEHALF OF THE OWNER AND IN THE NAME OF THE OWNER, SUITS AND PROCEEDINGS INSTITUTED AGAINST OWNER TO WHICH THE INDEMNITY OBLIGATION APPLIES, AND PAY AWARDS OF DAMAGES ASSESSED WHICH RESULT FROM ANY SUCH CLAIM, SUIT OR PROCEEDING, INCLUDING ASSOCIATED EXPENSES, ATTORNEY FEES, COSTS OF INVESTIGATION, ARBITRATION AND/OR LITIGATION.

14.2 Intellectual Property

a. PROJECT ARCHITECT AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ITS ELECTED OFFICIALS, OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, REPRESENTATIVES AND VOLUNTEERS OF AND FROM DAMAGES, CLAIMS, LOSSES, DEMANDS, FORFEITURES, PENALTIES, FINES, COSTS, LAWSUITS, LIABILITIES, ACTIONS, CAUSES OF ACTION OF EVERY KIND WHATSOEVER, AND EXPENSES, INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ARCHITECTS, ATTORNEYS, AND OTHER PROFESSIONALS, AND COURT, ARBITRATION, OR OTHER DISPUTE RESOLUTION COSTS, AND EXPENSES AND COSTS OF INVESTIGATION, TO THE EXTENT CAUSED BY ALLEGED INFRINGEMENT OF PATENT OR COPYRIGHT OF THE UNITED STATES OR OF ANY TRADEMARK OR TRADE SECRET PROTECTED BY EITHER FEDERAL OR STATE LAW BY ARCHITECT OR ARCHITECT'S OFFICERS, DIRECTORS, PARTNERS, AGENTS, EMPLOYEES, OR CONSULTANTS. ARCHITECT SHALL, AT ITS OWN EXPENSE, DEFEND SUITS OR PROCEEDINGS INSTITUTED AGAINST OWNER, AND PAY AWARDS OF DAMAGES ASSESSED WHICH RESULT FROM ANY SUCH CLAIM, SUIT OR PROCEEDING, INCLUDING ASSOCIATED EXPENSES, ATTORNEY FEES, COSTS

OF INVESTIGATION, ARBITRATION AND/OR LITIGATION, AND SHALL ABIDE BY RESULTING DECREES AND COMPROMISES.

IF A RESTRAINING ORDER OR TEMPORARY INJUNCTION IS GRANTED, ARCHITECT SHALL MAKE EVERY REASONABLE EFFORT, BY GIVING A SATISFACTORY BOND OR OTHERWISE, TO SECURE THE SUSPENSION OF ANY SUCH RESTRAINING ORDER OR TEMPORARY INJUNCTION. IF THE SERVICES ARE HELD TO CONSTITUTE AN INFRINGEMENT, AND PERMANENTLY ENJOINED, ARCHITECT SHALL MAKE EVERY REASONABLE EFFORT TO SECURE FOR OWNER A LICENSE AT ARCHITECT'S EXPENSE AUTHORIZING THE CONTINUED USE OF THE ALLEGED INFRINGING PORTION OF THE SERVICES. IF ARCHITECT IS UNABLE TO SECURE SUCH LICENSE WITHIN A REASONABLE TIME, ARCHITECT SHALL, AT ITS OWN EXPENSE AND WITHOUT IMPAIRING PERFORMANCE REQUIREMENTS, EITHER PROVIDE NON-INFRINGING REPLACEMENT OR MODIFY THE SERVICES TO ELIMINATE THE INFRINGEMENT. IN ADDITION TO INDEMNIFYING AND SAVING OWNER HARMLESS, ARCHITECT SHALL REIMBURSE OWNER FOR ANY COSTS INCURRED AS A RESULT OF THE UNAVAILABILITY OF THE INFRINGING ITEM OR ITS NONINFRINGING REPLACEMENT

Article 15 Miscellaneous Provisions

15.1 **Captions.** The captions of paragraphs in this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

15.2 **Governing Law.** This Agreement and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas, without giving effect to principles of conflicts of laws. The Owner and the Project Architect each submit to exclusive jurisdiction of the courts of Williamson County, Texas. Owner does not waive the defense of sovereign immunity.

15.3 **Waivers.** No delay or omission by either of the parties hereto in exercising any right or power accruing upon the non-compliance or failure of performance by the other party hereto of any of the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either of the parties hereto of any of the covenants, conditions or agreements hereof to be performed by the other party hereto shall not be construed to be a waiver of any subsequent breach thereof or of any other covenant, condition or agreement herein contained.

15.4 **Severability.** In case any provision hereof shall, for any reason, be held invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid or unenforceable provision had not been included herein.

15.5 **Independent Contractor.** Project Architect acknowledges that it is engaged as an independent Contractor and that Owner has no responsibility to provide Project Architect or its employees with transportation, insurance or other fringe benefits normally associated with employee status. Project Architect is not, and will not claim to be, an officer, partner, employee or agent of Owner and shall not make any claim, demand or application to or for any right or privilege applicable to an officer, partner, employee or agent of Owner, including, but not limited to, unemployment insurance benefits, social security coverage or retirement benefits. Project Architect hereby agrees to make Project Architect's own arrangements for any of such benefits as Project Architect may desire and agrees that Project Architect is responsible for all income taxes required by applicable law.

15.6 **Proprietary Interests.** All information owned, possessed or used by Owner which is communicated to, learned, developed or otherwise acquired by Project Architect in the performance of services for Owner, which is not generally known to the public, shall be confidential. Project Architect shall not, beginning on the date of first association or communication between Owner and Project Architect and continuing through the term of this Agreement and any time thereafter, disclose, communicate or divulge, or permit disclosure, communication or divulgence, to another or use for Project Architect's own benefit or the benefit of another, any such confidential information, unless required by law. Except when defined as part of the Work, Project Architect shall not make any press releases, public statements, or advertisement referring to the Project or the engagement of Project Architect as an independent Contractor of Owner in connection with the Project, or release any information relative to the Project for publications, advertisement or any other purpose without the prior written approval of Owner. Project Architect shall obtain assurances similar to those contained in this Subparagraph from persons, vendors and consultants retained by Project Architect. Project Architect acknowledges and agrees that a breach by Project Architect of the provisions hereof will cause Owner irreparable injury and damage. Project Architect, therefore, expressly agrees that Owner shall be entitled to injunctive and/or other equitable relief in any court of competent jurisdiction to prevent or otherwise restrain a breach of this Agreement.

15.7 **Appointment.** Owner hereby expressly reserves the right from time to time to designate by notice to Project Architect a representative to act partially or wholly for Owner in connection with the performance of Owner's obligations hereunder. Project Architect shall act only upon instructions from such representative unless otherwise specifically notified to the contrary.

15.8 **Dispute Resolution.**

15.8.1 If a dispute arises under this Agreement, Owner and Architect agree to negotiate the dispute between them in good faith for a period of 30 days from the date of written notice of the dispute.

15.8.2 If the Owner and Architect fail to resolve a dispute through negotiation, then Owner and Architect agree that they shall submit any and all unsettled claims, counterclaims, and other matters in question between them arising out of or relating to this Agreement to mediation.

15.8.3 If mediation is unsuccessful in resolving a dispute, then any and all unsettled claims, counterclaims, and other matters in question between Owner and Architect arising out of or relating to this Agreement or (b) may be filed by either Owner or Architect in a court of competent jurisdiction.

15.8.4 Upon Owner's request, Architect shall proceed with performance of Services pending final resolution of a dispute arising under this Agreement.

15.9 **Notices.** All notices, consents, approvals, demands, requests or other communications provided for or permitted to be given under any of the provisions of this Agreement shall be in writing and shall be deemed to have been duly given or served when delivered by hand delivery or when deposited in the U.S. mail by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

If to Owner:
City of Georgetown
510 W. 9th Street
Georgetown, Texas 78626

Attention: Purchasing

With Copies to:
City of Georgetown
ATTN: City Manager and City Attorney
P.O. Box 409
Georgetown, TX 78627
David.Morgan@georgetown.org
Skye.Masson@georgetown.org

If to Project Architect:

or to such other person or address as may be given in writing by either party to the other in accordance with the aforesaid.

15.10 **Authority to Act.** Project Architect warrants, represents, and agrees that (1) it is a duly organized and validly existing legal entity in good standing under the laws of the state of its incorporation or organization; (2) it is duly authorized and in good standing to conduct business in the State of Texas; (3) it has all necessary power and has received all necessary approvals to execute and deliver this Agreement; and (4) the individual executing this Agreement on behalf of Project Architect has been duly authorized to act for and bind Project Architect.

15.11 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed, construed and considered to be an original, but all of which shall constitute one and the same instrument.

15.12 **179 D Benefit Allocation.** Owner may decide to seek the allocation of certain tax benefits pursuant to Section 179D of the Internal Revenue Code of 1986, as amended, (the "Code") through this Agreement with Project Architect.

15.12.1 If the Owner and the Internal Revenue Service (IRS) determine that the Project Architect is eligible to receive the 179D deduction allocation as a "Designer" for the purposes of Section 179D of the Code or that Project Architect could otherwise profit financially from the monetization of the benefit (separately and collectively, the "Rebate"), Project Architect hereby agrees to allocate to the Owner a portion of the Rebate in an amount to be determined and contracted for on mutually agreeable terms when the value of the Rebate becomes ascertainable, net of associated costs realized by the Owner and Project Architect. At its sole discretion, the Owner shall determine whether to receive its portion of the Rebate in cash, discounted Project Architect fees or both.

15.12.2 Owner reserves the right to retain a third-party consultant (the "Consultant") to manage and administer the process of obtaining and monetizing the Rebate derived from the Project(s).

15.12.3 Project Architect agrees to cooperate in all reasonable respects with the Consultant's efforts to obtain and monetize any such Rebates derived from the Project(s) on behalf of the Owner. Certification of eligibility and negotiation of the Rebates should be facilitated by the Owner's 179D Consultant.

15.13 **Disclosure of Interested Parties.** By signature hereon, Project Architect certifies that, if the value of this agreement exceeds $1 Million, it has complied with Section 2252.908 of the Texas Government Code and Part 1 Texas Administrative Code Section 46.1 through 46.3 as implemented by the Texas Ethics Commission (TEC), if applicable, and has provided the Owner with a fully executed TEC Form 1295, certified by the TEC and signed and notarized by the Project Architect.

15.14 **Contractor Certification Regarding Boycotting Israel.** Pursuant to Chapter 2271, Texas Government Code, Project Architect certifies that either (1) it is a sole proprietorship or company with fewer than ten (10) employees, or (2) it does not currently boycott Israel and will not boycott Israel during the term of this Agreement. Project Architect acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

15.15 **Contractor Certification Regarding Business with Certain Countries and Organizations.** Pursuant to Subchapter F, Chapter 2252, Texas Government Code, Project Architect certifies it is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Project Architect acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

15.16 **Contractor Certification Regarding Boycotting Energy Companies.** Pursuant to Chapter 2274, Texas Government Code, Project Architect certifies that either (1) it is a sole proprietorship or company with fewer than ten (10) employees or (2) it does not currently boycott energy companies and will not boycott energy companies during the Term of this Agreement. Project Architect acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

15.17 **Contractor Certification Regarding Boycotting Firearm and Ammunition Industries.** Pursuant to Chapter 2274, Texas Government Code, Project Architect certifies that either (1) it is a sole proprietorship or company with fewer than ten (10) employees or (2) it does not currently boycott firearm and ammunition industries, and will not boycott firearm and ammunition industries during the Term of this Agreement. Project Architect acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

[SIGNATURES PROVIDED ON FOLLOWING PAGE]

CITY OF GEORGETOWN

By: _____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By: _____
Skye Masson, City Attorney

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, _____, by Josh Schroeder, Mayor of the City of Georgetown, on behalf of the City.

_____
Notary Public – State of Texas

Project Architect:

_____

Printed Name: _____

Title: _____

Architect License or Firm's Certificate No: _____

State of Texas

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, _____, by _____ on behalf of _____.

_____
Notary Public – State of Texas

EXHIBIT 1
ARCHITECT SERVICES

PROFESSIONAL ARCHITECTURAL & ENGINEERING SERVICES

1. Site Investigation
Record drawings of the building are not available. To move forward with construction drawings, the building must be measured and drawn to illustrate existing conditions. Architect will complete one (1x) site visit during design to measure and assess the existing conditions. Site visit will consist of two on site days, 4-6 hours as required, and one overnight stay. Measurements will be taken by standard tape measure and/or laser tape measure. LiDAR scanning is not included in the scope of work. Dimensions taken will be used to develop reference floor plans and elevations.

2. Programming
Architect will interview City of Georgetown and CVB staff to gain an understanding of how the Visitors Center functions now and how they plan to operate in the future. Feedback will be distilled into square footage calculations and "test fit" diagrammatic plans that will indicate and illustrate the spatial requirements for the rehabilitation.

3. – 6. Construction Drawing and Specification Preparation
Architect will provide construction documents including drawings and specifications based on what is needed to illustrate the rehabilitation scope of work. An analysis of applicable building codes, life safety code, and Texas Accessibility Standards will also be incorporated.
Drawings may include the following:

- Floor and Roof Plans
- Exterior Elevations
- Enlarged Plans
- Window and Door schedules and details
- Interior Elevations
- Finish Schedule
- Details
- Specifications necessary for construction

The exterior scope of work will consist of repair and replacement of existing architectural components including:

- Repair of masonry and stucco

- Replacement of roof
- Repair of structural elements
- Replacement of storefront and alley door
- Repair / Replacement of tie rod canopy
- Accessibility modifications at entrances

The interior scope of work will include interior design for finishes, including flooring, walls, and ceilings. The City's Design Standards will be used for the typical finishes in the office and meeting spaces. The public lobby design will be based upon discussions with the City and will include unique solutions for collateral and merchandise displays as well as informational exhibits that highlight Georgetown's history and/or tourist destinations. Architect anticipates completing the lobby interior and exhibit design in house. At the City's request, a consulting exhibit designer can be added to the team if specialty services are required. Architect will also develop furniture specifications for all spaces in the CVB building.

Architect will serve as project manager and will coordinate the required engineering consultants to develop the rehabilitation design. Biweekly coordination meetings will be held for the duration of the design portion of the project.

Draft documents will be provided to the City at three intervals: Schematic Design (30%), Design Development (60%), and Construction Documents (90%) for review and comment. Virtual or in-person review meetings will also be held with the City's designated representatives to review each submittal.[1] Construction documents will be delivered in digital PDF format for review. Once issued for construction, Architect can provide full size, printed copies of the construction document set for the City's use and records.

7. Permitting & Regulatory Review

Architect will submit the final construction documents to the appropriate permitting and review authorities, including:

a. City of Georgetown - Submit construction documents for City plan review and permitting prior to bidding and provide plan adjustments as needed. City fees are NOT included in architectural fee. Submission and presentation to the Historic and Architectural Review Commission (HARC) for Certificate of Appropriateness is included as required.

[1] Note that client generated and approved changes requiring modification of project design / scope of work after 50% progress submittal will be invoiced on an hourly rate basis.

b. Texas Department of Licensing and Regulation (TDLR) for Texas Accessibility Standards review - Submit construction documents for TDLR accessibility compliance review. TDLR fees are NOT included in architectural fee.

8. Bid Solicitation and Negotiation

Architect will assist the County with preparing the bid solicitation. Architect will also assist with reviewing and scoring the contractor's bid proposals.

Architect recommends using the Construction Manager at Risk (CMaR) construction delivery methods as allowed by the Texas Government Code. An RFP can be posted for the CMaR scope of work in narrative format. Contractors will submit proposals with a draft Guaranteed Maximum Price. A contractor will be selected based off "Best Value" which includes both efficient fees and experience with similar projects. The CMaR can be brought on during the design phase and can provide cost estimating services as well as constructability feedback.

9. Construction Administration

Attend two (2) construction progress meetings per month during construction duration, anticipated to be eight (8) months maximum. The contractor is to be responsible for formal meeting minutes. Architect will provide field observation reports to the City. Architect will also perform the following construction administration task:

a. Review of construction submittals, mock-ups, and RFIs
b. Preparation of ASIs if required
c. Monthly review of contractor's pay applications
d. Review of contractor supplied closeout record documentation

10. Furniture Specifications

In coordination with the architectural design, Architect's interior designers will develop furniture specifications for all spaces within the CVB building including the public lobby, offices, meeting room, break room, etc. The furniture pieces will be based on the City's input regarding their functional needs.

Engineering and Consultant Services

The following consultants will be included on the assessment team:

- Structural & Civil Engineer: Gessner Engineering
- Mechanical / Electrical / Plumbing Engineers: TLC
- Accessibility Consultant: GAP Consultants
- Specifications: Introspec

- Cost Estimating: Sunland Group
- OPTIONAL: Exhibit Design: DG Studios

OWNER RESPONSIBILITES

The owner will be required to provide the following reports and testing to inform the architectural and engineering team. The work outlined below is outside of the scope of the project described herein:

- Access to building
- Available construction drawings, photos, etc. of the building
- Available maintenance and prior project documentation
- Topographical Survey including major site features and locations of existing utilities. Architect can assist with defining the scope of the survey.
- Hazardous Materials Survey including lead and asbestos containing materials
- Geotechnical Survey including investigation of soils at all intended project sites, testing, and report with recommendations if required by structural engineer.
- Subsurface Utility Engineering (SUE) Survey to accurately identify, locate, and map underground utilities (pipes, cables, sewers, etc.)
- Domestic Water Flow Test
- Reference documents including City Design Standards, Draft Downtown Plan, TXDOT Sidewalk Study, Occupancy / Staff Growth Study, etc.
- Cut sheets and product data for “Owner Furnished, Owner Installed” components (e.g. card readers, security cameras, etc.)

EXCLUSIONS

The project scope of work excludes the following:

- Architectural services not identified in scope
- Engineering services not identified in scope
- LiDAR / 3D Scanning of existing building, Record / As-Built Documentation
- Construction administration services not identified in scope
- Topographical Survey, refer Owner Responsibilities
- Hazardous Materials Survey, refer Owner Responsibilities
- Geotechnical reports, refer Owner Responsibilities
- Subsurface Utility Engineering (SUE) Survey, refer Owner Responsibilities
- Material Testing and Inspections as required by the building code will be outlined in the specifications and coordinated by the contractor during construction. The fees associated with the required tests and inspections are not included in the fee.
- Fees /costs associated with construction permitting or other regulatory fees
- LEED documentation and/or certification

Printing or physical copies of deliverables

EXHIBIT 2
PROJECT MILESTONE SCHEDULE

Supplemental activities which are not yet defined, shall be determined at the time of the Program Phase or at such time when both parties mutually agree that the project is sufficiently developed or documented.

The anticipated project milestone durations are as follows:

Site Investigation: 2 weeks
Programming: 2 weeks
Schematic Design: 4 weeks
Design Development: 4 weeks
Construction Documents: 8 weeks
Permitting and Regulatory Review: 8 weeks
Bid Solicitation and Negotiation: 8 weeks
Construction Administration: 8 months

The architect and engineering team's fees include the following site visits:

- Architecture
    - Design - 1
    - CA – 16 (2 per month during construction duration, anticipated duration to be 8 months)
- Structural
    - Design - 1
    - CA – 2
- Civil
    - Design - 0
    - CA – 2
- MEP
    - Design - 0
    - CA only - 3
- Accessibility – 1, inspection post construction

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Purchase of a Skeeter Brush Truck through Siddons-Martin Emergency Group

SUGGESTED ACTION:
Consideration and possible action to approve the purchase of a Type 5 Skeeter Brush Truck from Siddons-Martin Emergency Group through Buy-Board Contract #746-24 for a cost not to exceed $507,120.00 -- John Sullivan, Fire Chief

ITEM SUMMARY:
This apparatus will be purchased through cooperative purchasing agreement. The vehicle is funded in the FY2026 Annual Fleet Budget. Delivery time projected on this apparatus is twenty-four (24) months.

FINANCIAL IMPACT:

SUBMITTED BY:
Monica Heyward, Fire Department

ATTACHMENTS:
2026 Georgetown Brush Truck Proposal with BuyBoard worksheet updated 2.17.26.pdf

Siddons Martin Emergency Group, LLC
1506 Interstate 35 W
Denton, TX 76207-2402
GDN P115891
TxDMV Dealer License No. A173067

February 13, 2026

Clay Shell
GEORGETOWN FIRE DEPARTMENT
3500 D B WOOD RD
GEORGETOWN, TX 78628

Proposal For: 2026 Georgetown Brush Truck

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Georgetown Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Georgetown Fire Department and training on operation and use of the apparatus.

Description	Amount

Qty. 1 - S2178 - Skeeter RAM 5500 Type 5, Rescue Side, Lifted
(Unit Price - $505,620.00)
Delivery within 23-24 months of order date
QUOTE # - SMEG-0008528-1

Vehicle Price	$505,620.00
S2178 - UNIT TOTAL	**$505,620.00**

SUB TOTAL	$505,620.00
BuyBoard 746-24 (FIRE)	$1,500.00
TOTAL	**$507,120.00**

Price guaranteed until 3/30/2026

Additional: This proposal is valid for Skeeter Emergency Vehicles Bid S2178.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing
organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Travis Walden

Travis Walden

I, _____, the authorized representative of Georgetown Fire Department, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

_____
Signature & Date

BuyBoard PURCHASING COOPERATIVE	CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only	Contract No.:	746-24	Date Prepared:	01/07/26

Skeeter Emergency Vehicles

Buying Agency:	Georgetown FD	Contractor:	Siddons-Martin Emergency Group
Contact Person:	Clay Shell	Prepared By:	Jeff Doran
Phone:	(512) 930-3652	Phone:	1-800-784-6806
Fax:		Fax:	
Email:	Clay.Shell@georgetown.org	Email:	jdoran@siddons-martin.com

Product Code:	1422	Description:	Skeeter Wildland

A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	$246,082.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$251,045.00
		Subtotal B:	$251,045.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$8,493.00
		Subtotal C:	$8,493.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	1.71%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)					
Quantity Ordered:	1	X Subtotal of A + B + C:	505620	=	Subtotal D: $505,620.00
E. H-GAC Order Processing Charge (Amount Per Current Policy)		Fee included			Subtotal E: $1,500.00

F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation

Description	Cost	Description	Cost
		Contract Base Discount	
		Subtotal F:	$0.00

Delivery Date:	23 - 24 Months	G. Total Purchase Price (D+E+F):	$507,120.00

Option Number	Qty	Description	Published Options	Unpublished Options
3482	1	Tires/Wheels - Super Single - Continental MPT81 335/80R20	$11,174.00	
3487	1	Spare - Super Single - Continental MPT81 335/80R20	$2,774.00	
3496	1	Front Bumper - Skeeter Aluminum	$7,034.00	
3497	1	Skid Plate - Front Bumper - 1/4in Aluminum	$678.00	
3499	1	Skid Plate - Transfer Case - 1/4in Aluminum	$1,267.00	
3520	1	Console - Poly Custom Enclosure	$3,034.00	
3528	1	Kussmaul 1000 - With Auto-Eject	$3,844.00	
3533	1	Radio Install - 1 Radio (Customer Provided)	$1,460.00	
3542	1	Camera System - RVS - 2 Cams	$1,421.00	
3575	1	Transverse Compartment (Rescue) 18"W	$1,292.00	
3617	1	Ground Lights, Under Rear Step	$841.00	
3618	1	Body Work Lights, (4)	$1,157.00	
3634	1	400 Gallons, Poly	$10,090.00	
3660	1	Water Tank Gauge - Rear+Cab	$1,757.00	
3661	1	Foam Tank Capacity, 10 Gallons, Class A,	$1,865.00	
3693	1	Foam System, Scotty #4171	$1,784.00	
3704	1	2.5" Pump Intake Plumbing	$1,458.00	
3714	1	Ground Sweep Discharges, Front Bumper	$4,643.00	
3741	1	Primer, Electric, Aux Pump, Additional	$3,919.00	
3743	1	Lightbar, Whelen, Legacy	$4,520.00	
3752	1	Scene Light, Combo, Rigid 20"	$1,591.00	
3756	1	Scene Light, (6) Rigid	$1,497.00	
3772	1	1 - 4 - 1 Reflective Stripe	$2,317.00	
3817	1	Whip Hose Lines (2) Front Body 1" x 12'	$3,260.00	
3822	1	Cab Poly - SCBA and EMS Cabinets - Full 2nd Row	$3,411.00	
3843	1	Portable Handlights Streamlight Survivor	$385.00	
3879	1	Transverse Tool Storage Front of Tank	$1,442.00	
3946	1	R100 - Rescue Side, Alum, 114" x 96", 60CA	$22,652.00	
4003	1	Install Radio Antennas (Antennas Only)	$684.00	
4015	1	Vertical Compartments, Rear Body	$5,446.00	
4016	1	Hose Reel, Hannay, Cntr Mount	$5,612.00	
4038	1	Pump Darley, 2.5 AGE 24K Diesel	$39,705.00	
4039	1	Suspension System, RAM, 6"	$25,896.00	
4179	2	Long Tool Storage	$1,872.00	
4209	1	Adjustable Shelf	$998.00	
4219	1	In Cab Pump Controls - Diesel Pump	$6,749.00	
4259	1	MDT/MCT Installation, Customer Provided	$872.00	
4275	1	Cab Repaint - Custom - Two Custom Colors	$14,388.00	
4276	1	PAINTED FINISH BODY AND COMPARTMENTS/TRAYS, HOUSINGS	$16,947.00	
4277	1	Intercom - SetCom - Wireless - 4 Position	$12,596.00	
4450	1	P/S Tool Tray - Solid - 64"	$2,318.00	
4523	1	Basic Apparatus Labeling	$621.00	
4535	1	Siren, Electronic, Whelen, Core	$3,511.00	
4549	1	Cab Steps - Ram Crew Cab	$2,868.00	
4690	1	Dividers For Hard Suction - With Slide out Tray	$1,902.00	
5391	1	Slide Out Tool Board	$1,961.00	
5561	1	Stripe, Reflective, Scotchlite, Front Chevron,	$1,327.00	
5562	1	Stripe, Reflective, Scotchlite, Rear Chevron	$2,205.00	
91132	1	Upgrade to RAM 5500 4 Door		$8,493.00
		#N/A	$0.00	
		#N/A	$0.00	
		#N/A	$0.00	
		#N/A	$0.00	
		#N/A	$0.00	
		#N/A	$0.00	

Base Bid	$246,082.00	
Published Options	$251,045.00	
Total Published Options	$497,127.00	
Unpublished Options	$8,493.00	1.71%
Total Options w/o HGAC Fee	$505,620.00	

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Purchase of a Pierce Fire Engine through Siddons-Martin Emergency Group

SUGGESTED ACTION:
Consideration and possible action to approve the purchase of a Custom-Velocity Pierce Fire Engine from Siddons-Martin Emergency Group through Buy-Board Contract #746-24 for a cost not to exceed $1,160,725.00 -- John Sullivan, Fire Chief

ITEM SUMMARY:
This apparatus will be purchased through cooperative purchasing agreement. The vehicle is funded in the FY2026 Annual Fleet Budget and includes trade-in credit for older fire trucks that are beyond their useful life. Delivery time projected on this apparatus is twenty-four (24) months.

FINANCIAL IMPACT:

SUBMITTED BY:
Monica Heyward, Fire Department

ATTACHMENTS:
26-0160-GC Siddons Martin Emergency Group. LLC [For Agenda].pdf

Siddons Martin Emergency Group, LLC
1506 Interstate 35 W
Denton, TX 76207-2402
GDN P115891
TxDMV Dealer License No. A173067

February 13, 2026

Clay Shell
GEORGETOWN FIRE DEPARTMENT
3500 D B WOOD RD
GEORGETOWN, TX 78628

Proposal For: 2026 Georgetown Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to Georgetown Fire Department. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB Georgetown Fire Department and training on operation and use of the apparatus.

Description	Amount

Qty. 1 - 1131 - Pierce-Custom Velocity Pumper, 2nd Gen
(Unit Price - $1,549,855.00)
Delivery within 50-51 months of order date
QUOTE # - SMEG-0010357-1

Vehicle Price	$1,549,855.00
Pricing Level Discount	($9,227.00)
2011 - Pierce - Contender - Pumper 1	($35,000.00)
2012 - Pierce - Contender - Pumper 2	($65,000.00)
2012 - Pierce - Contender - Pumper 3	($65,000.00)
2008 - Sutphen - Platform - Aerial	($35,000.00)
1131 - UNIT TOTAL	**$1,340,628.00**
Full Prepay Discount	**($181,403.00)**
SUB TOTAL	$1,159,225.00
BuyBoard 746-24 (FIRE)	$1,500.00
TOTAL	**$1,160,725.00**

Price guaranteed until 3/30/2026

Additional: This proposal is valid for Pierce Manufacturing Bid 1131. Full Prepay Discount requires payment in full within thirty (30) days of the purchase order and / or signed proposal letter, whichever comes first.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted, and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Travis Walden

Travis Walden

I, _____, the authorized representative of Georgetown Fire Department, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

_____

Signature & Date

CONTRACT PRICING WORKSHEET
for motor vehicles only

Buy Board Contract 746-24 | **Contract No.:** **746-24** | **Date:** 2/13/2026

Agency:	Georgetown Fire Department	**Contractor:**	Siddons-Martin Emergency Group
Contact:	Assistant Chief Clay Shell	**Prepared:**	Jeff Doran
Phone:	512-844-9799	**Phone:**	281-442-6806
Fax:	N/A	**Fax:**	
Email:	clay.shell@georgetown.org	**Email:**	omt@siddons-martin.com

Prod. Code:	12P	Aug-25	**Velocity Pumper**

A. Product Item Base Unit Price Per Contractor's Buy Board Contract:	$ 1,008,774.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$ 560,120.00
		Subtotal B:	$ 560,120.00

Total Published Options	$ 1,568,894.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$ 31,255.00
		Subtotal C:	$ 31,255.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	2%

D. Other Cost Items Not Itemized Above (e.g. Installation, Freight, Delivery, Etc.)

Description	Cost	Description	Cost
		Subtotal D:	$ -

E. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C+D)					$ 1,600,149.00
Quantity Ordered:	1	**X Subtotal of A + B + C + D:**	1600149	=	**Subtotal E:** $ 1,600,149.00
F. Buy Board Fee Calculation (From Current Fee Tables)					**Subtotal F:** $ 1,500.00

Description	Cost	Description	Cost		
Pricing Level Discount	**$ (9,227.00)**	**Contract Discount**	**$ (50,294.00)**		
Trade Ins	**$ (200,000.00)**	**Full prepay Discount**	**$ (181,403.00)**		
Subtotal of column	**$ (209,227.00)**	**Subtotal of Column**	**$ (231,697.00)**	**Subtotal G:**	$ (440,924.00)
Delivery Date:	**50 - 51 Months**			**H. Total Purchase Price (E+F+G):**	$ 1,160,725.00

Option Number	Qty	746-24 Description	Published Options	Unpublished Options
121	1	Add Frame Liner Custom	$3,072.00	
126	1	upgrade to 27,000# rear axle	$7,996.00	
165	1	12 or 120 volt air compressor	$2,731.00	
166	1	Brake fittings compression type	$2,721.00	
167	1	Remote tank drain	$995.00	
178	1	PACCAR 510 to Cummins 600	$64,881.00	
182	1	Remote Mount oil/fuel filters	$4,434.00	
187	1	Magnetic Grabber A	$1,464.00	
200	1	EVS 4000 to 4500	$2,007.00	
202	1	Aggressive Down shift	$217.00	
207	1	Bumper tray with cover	$1,426.00	
215	1	Line-X Type Bumper Coating front or rear	$906.00	
234	1	Full height Cab doors - Raised Roof	$3,350.00	
236	8	Electric Door locks	$14,520.00	
237	1	Key Pad, Electric Door locks	$698.00	
243	8	Handrail with LED Lighting Cab or body per 2	$6,784.00	
245	1	Cab Windows Factory Tint per 2	$658.00	
255	1	Mounting plate on engine tunnel	$742.00	
263	1	Heavy Duty HVAC	$5,292.00	
265	1	110 Volt cab A/C	$3,905.00	
272	1	Safety System	$13,957.00	
282	2	EMS Compartment in Cab	$9,438.00	
283	2	EMS Compartment w outside access (each)	$12,318.00	
290	2	Spare 12 volt power (each)	$446.00	
291	1	Spare 12 volt circuit	$418.00	
292	2	Spare USB Connection	$666.00	
294	1	Recessed Dash	$2,238.00	
296	1	Radio with Weatherband	$2,170.00	
303	1	Intercom Wireless System	$8,393.00	
306	4	Intercom Headset - wireless	$5,808.00	
317	1	Install Customer Provided Modem	$838.00	
323	1	Install Customer Provided Hand light Charger(s)	$918.00	
324	1	Install Customer Provided Two-Way Radio Remote Head Cable	$455.00	
348	1	IOTA Charger	$1,136.00	
362	1	Auto-eject 30 amp	$1,185.00	
364	1	Transfer switch	$903.00	
370	1	430 amp Delco alternator	$5,286.00	
385	4	12 volt LED Scene - B	$8,784.00	
390	1	12 volt LED Hi-Viz Brow A	$2,602.00	
399	2	Hi-Viz Cab or Body LED B	$6,174.00	
437	1	NY Hose Bed	$5,243.00	
438	1	Upgrade NY Style Tank	$3,563.00	
440	1	Hose Bed Cover, Aluminum A	$10,782.00	
446	4	Additional Hosebed Divider	$3,192.00	
453	1	Running Board Trough	$1,162.00	
459	1	LED Compartment Lighting premium	$5,971.00	
467	4	Adjustable Comp. shelves	$1,196.00	
470	1	Fixed Compartment Shelves	$485.00	
475	1	Adjustable slide-out tray	$1,068.00	
483	7	Slide-out floor tray	$8,687.00	
485	1	Swing-out tool board	$3,501.00	
492	2	Tool board with peg	$2,738.00	
496	3	Peg Board in compartment	$3,249.00	
508	1	SCBA Cylinder storage in fender panel single (each)	$1,045.00	
510	2	SCBA Cylinder storage in fender panel triple (each)	$4,004.00	
512	1	Extinguisher Compartment	$1,218.00	
567	1	Chrome Bell with manual pull string	$2,495.00	
577	1	Add Mechanical Seal to Pump	$1,322.00	
591	1	2.5" Discharge	$4,598.00	

599	1	Extenda-gun	$9,518.00	
610	4	Preconnect 2.5 or 3" plumbing - Speed or Cross	$24,684.00	
613	1	Add Hinged-Type Aluminum Cover to Crosslay (per set of 2)	$1,101.00	
616	1	Hose Reel, above pump w/ 150' Hose	$5,513.00	
629	1	Pierce Husky 12 Single Agent	$32,219.00	
634	1	Refill, Foam Tank, Single Tank	$1,405.00	
637	1	Foam Cell 30 Gallons	$2,655.00	
662	1	LED Emergency Lighting C	$23,127.00	
664	1	Additional Speaker	$986.00	
677	1	Upgrade Lightbar - A	$5,309.00	
695	1	Traffic Directing light bar "A"	$2,296.00	
704	1	Hydraulic 6 KW	$28,646.00	
726	1	Light Tower (B)	$25,680.00	
738	2	Electrical Receptacle duplex (per each) 15 or 20 amp	$1,056.00	
825	1	Two-tone cab paint	$3,525.00	
844	2	Graphics Upgraded 4	$24,504.00	
852	5	Extended Chassis Warranty (per year)	$37,095.00	
853	5	Extended Body Warranty (per year)	$52,350.00	
10458	2	Platform, Slide Out, 500 lb Capacity, w/Morton Cass		$4,673.00
663471	1	Rack, Zico Quic-Lift, Side Sheet Mount		$10,218.00
747941	1	Engineer Compt, Trans, 24" Wide, 71.25" Extended Height, Full Width, Rollup Door		$11,008.00
765956	1	Compt, Extinguisher, 10.71 W x 30 H x 14 D, Ea Side, Rec Tube, Sgl Pan, Imp/Vel		$3,171.00
811973	2	Hose Tray, Alum, Removable, Hose Bed, Closed Front, Open Rear		$2,185.00
		Base Bid	**$ 1,008,774.00**	
		Published Options	**$ 560,120.00**	
		Total with Published Options	**$ 1,568,894.00**	
		Unpublished Options	**$ 31,255.00**	**1.99%**
		Total Options not including Fee	**$ 1,600,149.00**	

Option List

12/15/2025

Customer:	Georgetown Fire Department	**Bid Number:**	1131
Representative	Walden, Travis	**Job Number:**	
Organization:	Siddons-Martin Emergency Group	**Number of Units:**	1
Requirements Manager:		**Bid Date:**	02/16/2026
Description:	Georgetown 2026 Purchase	**Stock Number:**	
Body:	Pumper, Long, Aluminum, 2nd Gen	**Price Level:**	54 (Current: 54)
Chassis:	Velocity Chassis (Big Block), 2010	**Lane:**	Lane 2

Line	Option	Type	Option Description	Qty
1	0766611		Boiler Plates, Pumper Fire Department/Customer - Georgetown Fire Department Operating/In conjunction W-Service Center - Operating Miles - 50 Miles Number of Fire Dept/Municipalities - 2 Bidder/Sales Organization - Siddons-Martin Emergency Group Delivery - Delivery representative Dealership/Sales Organization, Service - Siddons-Martin Emergency Group	1
2	0661794		Single Source Compliance	1
3	0584456		Manufacture Location, Appleton, Wisconsin	1
4	0584452		RFP Location: Appleton, Wisconsin	1
5	0588609		Vehicle Destination, US	1
6	0670275		Unit to be Similar in some Aspects, Excluding Pump Panel Fill in Blank - 36162	1
7	0816491		Comply NFPA 1900 Changes Effective Jan 1, 2024, With Exceptions	1
8	0533347		Pumper/Pumper with Aerial Device Fire Apparatus	1
9	0588611		Vehicle Certification, Pumper	1
10	0661778		Agency, Apparatus Certification, Pumper/Tanker, U.L.	1
11	0816495		Certification, Vehicle Inspection Program, NFPA 1900	1
12	0000114		Inspection Trip(s) Qty, - 02 Fill in Blank - (4) four	2
13	0620358		Consortium, Buy Board	1
14	0537375		Unit of Measure, US Gallons	1
15	0030006		Bid Bond Not Requested	1
16	0816570		Performance Bond, 100% Req'd, PPI Terms **	1
17	0000007		Approval Drawing	1
18	0002928		Electrical Diagrams	1
19	0564202		Velocity Chassis (Big Block), 2010	1
20	0000110		Wheelbase Wheelbase - 221"	1
21	0000070		GVW Rating GVW rating - 49,800 #	1
22	0000203		Frame Rails, 13.38 x 3.50 x .375, Qtm/AXT/Imp/Vel	1
23	0889469		Frame Liner, "C/Inv L" 12.50" x 3.00" x .25", AXT/Vel/Imp/Enf, 56" QVal **	1
24	0508849		Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel	1
25	0010427		Suspension, Front TAK-4, 22,800 lb, Qtm/AXT/Imp/Vel/Enf/SFR	1
26	0087572		Shock Absorbers, KONI, TAK-4, Qtm/AXT/Imp/Vel/Enf	1
27	0000322		Oil Seals, Front Axle	1
28	0899288		Tires, Front, Goodyear, Armor MAX MSA, 425/65R22.50, 20 ply, Fire Service Speed	1
29	0890369		Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot	1
30	0622258		Axle, Rear, Dana S26-190, 27,000 lb, Imp/Vel	1
31	0544253		Top Speed of Vehicle, 68 MPH /109 KPH	1
32	0122075		Suspen, Rear, Standens, Spring, 27,000 lb, Imp/Vel	1
33	0000485		Oil Seals, Rear Axle	1
34	0709820	SP	Modification, Add Rear Axle Spacer, 1.00"	1
35	0585004		Tires, Rear, Goodyear, G289 WHA, 315/80R22.50, 20 ply, Single	1
36	0654797		Wheels, Rear, Accuride, 22.50" x 9.00", Steel, Hub Pilot, Single	1
37	0568081		Tire Balancing, Counteract Beads	1
38	0819008		No Tire Pressure Indicator, Fire Department Omits, Non-NFPA 2024 Compliant	1

Line	Option	Type	Option Description	Qty
39	0801932		Lug Nut, Covers, Stainless Steel **	1
40	0003245		Axle Hub Covers w/center hole, S/S, Front Axle	1
41	0001960		Axle Hub Covers, Rear, S/S, High Hat (Pair)	1
42	0742337		Mud Flap, Full Width, Under Rear Tailboard, Custom Logo	1
43	0002045		Mud Flap, Front and Rear, Pierce Logo	1
44	0617577		Chocks, Wheel, Worden HWG- SB, Super Gripper	1
			Qty, Pair - 01	
45	0646364		Mounting Brackets, Chocks, Worden Safety, Model U815T	1
			Location, Wheel chock - one under LS1 and one under LS3	
			Qty, Pair - 01	
46	0820509		ESC/ABS/ATC Wabco Brake System, Single Rear Axle, NFPA 1900/ULC	1
47	0030185		Brakes, Knorr/Bendix 17", Disc, Front, TAK-4	1
48	0627930		Brakes, Bendix, Cam, Rear, 16.50 x 8.63"	1
49	0020784		Air Compressor, Brake, Cummins/Wabco 18.7 CFM	1
50	0000785		Brake Reservoirs, Three	1
			Paint Color, Air Tanks - Frame color	
51	0568012		Air Dryer, Wabco System Saver 1200, Heater, 2010	1
52	0000790		Brake Lines, Nylon	1
53	0020851		Not Required, Air Inlet	1
54	0029441		Compressor, Air, Gast 4HCC-10-M450X, 120V Brake System	1
			Location - on the forward left side of the water tank	
55	0011835		Guard, U-Bolt over "Prk Brk" Knob	1
			Qty, - 01	
			Location, driver's/passenger's/center - Driver's	
56	0660232		Drain, Remote Air Tank, Single Valve, All tanks, Location	1
			Location - below LS3	
57	0615609		Fittings, Compression Type, Entire Apparatus, Single Rear Axle	1
58	0808499		Engine, Cummins X15, 565 hp, 1850 lb-ft, W/OBD, EPA 2027, Velocity	1
59	0811409		Not Required, Engine Contingency Adjustment	1
60	0730808		Filters, Remote Mounted, Oil, Fuel, X15, VEL/AXT/Enf	1
61	0001244		High Idle w/Electronic Engine, Custom	1
62	0687994		Engine Brake, Jacobs Compression Brake, Cummins Engine	1
			Switch, Engine Brake - e) Cummins Hi Med Lo	
63	0552334		Clutch, Fan, Air Actuated, Horton Drive Master	1
64	0123135		Air Intake, w/Ember separator, Imp/Vel	1
65	0814375		Exhaust System, Horizontal, Right Side	1
			Exhaust, Diffuser - Aluminized Steel (Standard)	
			Exhaust, Material/Finish - Aluminized Steel (Standard)	
			Location, Diffuser Termination - Flush With Rub Rail	
			Tip, Exhaust - Straight Tip (Standard)	
66	0000000	STF	Adapter, Exhaust, Plymovent Magnetic Grabber Conical, 2024	1
67	0787999		Radiator, Impel/Velocity	1
68	0511425		Cooling Hoses, Rubber	1
69	0001125		Fuel Tank, 65 Gallon, Left Side Fill	1
70	0001129		Lines, Fuel	1
71	0662965		DEF Tank, 4.5 Gallon, DS Fill, Rear of Axle, Common Air Bottle Door	1
72	0723716		Fuel Priming Pump, Electronic, Automatic, Cummins, No Swt Req'd	1
73	0582243		Shutoff Valves, Fuel Line @ Primary Filter, Cummins	1
74	0553019		Cooler, Engine Fuel, Imp/Vel, SFR/Enf	1
75	0578959		Fuel/Water Separator, Racor Inline	1
76	0801891		Trans, Allison 6th Gen, 4500 EVS P, w/Prognostics, Vel/Qtm	1
77	0512762		Transmission, Shifter, 6-Spd, Push Button, 4500, Imp/Vel/Qtm/Enf	1
			Trans, ratio - 4500 EVS, 6Spd	
78	0684459		Transmission Oil Cooler, Modine, External	1
79	0535530		Mode, Downshift, Aggressive downshift to 2nd, w/engine brake, 6 speed	1
80	0801876		Fluid, 4000 Series Trans, Allison Approved TES-668 Synthetic, IPOS, Custom	1
81	0001375		Driveline, Spicer 1810	1
82	0669988		Steering, Sheppard M110 w/Tilt, TAK-4, Eaton Pump, w/Cooler	1
83	0001544		Not Required, Steering Assist Cylinder on Front Axle	1
84	0509230		Steering Wheel, 4 Spoke without Controls	1
85	0690274		Logo/Emblem, on Dash	1
			Text, Row (1) One - Georgetown	

Line	Option	Type	Option Description	Qty
85			Text, Row (2) Two - Fire Text, Row (3) Three - Department	
86	0536235		Bumper, 19" Extended, Steel Painted, Imp/Vel	1
87	0616492		Tray, Hose, Center, 19" Bumper, Outside Air Horns, Imp/Vel Grating, Bumper extension - Grating, Rubber Capacity, Bumper Tray - 21) 150' of 1.75"	1
88	0630210		No Selection Required, Cover Selected in Bumper Accessories	1
89	0637794		Tray, (1) Hose Left Side of Bumper, Special Capacity Capacity, Hose Tray - 200' of 1" wildland hose Grating, Bumper extension - Grating, Rubber	1
90	0625557		Hose Restraint, Not Required, Cover Included with Other Option	1
91	0723059	SP	Tray, Right, Above Air Horns, 2.00" Lip	1
92	0625556		Hose Restraint, Not Required, Cover Included with Other Option	1
93	0510226		Lift & Tow Package, Imp/Vel, AXT	1
94	0002270		Tow Hooks, Chrome	1
95	0760587	SP	Cover, 2" Raised Alum Treadplate, Rubber Latches, Full Width Over Bumper	1
96	0762394		Lights, Amdor, 12" Amdor AY-LB-12HW012 Light, Front Bumper Cover Qty, - 02	2
97	0664879		Notch, Bumper Tray, Each Qty, - 01 Fill in Blank - right bumper hose tray just forward of the right side stay arm - to fit 1.75" hose laid flat	1
98	0698960		Coating, Top Flange, Front Bumper, Outside Exterior, UL-LX Coating, Black	1
99	0651334		Cab, Velocity FR, 7000	1
100	0724207		Engine Tunnel, X12-15, MX13, Foil Insulation w/Mech Fasteners, Velocity FR	1
101	0887600		Cab Insulation, Impel/Velocity FR	1
102	0677478		Rear Wall, Exterior, Cab, Aluminum Treadplate	1
103	0122465		Cab Lift, Elec/Hyd, Imp/Vel	1
104	0123176		Grille, Bright Finished, Front of Cab, Velocity	1
105	0648912		Scuffplates, S/S At Cab Door Jambs and Handrails Material Trim/Scuffplate - c) S/S, Polished	1
106	0646179		Trim, S/S, Rect Headlights, VEL/IMP Material Trim/Scuffplate - c) S/S, Polished Turnsignal Covers - Polished S/S Covers	1
107	0015440		No Chrome Molding, On side of cab	1
108	0521669		Mirrors, Retrac, West Coast Style, Htd/Rmt, w/Htd/Rmt Convex	1
109	0072188		Mirror, Down View, Passenger Side for Driver, 8" Round	1
110	0537994		Mirror, Down View, Driver Side for Passenger, 8" Round	1
111	0651321		Door, Full Height, Velocity FR 4-Door Cab, Level Roof Key Model, Cab Doors - 751 Cab, Exterior Door Handle, Finish - 4-Door, Chrome/Black	1
112	0655511		Door Panel, Brushed Stainless Steel, Impel/Velocity 4-Door Cab	1
113	0795698		Storage Pockets w/ Elastic Cover, Recessed, Locations, Impel/Velocity FR Location - locations 5 and 7 Qty, - 02	2
114	0667902		Controls, Electric Windows, All Cab Doors, Impel/Velocity FR	1
115	0822458	SP	Electric Door Locks, Cab Doors, Cabinet Ext Doors, Conceal Switch Loc, Imp/Vel Location - under the hood on the DS	1
116	0661649		Key Pad, Electric Door locks, DS, Imp/Vel	1
117	0555485		Steps, 4-Door Full Tilt Cab, Imp/Vel	1
118	0770200		Handrail, Exterior, Hansen, Knurled, Alum, LED Backlit, 4-Door Cab Color, Handrail Light - Red Control, Handrail Light - Cab Switch and Parking Brake	1
119	0697689		Steps, Stirrup, Formed w/Grip Strut, Cab & Crew Cab Doors Light, Step, Additional - Amdor, 4 Dr Cab	1
120	0892637		Lights, Cab & Crw Cab Acs Stps, P25, LED w/Bezel, 1Lt Per Step ** Color, Trim - Chrome Housing	1
121	0002140		Fenders, S/S on Cab	1
122	0592071		No Windows, Side of Crew Cab, Vel/Imp	1
123	0568605		Not Required, Interior Trim, No Cab Side Windows	1
124	0509286		Not Required, Windows Rear of Crew Cab, Imp/Vel	1
125	0558334		Not Required, Trim, Cab Rear Windows, No Rear Windows	1

Line	Option	Type	Option Description	Qty
126	0786290		Window Tint, Crew Cab Door, Left Side, Privacy Dark Gray	1
127	0786279		Window Tint, Crew Cab Door, Right Side, Privacy Dark Gray	1
128	0897814	SP	Window Protector Bars, Knurled, Crew Doors, 2" Above Window Sill Plate, RF Short	1
129	0765956	SP	Compt, Extinguisher, 10.71 W x 30 H x 14 D, Ea Side, Rec Tube, Sgl Pan, Imp/Vel	1
			Light, Aux Cab Compartments - Amdor, White Hinged Side	
			Finish, Cab Compt/Component - Spatter Gray	
			Door, Exterior Stop - 2-Bumper	
130	0663375		Mounting Provisions, 1/4" Alum, Full Engine Tunnel, Vel/Imp	1
			Mounting Provision Spacing - .50"	
			Material Finish, Cab Interior - Painted	
131	0748671		Cab Interior, Vinyl, Velocity FR, CARE	1
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
132	0740656	SP	Cab Interior, Paint Color, Inc Heater Panel/Power Dist Door, Impel/Velocity FR	1
			Color, Cab Interior Paint - d) red	
133	0509532		Floor, Rubber Padded Cab & Crew Cab, Imp/Vel	1
134	0741239		HVAC, Heavy-Duty, Impel/Velocity FR, CARE	1
			Paint Color, A/C Condenser - Painted to Match Cab Roof	
			HVAC System, Filter Access - Removable Panel	
			Auxiliary Cab Heater - Both	
135	0677382		Guard, Brush, Painted, For Coleman A/C Unit, Cab Roof	1
136	0787895		Air Conditioning, Coleman-Mach 8, Roughneck, 120V, 15K, 6K Heat, Cab Roof,White	1
			Thermostat - Coleman ceiling unit	
			AC Power Source - Gen to Shoreline Transfer Switch	
137	0639675		Sun Visor, Smoked Lexan, AXT, Imp/Vel, SFR/Enf	1
			Sun Visor Retention - No Retention	
138	0548173		Grab Handles, Driver and Passenger Door Post, Imp/Vel	1
139	0583938		Lights, Engine Compt, Custom, Auto Sw, Wln 3SC0CDCR, 3" LED, Trim	1
			Qty, - 01	
140	0122516		Fluid Check Access, Imp/Vel	1
			Latch, Door, Storage - Lift and Turn Latch, Flush	
141	0583042		Side Roll and Frontal Impact Protection	1
142	0622619		Seating Capacity, 4 Belted Seats	1
143	0697005		Seat, Driver, Pierce PS6, Premium, Air Ride, High Back, Safety, PRIMARY	1
144	0696996		Seat, Officer, Pierce PS6, Premium, Air Ride, High Back, Safety, PRIMARY	1
145	0002517		Not Required, Radio Compartment	1
146	0765944	SP	Cabinet, Rr Fcng, LS, 26.75 W x 40.5 H x 30.5 D, Sp Web, Ext Acc, Bolt, Imp/Vel	1
			Type of fastener - spring clip and hook	
			Restraint Location - Top (towards roof of truck)	
			Light, Short Cabinet - Amdor, Exterior, White, Left Side and Amdor, Exterior, White, Right Side	
			Scuffplate, Material/Finish - S/S, Polished	
			Material Finish, Shelf - Painted - Cab Interior	
			Shelf/Tray, Cabinet - (0) None	
			Door, Cab Exterior Cabinet - Double Pan, Locking #751	
			Door, Exterior Stop - Stay Arm	
			Louvers, Cabinet - 0-No Louvers	
147	0102783		Not Required, Seat, Rr Facing C/C, Center	1
148	0765942	SP	Cabinet, Rear Facing, RS, 24.5 W x 40.5 H x 30.5 D, Web, Ext Acc, Bolt, Imp/Vel	1
			Type of fastener - spring clip and hook	
			Restraint Location - Top (towards roof of truck)	
			Light, Short Cabinet - Amdor, Exterior, White, Left Side and Amdor, Exterior, White, Right Side	
			Scuffplate, Material/Finish - S/S, Polished	
			Material Finish, Shelf - Painted - Cab Interior	
			Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 0.75" Up-Turned Lip	
			Door, Cab Exterior Cabinet - Double Pan, Locking #751	
			Door, Exterior Stop - Stay Arm	
			Louvers, Cabinet - 0-No Louvers	
149	0122715		Seat, Fwd Fcng C/C, LS Otbrd, Pierce PS6, Premium, Hi-Back, Safety, SECONDARY	1
150	0741506	SP	Cabinet, Fwd Fcng, Ctr, 42 W x 28 H x 28 D, Web, Cup/Stg/Arm, Imp/Vel	1
			Type of fastener - spring clip and hook	
			False Floor, EMS Cabinet - No False Floor	

Line	Option	Type	Option Description	Qty
150			Restraint Location - Top (towards roof of truck) Light, Short Cabinet - Amdor, Interior, White, Right Side and Amdor, Interior, White, Left Side Material Finish, Shelf - 0-No Shelving Shelf/Tray, Cabinet - (0) None Louvers, Cabinet - 0-No Louvers	
151	0122728		Seat, Fwd Fcng C/C, RS Otbrd, Pierce PS6, Premium, Hi-Back, Safety, SECONDARY	1
152	0742446	SP	Cabinet, Rr Fcng, Top Eng Tnl, 47.50 W x 18 H x 13 D, Web, Imp/Vel FR Type of fastener - spring clip and hook Restraint Location - Bottom (towards the ground) Light, Short Cabinet - Amdor, Interior, White, Horizontal Material Finish, Shelf - Painted - Cab Interior Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 0.75" Flange Down Louvers, Cabinet - 0-No Louvers	1
153	0766467		Upholstery, Seats In Cab, All Vinyl, Seats Inc, CARE Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray Qty, - 04	4
154	0511471		No SCBA Brackets Required In Cab Seats, Imp/Vel, AXT 2010, SFR/Enf	1
155	0690610		Embroidery, Seats, Cab and Crew Cab Qty, Seats Embroidery - 4 Seats	1
156	0603867		Seat Belt, ReadyReach Seat Belt Color - Red	1
157	0604867		Seat Belt Height Adjustment, 4 Seats, Imp/Vel	1
158	0817556		Helmet Storage, Provided by Dealer, NFPA/ULC 2024	1
159	0647647		Lights, Dome, FRP Dual LED 4 Lts Color, Dome Lt - Red & White Color, Dome Lt Bzl - Black Control, Dome Lt White - Door Switches and Lens Switch Control, Dome Lt Color - Lens Switch	1
160	0896451		Enhanced Software for Cab and Crew Cab Dome Lts	1
161	0631779		Light, Map, Overhead, Round Halogen, AXT/Imp/Vel 12vdc power from - Battery switched	1
162	0823808		Handlts, (4) Streamlight, Survivor C4 LED, 12v, Yellow, 90513 Smart Charge Location, Lights - (1) for the officer and (1) driver - inboard 26" from the cab wall and 28" from the overhead switch panel rearward on the ceiling - (2) on the forward facing center EMS cabinet near the rear wall - outboard of the radio charger	1
163	0772376		Handlight, Streamlight, Vulcan 180, 44305, 12v, Yellow Qty, Lights - 02 Location, Lights - centered on the EMS just forward of the radio charger (match 32182, 36162, 37685)	2
164	0568369		Cab Instruments, Ivory Gauges, Chrome Bezels, Impel/Velocity 2010	1
165	0509511		Air Restriction Indicator, Imp/Vel, AXT, Enf MUX	1
166	0543751		Light, Do Not Move Apparatus Alarm, Do Not Move Truck - Pulsing Alarm	1
167	0509042		Messages, Open Dr/DNMT, Color Dsply,	1
168	0551600		Switching, Cab, Rocker MUX, Impel/Velocity, AXT MUX Location, Emerg Sw Pnls - Driver's Side Overhead	1
169	0555915		Wiper Control, 2-Speed with Intermittent, MUX, Impel/Velocity	1
170	0834413		USB, Cab, 4, 12V DC, Dual USB Termination, Batt Dir. NFPA1900/ULC USB, Type - USB Combo A & C	1
171	0829248	SP	Wiring, Spare, 20 A 12V DC Slide Out, Cable Track, Bat Dir, 1st NFPA1900/ULC 12vdc power from - Battery direct Wire termination - Blue Sea 5025 Location, Spare Wiring - on the rear side of the toolboard in RS4 - at the top. The block will be just outside of the truck when the toolboard is at full extension.	1
172	0834429	SP	Wiring, Spare, 12V DC, USB Termination Blue Sea 1045 1st NFPA1900/ULC Qty, - 02 12vdc power from - Battery switched Location - (1) in each small storage area near the cup holders of the forward facing EMS cabinet - facing forward - match previous units	2

Line	Option	Type	Option Description	Qty
173	0821260		Wiring, Spare, 20 A 12V DC, 12 Ckt Fuse Block, Blue Sea 5026 1st NFPA1900/ULC	1
			Qty, - 01	
			12vdc power from - Battery switched	
			Location - (1) centered in the upper portion of the center rear facing EMS cabinet	
174	0820894		Wiring, Spare, 15 A 12V DC, Batt Dir, 1st NFPA1900/ULC	1
			Location, Wiring - Officer Dash	
			12vdc power from - Battery direct	
			Wire termination - 15 amp power point plug	
175	0566101		Recess, Dash Panel, Officer Side, Vel/Imp	1
176	0819994		Radio, Jensen, AM/FM/WB, Bluetooth	1
			Speakers, AM/FM Radio - Two (2) pairs of speakers, Cab/Crew	
			Antenna, AM/FM Radio - Roof-mounted rubber antenna LS	
			Location, AM/FM Radio - e) switch panel	
177	0814201		Vehicle Information Center, 7" Color Display, Touchscreen, MUX, CL714	1
			System Of Measurement - US Customary	
178	0816633		Collision Mitigation, HAAS Alert (R2V), HA7	1
			Subscription, HAAS R2V - R2V - 5 Year Data Plan Subscription	
179	0606249		Vehicle Data Recorder w/CZ and Overhead Display Seat Belt Monitor	1
180	0835647		Intercom, Setcom, Wireless, LiberatorMAX-16, Location	1
			Location - on the ceiling behind the driver - match 37685, 39558	
181	0746595		Cable, Radio to Intercom Interface, Setcom LiberatorMAX, 1 Radio	1
			Radio, First Two-Way Model - APX 8500	
			Radio, First Two-Way Make - Motorola Mid Power	
182	0891619		Headset, Setcom, CSB-900MAX-16, Wireless, Radio Transmit	2
			Qty, - 02	
			Location - driver and officer	
183	0891618		Headset, Setcom, CSB-901MAX-16, Wireless, Intercom Only	2
			Qty, - 02	
			Location - two rear crew seats	
184	0819255		Hangers For Headsets, NFPA/ULC 2024, Each	4
			Qty, - 04	
			Location, Headset Hangers - Driver Seat, Officer Seat, DS Outbrd, Fwrd Fcng Seat and PS Outbrd, Fwrd Fcng Seat	
185	0835678		Install Customer Provided Handheld Radio/Battery Charger(s)	1
			Location - drivers to be behind the instrument panel at right shoulder facing the driver - one facing officer near the drivers charger - easily accessible, two centered on the forward facing EMS cabinet near the back wall	
			Qty, Customer Supplied Battery Charger - 4	
186	0835667		Install Customer Provided Two-Way Single Remote Head Radio(s)	1
			Location - behind the officers seat	
			Location 1 - panel position 8	
			Qty, Customer Supplied Radio - 1	
187	0835872		Install Customer Provided Cellular/WiFi Router/Modem	1
			Location - behind the officers seat down low on the EMS cabinet	
			Qty, - 01	
188	0780529	SP	Antenna, Panorama, Tiger Sharkee, Cell/GPS/Dual Band	1
			Location - the cable for the radio needs to go overhead in front of the officer and the rest of the cables need to terminate behind the officers seat	
			Qty, - 01	
189	0817058		Camera, Pierce, LS Mux, R Camera, SD, CL714	1
			Camera System Audio - Not Provided	
190	0814831		Not Required, Camera Switcher	1
191	0896458		Pierce Command Zone, Advanced Electronics & Control System, Vel WiFi CZT	1
			Color, Antenna - White Antenna	
			Module Housings - Black Housing with Power and Status Ind	
192	0896456		Prognostics, Electrical System	1
193	0730603		Electrical System, Velocity ESP, Cummins, Paccar	1
194	0079166		Batteries, (4) Stryten/Exide Grp 31, 950 CCA ea, Threaded Stud	1
195	0008621		Battery System, Single Start, All Custom Chassis	1
196	0123174		Battery Compartment, Imp/Vel	1
197	0813848		Charger, Sngl Sys, IOTA, DLS-75, 75 amp, IQ4 Controller	1
198	0814940		Location, Cab, Charger, EMS Compt, Back Wall, LS	1

Line	Option	Type	Option Description	Qty
199	0813791		Panel, Charger Display, Kussmaul, 091-94-12, Batt Dir	1
200	0814945		Location, Cab, Ind/Remote, Driver's Step Area	1
201	0811952		Not Required, Indicator/Remote Status	1
202	0824337		Not Required, Location Ind/Remote	1
203	0507624		Shoreline, 30A 120V, Kussmaul Auto Eject, 091-159-30-120, Super	1
			Qty, - 01 Color, Kussmaul Cover - b) red Connection, Shoreline - battery charger, air compressor, and 120vac air conditioner	
204	0026800		Shoreline Location	1
			Location, Shoreline(s) - DS Crew Cab	
205	0526727		Switch, Auto Transfer, Up to 30Amp, Multiple	1
			Qty, - 1 Connection, Transfer Swit - the Coleman AC unit and the receptacle in the center rear facing EMS cabinet	
206	0567613		Trays, Battery Box, Roto-Molded Poly w/Drains, Pair	1
207	0647728		Alternator, 430 amp, Delco Remy 55SI	1
208	0092582		Load Manager/Sequencer, MUX	1
			Enable/Disable Hi-Idle - e)High Idle enable	
209	0780484		Headlights, Rect LED, HiViz FT-4X6-4KIT, AXT/Enf/Imp/Sab/Vel	1
210	0648425		Light, Directional, Wln 600 Cmb, Cab Crn, Wrp Bzl Out HD Lts, Imp/Vel/AXT/Qtm	1
			Color, Lens, LED's - c)clear	
211	0620054		Light, Directional/Marker, Intermediate, Weldon 9186-8580-29 LED 2lts	1
212	0648048		Lights, Clearance/Marker/ID, Front, Wln 0SA00MCR LED 7 Lts	1
213	0591889		Lights, Clearance/Marker/ID, Rear, Wln 0SR00MCR LED 7Lts	1
214	0804514		Lights, Tail, Wln M62BTT* Red Stop/Tail & M62T* Amber Dir Arw For Hsg	1
			Color, Lens, LED's - Clear Flash Pattern, Directional Lts - Steady On (Arrow)	
215	0806466		Lights, Backup, Wln M62BU, LED, For Tail Lt Housing	1
216	0889577		Bracket, License Plate & Light, P25 LED, Stainless Brkt **	1
			Color, Trim - Chrome Housing	
217	0556842		Bezels, Wln, (2) M6 Chrome Pierce, For mtg (4) Wln M6 lights	1
218	0681444		Instruction, Order of Tail Lt Instl, Stop, Dir, BU, Warn	1
219	0589905		Alarm, Back-up Warning, PRECO 1040	1
220	0686972		Light, Marker, Britax Rubber Arm, Model L427.203.L12 LED, Red/Amb, Qty/Loc, Dir	1
			Location, Lights - on the lower rear sides of the truck Qty, Lights (pair) - 1	
221	0769569		Lights, Perimeter Cab, Amdor AY-LB-12HW012 LED 4Dr	1
222	0769572		Lights, Perimeter Pump House, Amdor AY-LB-12HW020 LED 2lts	1
223	0769560		Lights, Perimeter Body, Amdor AY-LB-12HW012 LED 2lts, Rear Step	1
			Control, Perimeter Lts - DS Switch Panel and Parking Brake Applied	
224	0769570		Lights, Perimeter, Amdor AY-LB-12HW020 20", Brkt	4
			Qty, - 04 Location, Additional Perimeter Lights - Under Compt LS1, 1lt, Under Compt LS3, 1lt, Under Compt RS1, 1lt and Under Compt RS3, 1lt	
225	0896454		Enhanced Software for Perimeter Lts	1
226	0566799		Lights, Step, P25 LED 4lts, Ign, Prk Brk Activated	1
227	0764144	SP	Light, Step, Additional, Amdor, AY-LB-12HW012, 12" LED	1
			Qty, Lights - 01 Location, Lights - attached right under the hosebed cover to shine down and illuminate the step above B1.	
228	0601429	SP	Housing, Light, Side Scene, Aluminum, Painted, Body Pair	2
			Qty, - 02	
229	0618265		Light, Visor, FRC, 12V SPA851-Q28-*, LED MAX	1
			Qty, - 01 Location, driver's/passenger's/center - Centered Switch, Lt Control 1 DC,1 - a) DS Switch Panel Switch, Lt Control 2 DC,2 - g) PS Switch Panel Switch, Lt Control 3 DC,3 - d) No Control Switch, Lt Control 4 DC,4 - d) No Control Color, FRC/Rom Lt Housing - FRC, White	

Line	Option	Type	Option Description	Qty
230	0889735		Lights, HiViz FT-MB-2.18-*-*, 20.60", Brkt Fet 2nd	1
			Location - on the RS (1) over the crew cab doors and below the mini lightbar, Qty, - 1 Control, Scene Lts - PS Scene Lts Color, Lt Housing HiViz - White Scene Light Optics - combination Brackets, Cab Side Scene Lts - Directly to Cab Roof	
231	0889737		Lights, HiViz FT-MB-2.18-*-*, 20.60", Brkt Fet 1st	1
			Location - on the LS (1) over the crew cab doors and below the mini lightbar, Qty, - 1 Control, Scene Lts - DS Scene Lts Color, Lt Housing HiViz - White Scene Light Optics - combination Brackets, Cab Side Scene Lts - Directly to Cab Roof	
232	0807355		Lights, FRC, SPA260-Q20, 1st	1
			Location - centered in the upper portion of the rear body - Left Side Qty, - 01 Control, Scene Lts - Cab Sw Panel DS, Pump Panel Sw LS and Cab Sw Panel PS Color, Trim - Chrome Trim	
233	0807359		Lights, FRC, SPA260-Q20, 2nd	1
			Location - centered in the upper portion of the rear body - right Side Qty, - 01 Control, Scene Lts - Cab Sw Panel DS, Pump Panel Sw LS and Cab Sw Panel PS Color, Trim - Chrome Trim	
234	0645873		Lights, Hose Bed, Sides, Dual LED Light Strips, Amdor XX9951 4lts	1
			Control, Hose Bed Lts - Cup Switch At Rear SS	
235	0645677		Lights, Not Required, Rear Work, Alt. 12 Volt Lights At Rear Body	1
236	0634196		Lights, Rear Scene, FRC, SPA900-Q70, 1st 15 Deg S/S Bracket	1
			Location, Lights - on the left rear bulkhead as high as possible Qty, - 01 Control, Rear Scene Lts - Cab Switch Panel DS, Cab Switch Panel PS, Pump Panel DS and Cup Switch At Rear SS	
237	0762447	SP	Lights, Walk Surf, Amdor AY-LB-12HW0** LED/Cargo, FRP Flood/Top Frt, ILOS	2
			Qty, Cargo Lts - 2	
238	0622110		Switch, Rocker Style, Load Manager, Mux Chassis	1
239	0060016		Pumper, Long, Aluminum, 2nd Gen	1
240	0554271		Body Skirt Height, 20"	1
241	0013897		Tank, Water, 750 Gallon, Poly, Long, New York Style	1
242	0003405		Overflow, 4.00" Water Tank, Poly	1
243	0028104		Foam Cell Required	1
244	0770851		Mounting Provisions, Top of Tank Only, Foam System	1
			Size - located on the forward left outboard position of the tank per prints to mount a Gast 4HCC air compressor	
245	0635329		Modified Poly Tank & Cradle, Ext'd To Rear, Pumper	1
246	0041289		Notch, Poly Tank, Hose, Hydraulic Lines or Wiring	1
247	0553725		Restraint, Water Tank, Heavy Duty, Special Type Tank, 4x4, or Export	1
248	0003429		Not Required, Direct Tank Fill	1
249	0003424		Not Required, Dump Valve	1
250	0048710		Not Required, Jet Assist	1
251	0030007		Not Required, Dump Valve Chute	1
252	0514778		Not Required, Switch, Tank Dump Master	1
253	0815391		Hose Bed, Aluminum, Pumper, New York Style, Fill in the Blank Height	1
			Fill in Blank - as low as possible - Match 36162 Material Trim/Scuffplate - c) S/S, Polished	
254	0723549		Painted Hose Bed	1
			Paint Color, Hose Bed Interior - Match Lower Body	
255	0003481		Hose Bed Capacity, Special	1
			Capacity, Hose Bed - (1) 200' of 2.5" double stacked, (2) 200' of 2.5" double stacked, (3) 300' of 1.75" hose single stacked, (4) 1000' of 5", (5) 550' of 3", (6) 300' of 1.75" single stacked,(7) 250' of 2.5" single stacked hose	

Line	Option	Type	Option Description	Qty
256	0837613		Divider, Hose Bed, .25" Unpainted, w/Handhold(s)	1
			Qty, Hose Bed Dividers - 1	
			Location, Handhold Cutout - 1 Vertical Center of Divider	
257	0822495		Cover, Hose Bed, Alum Treadplate, 4-Section, Special Split	1
258	0821630	SP	Hose Restraint, Hose Bed, Vinyl, Rear, Separate From Top, Rollup w/Handhold	1
			Color, Vinyl Cover - a) red	
259	0811970	SP	Reinforcement, Hose Bed Divider Tied Together, Adjustable Track	3
			Location - The two on each side of the 5 inch bay and the one to the right of the 5"	
			Qty, - 03	
260	0040083	SP	Divider, Unpainted, Extruded, Additional	4
			Location - the 4 right side dividers	
			Qty, - 04	
261	0058070		Hose Bed Divider Connected to Upper Rear Handrail	1
262	0811973	SP	Hose Tray, Alum, Removable, Hose Bed, Closed Front, Open Rear	2
			Location - in bay 3 and bay 6	
			Qty, - 02	
			Size - inside dimensions to be 4.25 wide x 21" tall x 76" long	
			Location, driver's/passenger's/center - Left & Right	
263	0097958		Shelf, Permanent, Hose Bed **	1
			Location - left side hose bed to separate location 1 and 2	
264	0013512		Running Boards, 12.75" Deep	1
265	0681766		Tailboard, 16" Deep, Full Width, Extended Substructure, Angled Corners	1
266	0828360		Wall, Rear, Smooth Aluminum/Body Material, Flush Rear Wall, 41.88D Rear Compt	1
267	0889713		Tow Eyes, 2G Pumper	1
268	0590934		Hose Restraint, Running Board, Straps, FV Fastener	2
			Location, Hose Tray, Running Board - a) both sides	
			Qty, Tray, Hose - 2	
			Type of fastener - seat belt buckle fastener	
269	0003634		Tray, Hose, Running Board, 25' of 5.00", Soft Suction Hose	2
			Location, Hose Tray, Running Board - a) both sides	
			Qty, Tray, Hose - 2	
270	0895820		Construction, Compt, Alum, 2G Pumper	1
271	0747941	SP	Engineer Compt, Trans, 24" Wide, 71.25" Extended Height, Full Width, Rollup Door	1
			Drip Pan - Drip Pan (Standard)	
272	0063662		LS 161" Rollup, Full Height Compts, FDLER	1
273	0053637		RS 161" Rollup, 3/4 Height Compts, FDLER	1
274	0692733		Doors, Rollup, Gortite, Side Compartments	7
			Qty, Door Accessory - 07	
			Color, Roll-up Door, Gortite - Painted to Match Lower Body	
			Latch, Roll-up Door, Gortite - Locking, 751, AXT/Qtm/Dash CF/Saber Cab	
275	0080647		Rear, Rollup, 30.75" F-F, 41.88" D	1
276	0692746		Door, Gortite, Rollup, Rear Compartment	1
			Color, Roll-up Door, Gortite - Painted to Match Lower Body	
			Latch, Roll-up Door, Gortite - Locking, 751, AXT/Qtm/Dash CF/Saber Cab	
277	0554995		No Body Modification Required	1
278	0647964		Scuffplate, Trim, Hose Bed Edge, Chevron Protection	1
			Location - just below the hosebed to protect the chevron striping	
			Qty, Scuffplates - 01	
			Size - full width of the hosebed	
			Material Trim/Scuffplate - b) S/S, Brushed	
279	0625184		Guard, Drip Pan, S/S, Rollup Door, Pumper	6
			Qty, Door Accessory - 06	
			Location, Door Guard/Drip Pan - LS1, LS2, LS3, RS1, RS3 and B1	
280	0642304		Electric Door Locks, Body Doors, Gortite	8
			Location - with the cab door locking mechanism	
			Location, Door Accessory - on all body doors	
			Qty, - 08	
281	0642303		Master Control, Electric Door Locks, Body Drs and Cab Drs, Vel/Imp,Enf	1
282	0654498		Trim, Rollup Door, Painted Job Color, by Gortite	8
			Qty, - 08	

Line	Option	Type	Option Description	Qty
283	0659353		Lights, Compt, Amdor AY-9220 LED, Dual Lt Strip	8
			Qty, - 08	
284	0667426		Lights, Compt, Amdor, AY-9220-42, LED, 41.61", Additional	1
			Location, Lights - horizontally mounted in RS2 - outer edge	
			Qty, - 01	
285	0687146		Shelf Tracks, Painted	4
			Qty, Shelf Track - 04	
			Location, Shelf Track - LS1, LS3, RS1 and RS3	
286	0600350		Shelves, Adj, 500 lb Capacity, Full Width/Depth, Predefined Locations	4
			Qty, Shelf - 04	
			Material Finish, Shelf - Painted - Spatter Gray	
			Location, Shelves/Trays, Predefined - LS1-Transition Point, RS1-Transition Point, RS3-Transition Point and LS1-Upper Third	
287	0638569		Shelves, Fixed, 500 lb Capacity, Full Width/Depth, Painted Spatter Gray	1
			Qty, Shelf - 01	
			Location, Shelf - LS3 - even with the bottom of the back wall/pegboard. The floor of the shelf should be even with the transition point.	
288	0737883	SP	Tray, 100 lb Slide-out, Adj. Height, Special Side Height, Special LS Float Mntg	1
			Location - in LS3 15" up from the bottom of the floor mounted slide out tray.	
			Qty, Tray (slide-out) - 01	
			Finish - Painted, Compt Interior, Spatter Gray	
			Tray, Side Height, Front - 4"	
			Tray, Side Height, Rear - 4"	
			Tray, Side Height, Right & Left - 4"	
289	0611048	SP	Tray, Floor Mounted, One Way Slide-Out, 1000lb, 2" Sides, SlideMaster, 1/2 Trans	2
			Qty, - 02	
			location - LS4 and RS4	
			Material - paint to match compt interior	
290	0647091		Tray, Floor Mounted, Slide-Out, 500lb, 2.00" Sides	5
			Qty, - 05	
			Location, Tray Slide-Out, Floor Mounted - RS1, RS3, LS1, B1 and LS3	
			Material Finish, Tray - Painted - Spatter Gray	
291	0540317		Toolboard, Swing-out, Alum, .188", Peg Board	1
			Qty - 1	
			Location, Pivot - Front	
			Mounting, Toolboard - Adjustable Frt-back	
			Hole Diameter, Pegboard/Toolboard - .203" diameter	
			Finish, Pegboard/Toolboard - Painted - Spatter Gray	
			Location, Toolboard - LS2 - Full Height/Width	
292	0747942	SP	Toolboard, Alum, .188", Peg Board, Added to Slide-Out Tray,Ctr Gusset,Stationary	2
			location - in the rearward most portion of RS4 and LS4. The gussets should be made so there is only 1" space on the side closest to the rear.	
			Qty - 2	
			Finish, Pegboard/Toolboard - Painted - Spatter Gray	
293	0529812		Access Panel, Compartment Wall, 1/4 Turn Fasteners	1
			Location - LS 2 rear wall	
			Size - to fit the opening	
			Fill in Blank - whatever is behind the standard opening	
294	0763884	SP	Special Instructions, Interior Compartment	1
			Fill in Blank - The inverter for the light tower shall be mounted in a fashion so that PPE gear being put into the compartment will not hit the on/off switch of the inverter but can be switched on/off easily. A small guard will be acceptable.	
295	0062238		Pegboard, Side Wall Mounted, 3/16" Alum	1
			Location - upper portions of LS3	
			Qty, Comp. Accessory - 01	
			Configuration - on the side walls	
			Hole Diameter, Pegboard/Toolboard - .203" diameter	
			Finish, Pegboard/Toolboard - Painted - Spatter Gray	
296	0755527		Pegboard, Back Wall Mounted, 3/16" Alum, Standard Depth Upper	2
			Qty, Comp. Accessory - 02	
			Hole Diameter, Pegboard/Toolboard - .203" diameter	

Line	Option	Type	Option Description	Qty
296			Finish, Pegboard/Toolboard - Painted - Spatter Gray Location, Compartment, Predefined - LS2 and LS3	
297	0796216		Floor Extension, Compartment, 1.00" Downturned Lip Location - LS4 and RS4 Qty, - 02	2
298	0618799	SP	Cable, Vinyl Covered, IPO Bead Chain Location - on the 4 rear discharges and the right side 2.5" Qty, - 05	5
299	0004016		Rub Rail, Aluminum Extruded, Side of Body	1
300	0784810		Fender Crowns, Rear, Stainless, Wider Than Standard, w/Removable Liner Material Finish, Fender Liner - Painted Aluminum Lower Body	1
301	0519849		Not Required, Hose, Hard Suction	1
302	0621021		Handrails, Side Pump Panels, Per Print, Hansen Knurled Alum Tubing, LED Backlit Switch, Handrail Light Control - With Cab Hand Rail Controls Color, Light, Hansen Handrail - Red	1
303	0779273		Handrails, Beavertail, Hansen, Knurled Aluminum, LED Backlit, Special Length/Loc Location, Handrails - full length Switch, Handrail Light Control - With Cab Hand Rail Controls Color, Light, Hansen Handrail - Red	1
304	0610196		Handrail, Rear, Above Hose Bed, New York Style/Low Hose Bed Handrail Finish - Black Rubber Covered Reinforcement, Hose Bed Divider - Tied to Upper Handrail/Crossbar	1
305	0609286		Handrail, Extra - 15-20" Long, Hansen Tubing, Knurled Aluminum LED Backlit Location, Handrails - one each side of the truck horizontally mounted above LS4 and RS4 and one on each side of the cargo top flange - horizontally mounted per prints Qty, Handrails - 04 Switch, Handrail Light Control - With Cab Hand Rail Controls Color, Light, Hansen Handrail - Red	4
306	0740165	SP	Compt, Extinguisher (2) Fender Panel, Tri Door, Special Partition Location, Bracket/comp. - behind the rear wheels on the right side fender panel area Qty, - 1 Configuration - so that the upper divider will be 4.50" from the left wall to house a D sized O2 cylinder, the bottom to hold a standard ABC extinguisher, and the right side will hold a CO2 extinguisher with the bell and hose Door Finish, Fender Compt - Painted Latch, Air Bottle Compt - Southco C2 Chrome Raised Insert, Air Bottle Compt - Dura-Surf Lining	1
307	0657522		Compt, Air Bottle, Triple, Fender Panel Qty, Air Bottle Comp - 2 Door Finish, Fender Compt - Painted Location, Fender Compt - Triple - LS Fwd and Triple - RS Fwd Latch, Air Bottle Compt - Southco C2 Chrome Raised Insert, Air Bottle Compt - Dura-Surf Lining	2
308	0654143		Compt, Air Bottle, Single,Tri Door (DEF/Fuel), Fender Panel Door Finish, Fender Compt - Painted Latch, Air Bottle Compt - Southco C2 Chrome Raised Insert, Air Bottle Compt - Dura-Surf Lining	1
309	0004225		Ladder, 24' Duo-Safety 900A 2-Section	1
310	0004230		Ladder, 14' Duo-Safety 775A Roof	1
311	0663471		Rack, Zico Quic-Lift, Side Sheet Mount Location, driver's/passenger's/center - Right	1
312	0733387		Ladder, 10' Duo-Safety Folding 585A	1
313	0761360		Brackets, Folding Ladder, Zico Ladder Rack	1
314	0725371		Compt w/Door, Backboard, Over Pump Door, Material & Finish, Storage - Polished S/S Latch, Door, Storage - Southco M1 Push Close, Flush, Pair Qty, Backboard Troughs - 1 Hinge Location - Forward Location, BB/Stokes/Long Tool Storage Over Pump - Rearward, Cargo Area Access, Backboard/Stokes/Long Tool Compt - Both Size, Backboard, Predefined - 72"L x 18"W x 4"H	1

Line	Option	Type	Option Description	Qty
315	0765847	SP	Pike Pole, 8' Fire Hooks Unlimited, Eckert Hook, EK-8, w/Gas Shut Off	1
			Location - in the tube on top of the RS compartments	
			Qty, Pike Poles - 1	
316	0802380	SP	Pike Pole, 6' Leatherhead, Rubbish Hook, Pro-Lite, Hi-Viz Yellow, PLY-6RH-B	1
			Location - on top of the right side compartments	
			Qty, Pike Poles - 1	
317	0547754		Not Required, Pike, Pole, 8'	1
318	0634020		Pike Pole, 6' Fire Hooks Unlimited, New York Roof Hook, Steel, Gas Shut Off,RH-6	1
			Qty, - 01	
319	0759234		Trough, Pike Pole 6', Compt Top	1
			Qty - 1	
			Location, Left Side, Right Side - Right Side	
			Material/Finish, Trough, Pike Poles - Aluminum - Painted	
320	0058193		Tubes, Alum, Pike Pole Storage, Spcl Notch, NY PP Head	2
			Location - on top of the right side compartments - below the ladders	
			Qty, Pike Pole Tubes - 02	
321	0723369	SP	Bell,12" Chrome w/Eagle,Mounted on Cab Corner,Fwd/Inbd,Cable,Large Brkt	1
322	0785102		Steps, Folding, Front of Body, Cargo Bed Access, w/LED, Trident	1
			Coating, Step - black	
			Location, Steps - Full Height Left and Right Side w/LED Light	
323	0581886		Steps, Folding, Rear of Body, w/LED, Trident, LS Only	1
			Coating, Step - black	
324	0010458		Platform, Slide Out, 500 lb Capacity, w/Morton Cass	2
			Location, Additional Step - one each side under engineering compartments	
			Qty, Slideout Step - 2	
			Light, Long Step - On Scene Solutions Access	
325	0724153		Step, Folding - Extra, Body Only, w/LED, Trident	1
			Qty, Folding Step - 01	
			Location, Additional Step - back cargo area wall on the left side	
			Coating, Step - black	
326	0752721		Handhold Cutout, Each, Location	3
			Qty, - 03	
			Location - in the top of the step along the rearward edges.	
327	0512439		Step, Special Width, Rear Of Body, 8.00", 45 Degree Corners	1
328	0007575		Pump House, Side Control, 48", Control Zone	1
329	0035500		Raised Pump House Structure, Side Control	1
330	0079587		Knockouts, Cargo Area Ventilation	1
			Qty, - 1	
			Fill in Blank - right side	
331	0004425		Pump, Waterous, CSU, 1500 GPM, Single Stage	1
332	0004482		Seal, Mechanical, Waterous	1
333	0816447		Trans, Pump, Waterous C22 Series	1
334	0635600		Pumping Mode, Stationary Only	1
335	0605126		Pump Shift, Air Mnl Override, Split Shaft, Interlocked, Waterous	1
336	0003148		Transmission Lock-up, EVS	1
337	0004547		Auxiliary Cooling System	1
338	0014486		Not Required, Transfer Valve, Single Stage Pump	1
339	0746508		Valve(s), Relief Intake, Trident Air Max, Control Location	1
			Qty - 1	
			Pressure Setting - 125 psig	
			Intake Relief Valve Control - Left Side Pump Panel	
340	0745352		Controller, Pressure, Class 1 Sentry, w/Twister Throttle, Vert Orientation	1
341	0072153		Primer, Trident, Air Prime, Air Operated	1
342	0780364		Manuals, Pump, (2) Total, Electronic Copies	1
343	0602512		Plumbing, Stainless Steel and Hose, Single Stage Pump, Control Zone	1
344	0795135		Plumbing, Stainless Steel, w/Foam System	1
345	0004645		Inlets, 6.00" - 1250 GPM or Larger Pump	1
345	0000000	STF	Valve, Ball Intake Valve, Georgetown TFT AXD1ST-NX-F, 5.0" Storz X 6.0" FNST, M	2
			Qty - 2	
346	0820184		Cap, Main Pump Inlet, Provided by Fire Department, NFPA/ULC 2024	1
347	0084610		Valves, Akron 8000 series- All	1

Line	Option	Type	Option Description	Qty
348	0016158		Valve, Inlet(s) Recessed, Side Cntrl, "Control Zone"	1
			Qty, Inlets - 1	
349	0004700		Control, Inlet, at Valve	1
350	0004660		Inlet (1), Left Side, 2.50"	1
351	0029147		Not Required, Inlet, Right Side	1
352	0034720		Anode, Zinc, Pair, Pump Inlets	1
353	0092569		No Rear Inlet (Large Dia) Requested	1
354	0064116		No Rear Inlet Actuation Required	1
355	0092696		Not Required, Cap, Rear Inlet	1
356	0009648		No Rear Intake Relief Valve Required on Rear Inlet	1
357	0092568		No Rear Auxiliary Inlet Requested	1
358	0723049		Valve, .75" Bleeder, Aux. Side Inlet, "T" Swing Handle	1
359	0029043		Tank to Pump, (1) 3.00" Valve, 3.00" Plumbing	1
360	0004905		Outlet, Tank Fill, 1.50"	1
361	0062133		Control, Outlets, Manual, Pierce HW if applicable	1
362	0025045		Not Required, Outlet, Left Side	1
363	0055095		Not Required, Elbow, Left Side Outlets, 2.50"	1
364	0092570		Not Required, Outlets, Left Side Additional	1
365	0035094		Not Required, Elbow, Left Side Outlets, Additional	1
366	0004945		Outlet, Right Side, 2.50"	1
			Qty, Discharges - 01	
367	0025091		Elbow, Right Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
368	0550252		Outlet, Right Side, 4" w/3" Plumbing, Handwheel Control, (added)	1
369	0659072		Elbow, Right Side Outlets, 30 Degree, 4.00" FNST x 5.00" Storz, Additional	1
370	0029137		Not Required, Outlet, Large Diameter	1
371	0007308		Not Required, Elbow, Large Diameter Outlet	1
372	0648906		Outlet, Front, 2.50" w/2.50" Plumbing	1
			Fitting, Outlet - 2.50" NST with 90 degree swivel Drain, Front Outlet - Automatic Location, Front, Single - top of right bumper	
373	0005010		Outlet, Rear, 2.50" w/3" Plumbing	4
			Qty, Discharges - 04 Location, Outlet - h) two LS and two RS	
374	0045091		Elbow, Rear Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
375	0092574		Not Required, Outlet, Rear, Additional	1
376	0085695		Not Required, Elbow, Rear Outlets, Large, Additional	1
377	0092573		Not Required, Outlet, Hose Bed/Running Board Tray	1
378	0752097		Caps/Plugs for 1.00" to 3.00" Discharges/Inlets, Chain	1
379	0723042		Valve, 0.75" Bleeder, Discharges, "T" Swing Handle	1
380	0005080		Reducer, 2.50" FNST x 1.50" MNST, w/Cap	4
			Qty, Adapter for Outlets - 04 Location, Adapter(s) - on the 4 rear discharges	
381	0092504		Reducer, 2.50" FNST x 1.50" MNST, No Cap	1
			Qty, Adapter for Outlets - 01 Location, Adapter(s) - front bumper outlet	
382	0753328		Outlet, 3.00" Deluge, Dual Control, LG HW's, w/TFT Extend-a-Gun XG18 Riser	1
382	0000000	STF	TFT XFC-52 Crossfire Monitor Package	1
			Monitor Finish - Painted by OEM	
383	0723726		Speedlay Module Not Required	1
384	0722432		Hose Restraint Not Required, No Speedlay Module	1
385	0723395		Speedlays, Not Required	1
386	0723394		Speedlays, Not Required	1
387	0025140		Not Required, 1.50" Crosslays	1
388	0029196		Not Required, 2.50" Crosslay	1
389	0771515	SP	Hose Restraint, X-lay/Speedlay/Deadlay, Vinyl, Velcro, Seat Belt, Release Strap	1
			Color, Vinyl Cover - a) red Nylon Web Color - Black	
390	0029260		Not Required, Speedlays	1
391	0750536		Hose Restr, Spdly, Not Required, No Spdly	1
392	0606106	SP	Cover, Crosslay, 3/16" Alum Treadplate, Reinforced, Front Hinge	1
			Stay arm, Tray Cover - d) No Stay Arm	

Line	Option	Type	Option Description	Qty
393	0749728	SP	Deadlay(s), Above Engineering Compartment, Special Cap.	1
			Location - above the engineers compartment	
			Capacity, Special Xlay - two 100' bundles (10" deep from top of cover to floor - as wide as the engineers compartment	
			Qty, Deadlays - 1	
394	0015215		Reel, Booster, Over Pump, Right Side, Steel	1
			Finish, Reel - Painted Job Color Matching Lower Body	
395	0005284		Switch, Reel Rewind - One at Reel, One Ea. Side	1
396	0546420	SP	Hose, Booster - 200' of 1.00"/800 PSI (50'+50'+50'+50')	1
397	0005244		Capacity, Hose Reel 200' of 1"	1
398	0007428		Nozzle for Booster Reel Not Req'd	1
399	0622237		Roller Assembly, Additional	1
			Location - on top of the left side cargo area side sheet	
			Qty, - 1	
400	0097990		Foam Sys, Husky 12, Single Agent, 1000 GPM, 4" Piping	1
			Discharge - four rear 2.5" outlets, the front bumper, the right side 2.5" outlet, the hose reel and deluge outlet	
			Amount of Disc. W/Foam - 8	
401	0012126		Not Required, CAF Compressor	1
402	0552481		Refill, Foam Tank, Single Tank, Husky 12, Class A Foam	1
403	0031896		Demonstration, Foam System, Dealer Provided	1
404	0005447		Foam Cell, 30 Gallon, Not Reduce Water	1
			Type of Foam - Class "A"	
405	0505016		Drain, 1.00", Foam Tank #1, Husky 12 Foam System	1
406	0091079		Not Required, Foam Tank #2	1
407	0091112		Not Required, Foam Tank #2 Drain	1
408	0746445		Approval Dwg, Pump Operator's Panel, Includes Color And Label Tags	1
			Num Of Truck(s) or Sim Unit, OPER Pump Pnl, Dwg - 01	
409	0032479		Pump Panel Configuration, Control Zone	1
410	0635355		Material, Pump Panels, Side Control Painted FormCoat Black	1
			Material Finish, Pump Panel, Side Control - Painted FormCoat Black	
			Material, Pump Panel, Side Control - Aluminum	
411	0721765		Panel, Pump Access - Right Side Only, Side Control	1
			Latch, Pump Panel Access, Side Mount - Swell Latch, Black	
412	0583824		Light, Pump Compt, Wln 3SC0CDCR LED White	1
			Qty, - 01	
413	0586382		Gauges, Engine, Included With Pressure Controller	1
414	0745300		Throttle, Engine, Class 1 Twister, Incl'd w/Press Controller	1
415	0739224		Indicator Light @ Pump Panel, Throttle Ready, Incl w/Pressure Gov/Throttle,Green	1
416	0549333		Indicators, Engine, Included with Pressure Controller	1
417	0745568		Indicator Light, Pump Panel, Ok To Pump, Green	1
418	0553643		Control, Air Horn at Pmp Pnl, Red Switch, Momentary	1
419	0066121		Drains, LS, Keep Area Under Main Inlet Clear	1
420	0512635		Control, Handwheel, Large, Booted U-joints	2
			Location - deck gun and right side LDH	
			Qty, Gauges/Disc. - 02	
421	0511078		Gauges, 4.00" Master, Class 1, 30"-0-600psi	1
422	0511100		Gauge, 2.00" Pressure, Class 1, 30"-0-400psi	1
423	0607159		Gauge, Water Level, FRC, WLA 300-A00, TankVision Pro	1
424	0604354		Gauge, Foam Level, FRC, Tank Vision Pro, WLA 360-A00, Class "A"	1
425	0652487		Light Shield/Step 8", Amdor XX9951 LED, 1-P25 LED Stp Lts	1
426	0652486		Light Shield/Step 8", PS Amdor XX9951 LED 2Lts, 1-P25 LED Stp Lts	1
427	0606694		Air Horns, (2) Hadley, 6" Round, eTone, In Bumper	1
428	0606831		Location, Air Horns, Bumper, Right Side, Outside Frame, Same Side (Pos #1 & #2)	1
429	0757092		Control, Air Horn, Multi Select	1
430	0757077		Control, Air Horn, Lanyard, LS	1
			Lanyard - Plastic Coated Braided Cable	
431	0757076		Control, Air Horn, Lanyard, RS	1
			Lanyard - Plastic Coated Braided Cable	
432	0547475		Siren, Wln 295HFSA7 200W, Dual Tone, Flush Mount	1
433	0510206		Location, Elect Siren, Recessed Overhead In Console	1
			Location, Elec Siren - Overhead, Above Eng Tunnel DS	

Line	Option	Type	Option Description	Qty
434	0076157		Control, Elec Siren, Horn Ring	1
435	0601304		Speaker, (2) Wln, SA315P, w/Pierce Polished Stainless Steel Grille, 100 watt	1
			Connection, Speaker - siren head	
436	0678617		Location, Speaker, Frt Bumper, Recessed, Right and Left Side Corners	1
437	0895310		Siren, Federal Q2B	1
			Finish, Q2B Siren - Chrome	
438	0006095		Siren, Mechanical, Mounted Above Deckplate	1
			Location, Siren, Mech - a) Left	
439	0748305		Control, Mech Siren, Multi Select	1
440	0748279		Control Mech Siren, Push Button Sw, RS	1
441	0748282		Control Mech Siren, Ft Sw LS	1
442	0748280		Control Mech Siren, Horn Ring	1
443	0740391		Sw, Siren Brake, Momentary Chrome Push Button, RS	1
444	0736158		Sw, Siren Brake, Momentary, Lower Sw Pnl	1
445	0746353		Not Required, Warning Lights Intensity	1
446	0765010	SP	Lightbar, Wln, Freedom IV-*, 3-21.5", ARRRBR WRRW RBRRRA, 30 Deg	1
			Filter, Whl Freedom Ltbrs - No Filters	
447	0641379		Bracket, Lightbar, Forward Offset, Custom	1
448	0765009	SP	Lightbars, Wln, Freedom IV, 2-21.5", ARBR RBRA	1
			Lightbar Location, Cab/Crew Cab - cc)over the crew cab doors	
			Filter, Whl Freedom Ltbrs - No Filters	
449	0899039		Light, Front Zone, Wln M6# M6** M6** M6# Splt, 4lts Q Bezel	1
			Color, Lens, LED's - Clear	
			Color, Lt DS Front Inside - Left Red	
			Color, Lt PS Front Inside - Right Red	
			Color, Lt DS Frnt Out Spl - Blue and White	
			Color, Lt PS Frnt Out Spl - Blue Outside, White Inside	
			Color, Q Bezel and Trim - Polished Chrome	
450	0765521	SP	Flash Pattern, Inboard Wln M6**, Single Flash 60 L/R FP72	1
451	0898752		Lights, Side Zone Lower, Wln M6#, M6#, M6# Split Color 6Lts	1
			Location, Lights Mid - behind the crew cab doors	
			Location, Lights Rear - in the rear fender panel area	
			Location, Lights Front Side - b)each side bumper	
			Color, Trim - Chrome Trim	
			Color, Lt Side Frnt RS Cmb - Red Blue	
			Color, Lt Side Frnt LS Cmb - Red Blue	
			Color, Lt Side Mid LS Cmb - Red Blue	
			Color, Lt Side Mid RS Cmb - Red Blue	
			Color, Lt Side Rear RS Cmb - Red Amber	
			Color, Lt Side Rear LS Cmb - Red Amber	
452	0896616		Lights, Door Interior Flash, 4 Dr Cab, Weldon 8401-0000-20 Strip Light	1
			Control, Door Int Flash - None (Doors only)	
			Location, Light, Door Int Flash - Over Window	
453	0895974		Lights, Door Interior Flash, 4 Dr Cab, Wln 3S*00F*R, 3" Round	1
			Color, Lens, LEDs - Clear	
			Color, Trim - Chrome Trim	
			Control, Door Int Flash - None (Doors only)	
			Location, Light, Door Int Flash - Low and Outside	
			Color, Lt Cab Left - Red Flashing	
			Color, Lt Cab Right - Red Flashing	
			Color, Lt Crew Cab Left - Red Flashing	
			Color, Lt Crew Cab Right - Red Flashing	
454	0815847		Connectors, Door Interior Flash, All Cabs, Weatherproof	1
455	0620007		Lights, Side, Wln WIONSM#* Split 2nd	2
			Location, Lights - LS1 rub rail and LS3 rub rail	
			Qty, - 02	
			Color, Lt Side Split - Red and Blue	
			Color, Lt Housing - Chrome	
456	0620016		Lights, Side, Wln WIONSM#* Split 1st	2
			Location, Lights - RS1 rub rail and Sr3 rub rail	
			Qty, - 02	
			Color, Lt Side Split - Red and Blue	
			Color, Lt Housing - Chrome	

Line	Option	Type	Option Description	Qty
457	0890326		Lights, Rear Zn Lwr, Wln M6# LED, Split Color, For Tail Lt Housing	1
			Color, Lt DS Rear Splt - Red Outside, Amber Inside	
			Color, Lt PS Rear Splt - Red Outside, Amber Inside	
458	0088745		Light, Rear Zone Up, Wln L31H*F LED Beacon, Red LED	1
			Color, Dome, Rear Warning - j) both domes clear	
459	0006551		Not Required, Lights, Rear Upper Zone Blocking	1
460	0056610		Mtg, Rear Warn Lts, Low Mt, S/S Brkts	1
			Material, Bracket - Polished S/S	
461	0805021	SP	Lights, Traffic Directing, Wln WIONSM* Amber LED, 7 Lts, TACTL5	1
			Activation, Traffic Dir L - Aux Flash with Emergency Master	
			Color, Trim - Chrome Trim	
462	0529278		Location, TDL, Surface Mounted	1
463	0530282		Location, Traf Dir Lt Controller, Overhead Switch Panel DS Right End	1
464	0006646		Electrical System, 120/240VAC, General Design	1
465	0729601		Generator, Harrison 6kW MSV 120/240V, Hydraulic, Digital Volt, Hz, Hour, Meter	1
			Generator Interlocks - No Interlocks	
466	0006645		Location, Hydraulic Generator Above Pump	1
			Location, Generator(s) - Over Pump, Left Side	
467	0016752		Starting Sw, Truck Engine Powered Gen, Cab Sw Pnl	1
468	0016757		Not Required, Remote Start, Generator	1
469	0016740		Not Required, Fuel System	1
470	0016767		Not Required, Oil Drain Extension, Generator	1
471	0672957		Circuit Breaker Panel, PTO Gen, As Small As Practical	1
			Location, CB Panel - forward wall of ls3 - recess as much as possible and use the smallest panels possible to take up as little space as possible	
472	0076609		Circuit Breaker Box, Recessed in Compt Wall (Body Modification)	1
			Location - forward wall of ls3 - recess as much as possible and use the smallest panels possible to take up as little space as possible	
473	0076607		Circuit Breaker Box, Subfeed Box	1
			Location - forward wall of ls3 - recess as much as possible and use the smallest panels possible to take up as little space as possible	
474	0076829		Guard, S/S Splash Guard for Generator Over Pump	1
475	0820139		Guard, Load Center/Sub Panel Circuit Breakers	2
			Location - over breaker panel switches in LS3	
			Qty, - 02	
			Material, Bracket - Brushed S/S	
476	0016771		Not Required, Routing Exhaust, Generator	1
477	0742474	SP	Light Twr, W-B Chf NS2.3-920 SPC, 4-K20, 12VDC to 120VAC Inverter Cld 7.5'	1
			Color, Tower, Wlb - White Paint	
478	0664474		Location, Light Tower, Cab Roof	1
479	0617750		Controller, Lt Twr, W-B, Wired Hndhld, E-STOP Chf, Chf Pr, Pow Pr	1
480	0664791		Location, Light Tower Controller, Driver's Side Front Body Compartment	1
481	0781579		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	1
			Qty, - 01	
			Location 1 - in the rear facing center EMS cabinet - up high 6 inches from the left side wall	
			AC Power Source - Shoreline	
			Cover, Receptacle - Interior SS Wall Plate(s)	
482	0779722		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body	1
			Qty, - 01	
			Location 1 - RS1 - rear wall as high as possible	
			AC Power Source - Shoreline	
			Cover, Receptacle - White Recp and SS Wall Plate	
483	0519934		Not Required, Brand, Hydraulic Tool System	1
484	0649753		Not Required, PTO Driven Hydraulic Tool System	1
485	0007150		Bag of Nuts and Bolts	1
			Qty, Bag Nuts and Bolts - 1	
485	0000000	STF	Radio, Motorola APX 7500, Georgetown 2024	1
			Qty, - 1	
485	0000000	STF	Charger, Motorola APX Portable	4
			Location - match 39558	
			Qty, - 04	
486	0816508		NFPA Required Loose Equipment, Pumper, NFPA/ULC 2024, Provided by Fire Dept	1

Line	Option	Type	Option Description	Qty
487	0519913		Not Required, Soft Suction Hose	1
488	0027023		No Strainer Required	1
489	0816939		Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department	1
490	0816937		Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept	1
491	0816998		Axe, Flathead, Provided by Fire Department	1
492	0610627		Axe, Pickhead, Pumper ULC, Provided by Fire Department or Dealer	1
493	0741569		Paint Process / Environmental Requirements, Appleton	1
494	0709846		Paint, Two-Tone Color, Velocity/Impel	1
			Paint Color, Upper Area, Predefined - #20 Blue White	
			Shield, Cab - Special Shield	
			Paint Color, Lower Area, Predefined - 122 RED	
			Paint Break, Cab - Standard Two-Tone Cab Break	
495	0709845		Paint, Single Color, Body	1
			Paint, Body - Match Lower Cab	
496	0646901		Paint Chassis Frame Assy, With Liner, E-Coat, Standard	1
			Paint Color, Frame Assembly, Predefined - Lower Job Color	
497	0516417		Wheels, Accent Stripe on Outer Edge, Single Axle	1
			Color, Paint - silver	
498	0693798		Paint, Front Wheels	1
			Paint, Wheels - Red #122	
499	0693793		Paint, Rear Wheels, Single Axle	1
			Paint, Wheels - Red #122	
500	0733739		Paint, Axle Hubs	1
			Paint, Axle Hub - Primary Job Color	
501	0581434		Transit Coating, Carwell, Corrosion Protection, Including Underside	1
502	0007230		Compartment, Painted, Spatter Gray	1
503	0544129		Reflective Band, 1"-6"-1"	1
			Color, Reflect Band - A - i) gold	
			Color, Reflect Band - B - l) white	
			Color, Reflect Band - C - ze) gold	
504	0510041		Reflective across Cab Face, Imp/Vel	1
505	0536954		Stripe, Chevron, Rear, Diamond Grade, Pumper	1
			Color, Rear Chevron DG - fluorescent yellow green	
506	0027341		Jog, In Reflective Stripe, Single or Multiple	1
			Qty, - 1	
507	0670035		Stripe, Diamond Grade Chevron, Toolboard	2
			Location - various	
			Color, Reflect Band - A - p) fluorescent yellow green diamond grade	
			Qty, - 02	
508	0671876		Stripe, Diamond Grade Chevron, Slide Out Tray, Front and Sides	7
			Location - various	
			Color, Reflect Band - A - p) fluorescent yellow green diamond grade	
			Qty, - 07	
509	0671861		Stripe, Diamond Grade Chevron, Fixed or Adjustable Shelf	5
			Location - on all adjustable trays	
			Qty, - 05	
			Color, Reflect Chev - A - t) fluorescent yellow green diamond grade	
510	0545179		Stripe, Diamond Grade, Chevron, Front Bumper	1
			Size, Chevron Striping - 06	
			Color, Chevron DG - Red 983-72	
			Color, Chevron DG - B - Fluorescent Yellow-Green 983-23	
511	0552453		Stripe, Reflective, Chevron, Cab and Crew Cab Doors Interior, Diamond Grade	1
			Color, Reflect Band - A - p) fluorescent yellow green diamond grade	
			Size, Chevron Striping - 04	
			Color, Reflect Chev - A - r) red diamond grade	
512	0679822		Stripe, Sign Gold, Two-Tone Paint Break with Shield, IPO Chrome Molding	1
513	0679826		Stripe, Sign Gold, Side of Cab, Low and Over Fender	1
514	0594559		Lettering Specifications, (Sign Gold Process)	1
515	0679868		Stripe, Sign Gold, Side of Body, Low and Over Fender	1
516	0685930		Lettering, Sign Gold, 3.00", (81-100)	1
			Outline, Lettering - Outline and Shade	
517	0685981		Lettering, Reflective, 14.00", Each	2
			Qty, Lettering - 02	

Line	Option	Type	Option Description	Qty
517			Outline, Lettering - Outline	
518	0686084		Lettering, Reflective, 3.00", Each	15
			Qty, Lettering - 15	
			Outline, Lettering - Outline and Shade	
519	0685985		Lettering, Reflective, 12.00", Each	3
			Qty, Lettering - 03	
			Outline, Lettering - Outline	
520	0741840		Lettering, Reflective, Full Width Mud Flap, 2 Colors	1
			Fill in Blank - ENG(3)INE and ENG6INE - (RED LETTERING OUTLINED IN WHITE	
			Configuration - to match 36162	
			Fill in Blank 2 - (3 & 6) to be WHITE outlined in red	
			Font, Lettering, Mud Flap - Full Block	
			Outline, Lettering, Mud Flap - White Outline	
			Color, Lettering, Mud Flap - Red	
			Color, Lettering, Mud Flap, 2nd - White	
			Outline, Lettering, Mud Flap, 2nd - Red Outline	
			Font, Lettering, Mud Flap, 2nd - Full Block	
521	0590572	SP	Emblem, Banner, with Lettering, Pair	1
			Qty, - 1	
			Location, Emblem - LS1 and RS1	
			Fill in Blank - Where duty calls there you will find us	
522	0684134		Emblem, Monogram w/Scrolling, Sign Gold, 18"-20", Pair	2
			Qty, - 02	
			Location, Emblem - on the front cab corners	
523	0755303		Artwork File, Provided on Custom USB Drive	1
524	0769755		Emblem, Texas Flag Painted on Cab Grille, All Custom Chassis	1
524	0000000	STF	Georgetown 2024 Motorola and Poly	1
525	0772003		Manual, Fire Apparatus Parts, USB Flash Drive, Custom	1
			Qty, - 01	
526	0772037		Manual, Chassis Service, USB Flash Drive, Custom	1
			Qty, - 01	
527	0773381		Manual, Chassis Operation, (1) USB Flash Drive, Custom, English	1
528	0030008		Warranty, Basic, 1 Year, Apparatus, WA0008	1
529	0611136		Warranty, Chassis, 3 Year, Velocity/Impel, WA0284	1
530	0691144		Warranty, 2010 Engine, Cummins ISX, 5 Years Std + 5 years Major Comp, WA0192	1
531	0696698		Warranty, Engine, Cummins, 5 Year, WA0181	1
532	0684953		Warranty, Steering Gear, Sheppard M110, 3 Year WA0201	1
533	0595767		Warranty, Frame, 50 Year, Velocity/Impel, WA0038	1
534	0595698		Warranty, Axle, 3 Year, TAK-4, WA0050	1
535	0610485		Warranty, Axle, Eaton/Dana, 5 Year/100,000 Mile, Parts and Labor	1
536	0652758		Warranty, ABS Brake System, 3 Year, Meritor Wabco, WA0232	1
537	0019914		Warranty, Structure, 10 Year, Custom Cab, WA0012	1
538	0744240		Warranty, Paint, 10 Year, Cab, Pro-Rate, WA0055	1
539	0524627		Warranty, Electronics, 5 Year, MUX, WA0014	1
540	0695416		Warranty, Pierce Camera System, WA0188	1
541	0708760		Warranty, Not Applicable, LED Strip Lights	1
542	0046369		Warranty, 5-year EVS Transmission, Standard Custom, WA0187	1
543	0685945		Warranty, Transmission Cooler, WA0216	1
544	0688798		Warranty, Water Tank, Lifetime, UPF, Poly Tank, WA0195	1
545	0596025		Warranty, Structure, 10 Year, Body, WA0009	1
546	0693127		Warranty, Gortite, Roll-up Door, 6 Year, WA0190	1
547	0734463		Warranty, Pump, Waterous, 7 Year Parts, WA0382	1
548	0648675		Warranty, 10 Year S/S Pumbing, WA0035	1
549	0657846		Warranty, Foam System, Husky 12, WA0231	1
550	0725636		Warranty, Harrison Generator, 2 Year	1
551	0595820		Warranty, Paint, 10 Year, Body, Pro-Rate, WA0057	1
552	0595412		Warranty, Graphics Lamination, 1 Year, Apparatus, WA0168	1
553	0596329		Warranty, Extended, 5 Year, Custom Chassis, Class H, WA0072	1
554	0596304		Warranty, Extended, 5 Year, Pierce Body, Class H, WA0099	1
555	0819254		Certification, Vehicle Stability, CD0196	1
556	0808577		Certification, Engine Installation, Velocity, Cummins X15, 2027	1

Line	Option	Type	Option Description	Qty
557	0686786		Certification, Power Steering, CD0098	1
558	0892701		Certification, Cab Integrity, Impel/Velocity FR, CD0190	1
559	0548950		Certification, Cab Door Durability, Velocity/Impel, CD0001	1
560	0548967		Certification, Windshield Wiper Durability, Impel/Velocity, CD0005	1
561	0667411		Certification, Electric Window Durability, Velocity/Impel FR, CD0004	1
562	0549273		Certification, Seat Belt Anchors and Mounting, Imp/Vel/Vel SLT, CD0018	1
563	0735950		Certification, Cab HVAC System Perf, Vel/Imp FR, CD0166/CD0168/CD0176/CD0177	1
564	0545073		Amp Draw Report, NFPA Current Edition	1
565	0002758		Amp Draw, NFPA/ULC Radio Allowance	1
566	0799248		Appleton/Florida BTO	1
567	0000018		PUMPER, 2ND GEN	1
568	0000012		PIERCE CHASSIS	1
569	0004713		ENGINE, OTHER	1
570	0046396		EVS 4000 Series TRANSMISSION	1
571	0020011		WATEROUS PUMP	1
572	0020009		POLY TANK	1
573	0028048		FOAM SYSTEM	1
574	0020006		SIDE CONTROL	1
575	0020007		AKRON VALVES	1
576	0020015		ABS SYSTEM	1
577	0658751		PUMPER BASE	1

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Purchase of four (4) ambulances from Frazer Ltd.

SUGGESTED ACTION:
Consideration and possible action to approve the purchase of four (4) ambulance from Frazer Ltd. through the H-GAC:AM10-23 cooperative contract at a purchase price not to exceed $1,600,372.00 -- John Sullivan, Fire Chief

ITEM SUMMARY:
Approval is requested for the purchase of four new ambulances for the Georgetown Fire Department. These ambulances will replace aging units in the current fleet and enhance overall service levels and emergency transport capability. The purchase is being made through a cooperative purchasing contract, allowing the City to obtain best value by participating in a competitively bid agreement.

FINANCIAL IMPACT:
Funding is allocated in FY2026 budget.

SUBMITTED BY:
Monica Heyward, Fire Department

ATTACHMENTS:
Georgetown Fire Department Q4957-1 revised 3.4.26.pdf
Frazer Addendum [vendor signed].pdf

Customer Quote

3/4/2026 1:11:50 PM

Estimate No:	Q4957-0001
Quote Date:	12/17/2025
Expiration Date:	3/31/2026
Salesperson:	KS
Payment Terms:	Net 30

Invoice To: 10195

Georgetown Fire Department
City of Georgetown
PO Box 409
Georgetown TX 78627
US

Deliver To:

Clay Shell
Georgetown Fire Department
3500 D.B. Wood Rd.
Georgetown TX 78628
US
Phone:512-930-8174

Order Instructions:

TERMS:

The unit will be invoiced approximately 30 days prior to vehicle completion and is due upon acceptance of the completed unit, unless alternate terms have been approved in writing.

All ownership documentation—including the Manufacturer's Statement of Origin (MSO), Buyer's Order, and delivery paperwork—will be held until full payment of all open invoices has been received. This won't delay you from inspecting or taking delivery—but you won't receive the paperwork until payment is complete

A progress payment for the chassis portion will be invoiced upon arrival at the dealership and is due within 30 days of the invoice date. The remaining balance will be invoiced approximately 30 days prior to vehicle completion and is due upon delivery of the completed unit, unless alternate terms have been approved in writing.

POLICY ON CUSTOMER PROVIDED ITEMS INSTALLATION:

To ensure optimal performance and longevity of installed equipment, we require that all customer-provided items be new in the box, with the following exceptions: cot retention systems, Knox MedVaults, and Knox KeySecures. In the event that a used cot retention system is provided, it must be accompanied by a new floor plate, wiring harness, and mounting hardware to guarantee functionality and safety. Failure to provide new in the box items, as requested, may result in the equipment not being installed and returned loose with the completed vehicle.

All customer provided items must be at Frazer 60 days prior to the projected production start date. This allows us time to inventory and inspect all items prior to production beginning. Failure to provide the items on time, as requested, may result in the equipment not being installed and returned loose with the completed vehicle

No.	Item	Qty	U/M:		Unit Price		Net Amount
1	MODULE	4.00	EA	$	311,075.00	$	1,244,300.00
	Type I 12' XT Module						
2	CHASSIS	4.00	EA	$	83,000.00	$	332,000.00
	2026 RAM 4500 Diesel 4x4						

This chassis price is derived from the latest information provided by RAM. The exact pricing details will not be available until the chassis physically arrives at the dealership, at which juncture adjustments to this price may be made. In the event of any price adjustment, you will receive written notification detailing the changes.

3	DELIVERY	1.00	M	$	0.00	$	0.00
	Customer Pick Up - FOB Frazer						

Frazer will accept returns on parts up to 180 days after shipment. No restocking fee will be charged if the item is returned within 90 days of the original invoice date. All parts returns should be shipped back freight prepaid and require prior approval with a "Returns Material Authorization" (RMA) clearly displayed on the exterior of the shipping package. A credit will be issued towards the customer's account within approximately 7 business days of receipt of the item. If a part is returned after 90 days of the original invoice date a 15% restocking fee will be applied. Frazer Ltd reserves the right to accept returned items at its sole discretion based upon the condition of the item to be placed back into stock. :

Customer Quote

3/4/2026 1:11:50 PM

Estimate No:	Q4957-0001
Quote Date:	12/17/2025
Expiration Date:	3/31/2026
Salesperson:	KS
Payment Terms:	Net 30

Order Instructions:

No.	Item	Qty	U/M:		Unit Price		Net Amount
Customer must pick up in Houston at Frazer or additional delivery charges will apply.							
4	14390-WHT Bin-Hang/Stack, Small, White	192.00	EA	$	12.00	$	2,304.00
5	HGAC-NEW Contract No. AM10-23	1.00	EA	$	1,000.00	$	1,000.00
6	SpecDoc Configurable item to create the SpecDoc	1.00	EA	$	0.00	$	0.00
7	TRADE-IN Chassis + Module	1.00	EA	$	0.00	$	0.00
Trade in value TBD							
8	14389-WHT Bin-Hang/Stack, Large, White	48.00	EA	$	16.00	$	768.00
9	CONTINGENCY Customer Contingency Fund	4.00	EA	$	5,000.00	$	20,000.00
$5,000 contingency amount for each unit							

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Salesperson:	KS
Payment Terms:	Net 30

Order Instructions:

No.	Item	Qty	U/M:		Unit Price		Net Amount

Remit To:

Frazer, Ltd.
1410 Gillingham Lane
Sugar Land TX 77478

Sale Amount:	1,600,372.00
Order Disc(0.0000%):	0.00
Surcharge:	N/A
Sales Tax:	0.00
Misc Charges:	0.00
Total Amount:	1,600,372.00

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For your convenience, all pricing has been itemized below per quote Q4957-0001 for Georgetown Fire Department

Base Module	$	153,350.00
Chassis Exterior	$	48,675.00
Module Exterior	$	54,850.00
Chassis Interior	$	21,550.00
Module Interior	$	32,650.00
	Total $	**311,075.00**

Items included in above totals:

1. Pricing Model Year: 2025.5	$	
2. Type I - Truck Front End with Modular Body 12' XT Module	$	incl
3. This is a CAAS GVS v4.0 Unit	$	incl
Chassis Exterior:		
4. Heat Shielding for Diesel Chassis	$	2,350.00
5. Aftermarket Vinyl Seats	$	1,300.00
6. 2 Chassis Keys Provided	$	incl
7. Chassis Paint Layout: Paint All One Color - Pierce 90	$	7,650.00
8. Chassis : 2026 RAM 4500, Diesel, 4x4, Regular Cab, 84" Cab to Axle, PW7 - Bright White Clear Coat	$	incl
9. Suspension: LiquidSpring	$	17,825.00
10. Camera System: Voyager 7" Monitor with Back-Up Camera	$	2,525.00
11. Voyager Monitor Behind Overhead Console on Headliner	$	incl
12. White Back-up Camera	$	incl
13. Wheel type: Painted Steel Wheels Match Chassis Color	$	2,800.00
14. Road Force Elite tire and wheel balancing	$	incl
15. Chassis Steps: Luverne Running Boards	$	1,575.00
16. Grille Guard: Full Replacement Bumper	$	2,700.00
17. 10" and 12" Air Horns	$	1,675.00
18. Compressor Type: Fast Recovery	$	2,175.00
19. Air Horn Switching Options: Foot Switch	$	375.00
20. Siren Amplifier: Whelen Howler	$	1,975.00
21. Ceramic Window Tint on Chassis Doors	$	550.00
22. Exhaust Removal System: Plymovent (magnetic)	$	1,075.00
23. Passenger's side Grille Light: Whelen M4 Red Light	$	incl

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24. Driver's side Grille Light: Whelen M4 Red Light	$	incl
25. Passenger's side Intersect Light: Whelen M4 Clear Light	$	incl
26. Driver's side Intersect Light: Whelen M4 Clear Light	$	incl
27. Additional Grille Guard Driver Side Light: Whelen M4 Blue Light	$	450.00
28. Additional Grille Guard Passenger Side Light: Whelen M4 Blue Light	$	450.00
29. UNOC #570 - HiViz 9000 Lumen MiniBrow Trunnion 18" LED light mounted below center bar of grille guard with switch on CORE control head	$	2,175.00
30. UNOC #571 - Install fast recovery compressor in compartment below front I/O	$	275.00
31. *Note to Engineering: CORE control head to be configured with On/Off switch to activate and deactivate foot switch for air horns	$	incl
32. UNOC #3621 - Furnish (2) 18" Black Buell air horns, in lieu of CPQ selection	$	75.00
Chassis Exterior Subtotal	**$**	**48,675.00**

Module Exterior:

33. Power Source: Onan 5.5kW Generator	$	14,475.00
34. Locking Gas Cap	$	incl
35. LizardSkin Thermal Coating on Module Roof - Roof Will be White	$	incl
36. Module Paint Layout: Two Tone - Red - Pierce 90 (FLNA 3042) and Frazer White (Frazer White)	$	4,800.00
37. Anti-Corrosion/Weatherproof Package	$	incl
38. No Design Package	$	incl
39. Frazer Provided Tier 2 - Standard Graphics	$	6,500.00
40. Solid Color Conspicuity Squares on Entry Doors	$	525.00
41. Conspicuity Strips with Chevrons on Compartment Doors	$	450.00
42. Custom Placard Setup Fee	$	250.00
43. Front Wall Placard: Custom Size 12 x 13 Painted Side-Loading Aluminum Holder with Lasco	$	300.00
44. Driver Side Placard: Custom Size 12 x 13 Painted Top-Loading Aluminum Holder with Lasco	$	300.00
45. Rear Wall Placard: Custom Size 12 x 13 Painted Side-Loading Aluminum Holder with Lasco	$	300.00
46. Passenger Side Placard: Custom Size 12 x 13 Painted Top-Loading Aluminum Holder with Lasco	$	300.00
47. Graphics Write-In Option 1: Conspicuity square on side entry door only to have Yellow/Green Base and Red Overlay to match the rear wall	$	incl
48. Graphics Write-In Option 2: - Front Wall Placard to be custom size, 12 x 13, top-loading	$	incl

- D/S Placard to be standard size, 8 x 11, top-loading
- Rear Wall Placard to be standard size, 8 x 11, side-loading
- P/S Placard to be standard size, 8 x 11, top-loading

49. Body Drop on the Passenger's Side Forward of Rear Wheels	$	incl
50. Hidden Switch Behind the Driver's Side Rear Bumper End Cap	$	375.00
51. Ground Lights: Entry Doors	$	1,575.00
52. Shore Power: Single 30 Amp auto eject w/ Red cover on Front Wall	$	750.00
53. Pigtail/Plug Option: Pigtail	$	incl
54. Coax 1: Run coax from location 1 to Chassis	$	incl
55. Coax 2: Run coax from location 2 to Chassis	$	incl
56. Coax 3: Run coax from location 3 to Electrical Compartment	$	incl
57. Coax 4: Run coax from location 4 to Electrical Compartment	$	incl
58. UNOC #196 - Install customer provided radio equipment:	$	1,225.00

- Motorola APX8500 700/800MHz and VHF dual band radio base in the electrical compartment; battery hot
- 7-in-1 sharkfin antenna on chassis roof; connect (1) coax to radio base to provide signal for both VHF and 700/800MHz frequencies
- Other coaxes will be connected to Cradlepoint modem (see UNOC #2842)

- Radio head in console slot 3; battery hot, ignition activated
- 30-ft long radio control cable
- Speaker on front of console
- Mic on D/S of console slot 1

- Radio head beneath action wall cabinet, aft of drug box; battery hot, ignition activated
- 15-ft long radio control cable
- Speaker on action wall behind radio head
- Mic beneath action wall cabinet, to left of radio head

(see E-3504 for exact locations)

59. UNOC #2842 - Install customer provided modem equipment:	$	325.00

- 9" x 9" magnetic plate installed on chassis rear wall, toward P/S
- Cradlepoint R1900 modem to be mounted on magnetic plate, battery hot
- Install 7-in-1 sharkfin antenna on chassis roof
- Connect (2) LTE coaxes and (2) WiFi coaxes to modem
- (1) coax will be connected to radio base in electrical compartment (see UNOC #196)
- Remaining WHIP coax cables will not be used, and are to be coiled up in chassis

60. Front Wall Light Layout: Lower 5 Lights	$	incl

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61. Front Wall Light #1: Whelen M6 DUO Red/Blue Light	$	300.00
62. Front Wall Light #2: Whelen M6 DUO Red/Blue Light	$	300.00
63. Front Wall Light #3: Whelen M6 Clear Light	$	incl
64. Front Wall Light #4: Whelen M6 DUO Red/Blue Light	$	300.00
65. Front Wall Light #5: Whelen M6 DUO Red/Blue Light	$	300.00
66. Front Wall Driver Side Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
67. Front Wall Passenger Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
68. Driver Wall Front Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
69. Driver Wall Rear Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
70. Driver Wheel Well Light: Whelen M6 DUO Red/Blue Light	$	300.00
71. Side Scene Lights: Whelen Pioneer Plus Dual Panel LED (Surface)	$	4,325.00
72. O2 Compartment Style: Laydown O2 with Divider and Removable Shelf	$	350.00
73. O2 Rollers for an H Cylinder	$	incl
74. O2 Cylinder Changing Wrench	$	175.00
75. O2 Regulator - Ship Loose	$	300.00
76. Electrical Compartment Style: Standard Electrical Compartment	$	incl
77. Lower Storage Style: Standard Lower Storage	$	incl
78. Compartment Above Wheel Well with I/O Access and Hinged Double Doors	$	375.00
79. Dometic Self-Contained A/C: Includes Exhaust Fan and Air Deflectors	$	incl
80. Rear Storage Compartment Style: Rear Storage with Flatbars for SCBA Brackets	$	375.00
81. (2) SC-50-H-6-SF SCBA brackets in rear storage in Rear Storage Compartment Raised 10 inches off the Floor	$	1,650.00
82. Coat Hooks: Four Hooks - 1 on Front Wall, 1 on Rear Wall, and 2 on an angle on the Ceiling	$	375.00
83. UNOC #574 - Install customer provided bracket for Knox Keysecure on shelf in electrical compartment; pre-wire for installation of Keysecure, battery hot *Note to ENG and PRD: Customer will provide Tech Key on day of final inspection, and installation of Keysecure will be completed then	$	275.00
84. Module Window Option: Sliding Window	$	incl
85. Window Tint (5% VLT) on Rear and Side Entry Doors	$	550.00
86. Upper Rear Wall Light Layout: 3 Across	$	incl
87. Upper Light #1: Whelen M6 Load Light	$	incl
88. Upper Light #2: Whelen M6 Amber Light	$	incl
89. Upper Light #3: Whelen M6 Load Light	$	incl

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90. Lower Light #1: Whelen M6 Brake/Tail/Turn Red Light with Clear Lens	$	incl
91. Lower Light #2: Whelen M6 Brake/Tail/Turn Red Light with Clear Lens	$	incl
92. Lower Light #3: Whelen M6 DUO Red/Blue Light	$	300.00
93. Lower Light #4: Whelen M6 DUO Red/Blue Light	$	300.00
94. Rear Wall Driver Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
95. Rear Wall Passenger Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
96. Rear Backboard Options: 5" Compartment Shelf	$	375.00
97. Lower BTTs: 2 Grote Lights on each side	$	incl
98. Treadbrite Add on: Padeyes Below Rear Entry Doors	$	1,000.00
99. Rear Bumper	$	incl
100. Door Grabbers	$	incl
101. License Plate Light	$	incl
102. Passenger Wall Front Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
103. Passenger Wall Rear Box Light: Whelen M9 DUO Red/Blue Light	$	400.00
104. Passenger Wheel Well Light: Whelen M6 DUO Blue/Red Light	$	300.00
105. Passenger Scene Light Activated with Side Entry Door	$	500.00
106. Interior Step Option: Double Step Well	$	incl
107. Passenger Rear Compartment Style: Onan Genset Compartment	$	incl
108. Door Locks on Entry Doors and Compartments	$	4,350.00
109. UNOC #504 - Furnish and install (2) O2 bottle storage structures on P/S wheel well cladding (see E-3702)	$	1,825.00
Module Exterior Subtotal	**$**	**54,850.00**

Chassis Interior:

110. Siren Speakers: Whelen SA 315 Speakers	$	incl
111. Tap-2 on Primary Siren	$	incl
112. Siren Option: Whelen C9 Siren in Console	$	incl
113. Mic 1 on passenger's side slot 2	$	incl
114. HAAS Alert System: HAAS Alert Responder to Vehicle - 3 Year Sub	$	incl
115. Slot 1: Double Slot Switch Panel	$	incl
116. Slot 2: Joined with 1	$	incl
117. Slot 3: Siren 1	$	incl
118. Slot 4: Radio Plate: 7.5 L X 2.5 W opening dims Item ID 2398	$	incl
119. COMP OPEN / DOOR OPEN Red Warning Light on Other - details in UNOC notes	$	550.00

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120. Kussmaul USB/USB-C at Console	$	375.00
121. Console Switch Layout : Primary - Secondary - Howler - Blank - Blank - Blank - Kussmaul USB/USB-C - Rear Load - Interior Lights - Side Scene (Driver's Side) - Side Scene (Passenger's Side) - Start/Stop Genset -	$	incl
122. New Armrest	$	375.00
123. Console Layout: 4-Slot Console	$	incl
124. Floor in Front of Console: (2) Survivor Flashlights wired Battery Hot	$	1,050.00
125. Rear of Console: Single Mapholder with Cup Holder	$	525.00
126. Chassis Rear Wall: 3 High Glove Box Holder	$	375.00
127. Tremco Anti-Theft System	$	775.00
128. UNOC #505 - Furnish and install Gamber Johnson dock for Panasonic CF55 laptop with Havis pole mount on P/S of console, toward the front; 15 Amp, battery hot (see E-3702)	$	3,625.00
129. UNOC #1106 - Install (2) customer provided Motorola APX8000 portable radio chargers in console slot 4; battery hot	$	500.00
130. *Note to Engineering: Install HAAS Alert transponder with 3M double-sided tape	$	incl
131. UNOC #3341 - Furnish and install Whelen CenCom Core WeCanX system; Frazer installation includes components, labor, and materials to program, configure, and complete the installation as defined below:	$	12,100.00

Lighting and Control Features:
- Light Heads: quantity, sizes, and colors per configuration
- Lighting Modes:
  *Daytime Clearing: All lights flash fast, high intensity
  *Daytime Blocking: All lights flash fast, high intensity; Clear lights off
  *Night Clearing: All lights flash fast, high intensity
  *Night Blocking: All lights flash slow, low intensity, DVI pattern, Clear lights off
  *Clear Lights: Auto-off when in Park
- Photocell (51349): Small sensor on dash auto-detects day/night
- Rear Emergency Lights: Momentary button sets lights to low DVI pattern
- Vehicle Sync (52309) included
***Note: Solid color lights are standard; dual-color lights to be Whelen DUO, as specified in CPQ

Control System:
- Control Panel: Whelen CCTL7 (52308) at console with 21 programmable buttons and slide selector
- Siren Base: CenCom (52307)
- Auxiliary Amp: Dual-tone (52457)
- (2) 100W speakers for each Amp, for a total of (4)
- (2) Expansion Modules: (52355), included with Frazer Item 52394

- Slide Selector Configuration:
  *Slider Switch #1: Primary lights ON
  *Slider Switch #2: Primary + Secondary lights ON
  *Slider Switch #3: Primary + Secondary lights + Opticom ON (if equipped)

Optional Systems:
- Whelen Howlers: Controlled via Core panel
- Buell Air Horns: On/Off switch on Core panel to deactivate air horn foot switch

Additional Notes:
- Programming and customization to be done through the local Whelen distributor; Frazer can provide contact info if needed
- Interior ceiling lights will NOT be controlled via Core system
- Scene lights and Rear Load lights controlled via Core system

132. UNOC #2313 - Revised 4-slot console layout: - Slot 1: CORE Controller - Slot 2: Custom single slot switch panel - Slot 3: Radio Plate: 7.5 L x 2.5 W opening dims, Item 2398 - Slot 4: (2) portable radio chargers	$	incl
133. UNOC #2672 - Furnish and install custom single slot switch panel (Item 18501) at console slot #2 with (2) switches: - Interior lights - Genset Start/Stop - Kussmaul USB/USB-C - Compartment indicator lights	$	incl
134. *Note to Engineering: Red TIR3 "COMP OPEN / DOOR OPEN" warning light to be installed on front of console, on D/S	$	incl
Chassis Interior Subtotal	**$**	**21,550.00**

Module Interior:

135. Protek Cushions	$	incl
136. Desert Rose Red Interior	$	incl
137. Stainless Steel Countertops	$	incl
138. Stainless Steel Grab Rails	$	incl
139. Sentinel Disinfection System	$	5,300.00
140. Front I/O with Lexan Doors	$	incl
141. 2 High "D" Cylinder Holder in the Front I/O Facing the Rear Wall	$	300.00
142. Quad Outlet in the Front I/O	$	incl
143. Map Holder on Side of Front I/O	$	300.00
144. 15 Qt. Engel Fridge	$	1,425.00

145. Quad Outlet on the Front Wall	$	incl
146. Aluminum Door in the Front Corner Area	$	incl
147. UNOC #692 - Provide custom venting on side of front I/O cabinet to allow the inside of cabinet to maintain the same temperature as the module interior (see E-3702)	$	incl
148. Location 1: 8 Switch panel	$	incl
149. Location 2: Single O2 Outlet	$	incl
150. Location 3: Electric O2 panel with monitor	$	2,650.00
151. Location 4: Dual USB receptacles	$	375.00
152. Location 6: Suction	$	incl
153. Location 7: Quad 120 VAC	$	incl
154. Location 8: Blank	$	incl
155. Location 9: Thermostat	$	incl
156. Genset Start/Stop Switch at Action Wall	$	incl
157. Door Lock Switch at Action Wall	$	225.00
158. Action Wall Switch Layout : Interior Lights; Dimmer; Ventilation Fan; Electric O2; Module Heater - Hi/Low; Start/Stop Genset; Unlock/Lock; Blank;	$	incl
159. Technimount ZOLL X Monitor Mount (Heavy Duty) on the Action Wall Countertop	$	2,525.00
160. Double Locking Aluminum Drug Box Under Forward End of the Action Wall Cabinet	$	525.00
161. Sharps Container at Action Wall	$	incl
162. New Action Wall Acrylic Holder	$	incl
163. Single CPR Seat	$	incl
164. New 6pt Harness at the CPR Seat	$	825.00
165. Acrylic Holder Aft CPR Seat	$	incl
166. Genset Start/Stop Switch at Rear Doors	$	incl
167. Rear Door Switch Layout : Acknowledge; Start/Stop Genset; Dump/Bypass (Suspension); Rear Load;	$	incl
168. New Sharps Container Centered on Rear Wall	$	300.00
169. Two Seating Positions at the Squad Bench - 1 and 2	$	incl
170. Harness Type for Seat Position 1: New 6pt Harness	$	825.00
171. Harness Type for Seat Position 2: New 6pt Harness	$	825.00
172. 22 Pocket Acrylic Holder	$	1,000.00
173. Double Squad Bench Cabinet	$	1,000.00
174. New Glove Box & Handrail at the Head of the Squad Bench	$	525.00

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175. Trashcan With Lid at the Head of the Squad Bench	$	incl
176. O2 Outlet at the Squad Bench Wall	$	incl
177. Overhead Disinfecting Lamp - Evergreen UV-C	$	6,900.00
178. Single O2 Outlet in Ceiling Raceway	$	525.00
179. IV Hanger on Ceiling Raceway	$	incl
180. Driver and Passenger Side Stainless Steel Ceiling Grab Rails for 12' Unit	$	275.00
181. IV Hanger on Squad Bench Ceiling	$	incl
182. Rear Headknocker Options: With Clock only	$	750.00
183. Stryker cot tower only (no antler and bar)	$	incl
184. Customer Provided Stryker Power-LOAD - Gen 2 (floor track, power harness, carriage and trolley)	$	2,575.00
185. Lonplate II Gunmetal Floor	$	450.00
186. Laydown O2 Cabinet	$	incl
187. Captain's Chair Type: Captain's Chair with Child Safety Seat and 4pt. Harness	$	1,100.00
188. Module Heater : New	$	incl
189. Customer Provided Items Processing Fee	$	1,150.00
Module Interior Subtotal	**$**	**32,650.00**

City of Georgetown
Addendum to
H-GAC Master General Provisions

This Addendum is entered into between Frazer, Ltd. ("Frazer"), and the City of Georgetown, Texas, a Texas municipal corporation, with a place of business in Georgetown, Texas (the "City"). These Addendum terms of service supersede and preempt any other terms of service. This Addendum and H-GAC Master General Provisions not superseded or preempted constitute the Agreement between the parties (the "Agreement").

1. **Non-Appropriation**. This Agreement is a commitment of City's current revenues only. The City shall have the right to terminate this Agreement at the end of any City fiscal year if the governing body of the city does not appropriate funds sufficient to purchase the services. The City may terminate for non-appropriation by giving Frazer a written notice of termination at the end of its then current fiscal year. City shall remain liable for all costs authorized prior to the effective date of termination. The City must provide written notice of non-appropriation to Frazer prior to Frazer ordering chassis, long-lead components, or commencing fabrication of any products under this Agreement.

2. **INDEMNIFICATION. FRAZER SHALL FULLY RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS CO-VENTURERS, ITS CONTRACTORS, AND THEIR RESPECTIVE AFFILIATES, AND THE CITY'S AND THEIR RESPECTIVE DIRECTORS, OFFICERS AND EMPLOYEES (INCLUDING AGENCY PERSONNEL ("CUSTOMER GROUP") FROM AND AGAINST ANY AND ALL CLAIMS ARISING OUT OF THE CITY'S PURCHASE, USE, SALE OR INCORPORATION OF ANY PRODUCTS PURCHASED FROM FRAZER INTO THE CITY'S PRODUCTS OR EQUIPMENT WHEREIN IT IS CLAIMED OR ALLEGED THAT FRAZER'S PRODUCTS ARE DEFECTIVE OR VIOLATE ANY WARRANTY, STANDARD OF CARE, INDUSTRY STANDARD OR GOVERNMENTAL REGULATION OR TERM OR CONDITION OF ANY PURCHASE ORDER WITHOUT REGARD TO ANY ALLEGATION OF NEGLIGENCE ON THE PART OF THE CUSTOMER GROUP AS IT PERTAINS TO FRAZER'S PRODUCTS. FRAZER'S INDEMNITY SHALL NOT APPLY TO CLAIMS ARISING FROM CITY MODIFICATIONS, MISUSE, IMPROPER MAINTENANCE, OR ALTERATIONS OF THE PRODUCTS.**

3. **Termination for Convenience.** The City shall have the right to terminate this Agreement, in whole or in part, without cause any time upon thirty (30) calendar days' prior written notice. Upon receipt of a notice of termination, Frazer shall promptly cease all further work pursuant to the Agreement, with such exceptions, if any, specified in the notice of termination

If terminated for convenience, City shall pay Frazer for (i) all work completed to the date of termination, (ii) materials ordered prior to termination, (iii) non-cancellable commitments entered into in reliance on this Agreement.

4. **Termination for Cause.** In addition to the termination rights described above, either party may terminate this Agreement effective upon written notice to the other if the other breaches any of the terms and conditions of this Agreement and fails to cure that breach within thirty (30) days after receiving written notice of the breach. In the event of an incurable breach, the non-breaching party may terminate this Agreement effective immediately upon written notice to the breaching party. In addition to all other remedies available under law and in equity, the City may remove. Frazer from the City's Contractor list solely in the event of a material breach that has been finally adjudicated by a court of competent jurisdiction. If terminated prior to the delivery of products or the breach has not been cured by Frazer, the City shall receive a full refund of any amount already remitted for the purposes of this contract.

5. **Governing Law and Venue**. This Agreement shall be governed by the laws of the State of Texas. Venue shall be the applicable courts of Williamson County, Texas.

Frazer, Ltd.	**City of Georgetown, Texas**
By: _____	By: _____
Name: Adam Fischer	Name: _____
Title: VP Sales & Marketing	Title: _____

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Federal Emergency Management Agency (FEMA) Grant for July 2025 Flood (DR-4879)

SUGGESTED ACTION:
Consideration and possible action authorizing the submittal of a grant application to the Federal Emergency Management Agency (FEMA) and Texas Division of Emergency Management (TDEM) for public assistance related to the July 2025 Flood DR-4879 emergency and acceptance of awards -- Sarah Moody, Assistant Chief Financial Officer

ITEM SUMMARY:
In accordance with the City Charter and the City's Financial Policies, City Council is required to approve all grant applications and acceptance of grant funds. Staff requests Council approval of the Request for Public Assistance to FEMA and TDEM for reimbursements of expenses incurred due to the July 2025 Flood (DR-4879), including acceptance of grant awards resulting from approved projects. The Request for Public Assistance was submitted to FEMA on August 18, 2025, and staff are working to complete documentation requirements for reimbursement.

FINANCIAL IMPACT:
The Federal Cost Share for this event is 75% of eligible costs. The current maximum reimbursement estimated for submitted projects is $1,146,581.00. The timeline for receipt of awarded funds is unknown.

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:
City of Georgetown Request for Public Assistance summary.pdf

City of Georgetown, Texas
Request for Public Assistance Summary
July 2025 Flood DR-4879

In accordance with the City Charter and the City's Fiscal and Budgetary Policy, City Council is required to approve all grant applications and acceptance of grant funds. The Federal Emergency Management Agency (FEMA) and the Texas Division of Emergency Management (TDEM) set a deadline of August 28, 2025, to submit a Request for Public Assistance (RPA) for expenses related to the July 2025 Flood. The City submitted the RPA on August 18, 2025, and continues to track and finalize costs. The RPA included estimates for projects, not the submission of actual expenses. The RPA amount of $9.6M originally presented to Council on July 22, 2025 included bond funded projects, projects that were ultimately reimbursed through the City's liability insurance and projects that could not meet deadlines set for FEMA reimbursement. The City has removed ineligible expenses from our estimates and the new best available cost estimates and Federal Share estimates are included below. Both FEMA and TDEM have approved the City's current RPA and the Federal Cost Share (reimbursement) for this event is 75%.

FEMA groups work and damage into seven categories (A-G) and all categories are eligible for reimbursement for the July 2025 Flood, however the City only has work or damages in the four categories listed below. The costs below are broken down by category and are rounded to the nearest dollar.

Category	Total Project Cost	Federal Cost Share
Category A – Debris Removal	$819,860	$614,895
Category B – Emergency Protective Measures	$181,120	$135,840
Category F – Utilities	$172,728	$129,546
Category G – Parks, Recreational, Other	$355,067	$266,300
Total	**$1,528,775**	**$1,146,581**

The current maximum reimbursement estimated for submitted projects is $1,146,581. If FEMA deems any of the expenses ineligible, the reimbursement will be lower. Also, the category in which the expenses are included above may be subject to change based on recommendations from FEMA. The Debris Removal costs and a portion of Parks, Recreational, Other and Utilities are actual costs and have been approved for award by TDEM.

Staff are requesting Council's approval of the Request for Public Assistance and approval to continue making requests as needed for federal funds reimbursements from FEMA related to the July 2025 Flood. Any further action required will be brought back to Council.

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
1st Quarter Financial Report for FY 2026

SUGGESTED ACTION:
Consideration and possible action to accept the City's Quarterly Financial Report, which includes the Investment Reports for the City of Georgetown, Georgetown Transportation Enhancement Corporations (GTEC), and the Georgetown Economic Development Corporation (GEDCO) for the quarter ended December 31, 2025 -- Randi Cormack, Budget Manager

ITEM SUMMARY:
The Quarterly Financial Report to Council is available on ClearGov and can be found here:
https://city-georgetown-tx-cleardoc.cleargov.com/20808/796014/d

An executive summary is included to highlight variances with regards to the preliminary and unaudited revenues, expenses, and an overview of the investment portfolio as of December 31, 2025. For all major funds, the Financial Report shows a comparison of current year to date revenues and expenses compared to the budget, as well as compared to the same quarter in the prior year. In general, all the City's major funds are in line with year-end projections and projections.

Notes: The investment and strategies described in the investment report are in compliance with the City's Investment Policy and state law. This report meets the quarterly reporting requirements

This agenda item corresponds with an afternoon workshop presentation.

FINANCIAL IMPACT:

SUBMITTED BY:
Aaron St Pierre, Finance/Purchasing

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Amendment to Task Order #1 with Aqua-Metric - Western District Advanced Metering Infrastructure (AMI) Implementation Project

SUGGESTED ACTION:
Consideration and possible action to approve a First Amendment for Task Order #1 with Thirkettle Corporation dba Aqua-Metric to increase the quantity of meter installations in the amount of $584,183.75 -- Chase Kluge, Water Services Manager

ITEM SUMMARY:
The scope of Task Order #1 for the Western AMI Project is currently set at 13,600 installations of ¾" meters and 400 installations of 1" meters. Staff has determined the number to be too low. To cover the entirety of the western district, we recommend increasing the quantities to 20,000 installation of ¾" meters and 480 installations of 1" meters along with relevant incidentals and storage rental expenses. This will allow us to complete the replacement of all western district meters to enable stronger wrong-day watering enforcement and reduce meter inaccuracy / water loss in this service territory while taking advantage of the extra work capacity granted by our contractors. The amendment in scope will increase costs by approximately $584,183.75 and will not exceed the project budget approved by Council.

FINANCIAL IMPACT:
Task Order #1 was accepted by Council for an amount not to exceed $8,893,087.00 at the April 25, 2023 meeting. This amendment for an additional $584,183.75 would still have the project coming in under budget at a projected final cost of $7,702,971.00.

SUBMITTED BY:
Deniece Sesma, Water Utility Department

ATTACHMENTS:

N/A

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
CDM Smith Task Order CDM-26-001 for Dove Springs Wastewater Treatment Plant Phase Two Improvements

SUGGESTED ACTION:
Consideration and possible action to approve Task Order CDM-26-001 with CDM Smith of Austin, Texas, for professional engineering services for Dove Springs Phase Two Wastewater Treatment Plant Improvements in the amount of $3,594,114.00 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

ITEM SUMMARY:
The City is currently completing a rehabilitation project at Dove Springs Wastewater Treatment Plant that includes the installation of four (4) new 200 horsepower blowers, generators for backup power, and a new one (1.0) million gallon per day (MGD) wastewater package plant. This rehabilitation project is expected to reach substantial completion by the end of March 2026. Once completed, the improvements will allow the Dove Springs facility to treat incoming wastewater more efficiently and provide the operations staff with the ability to take basins offline with the addition of the package plant for maintenance purposes.

With the addition of the new 1.0 MGD package plant, the Dove Springs Wastewater Treatment Plant will expand from 2.5 MGD to 3.5 MGD. This increased capacity results in the necessary onsite improvements at the headworks facility, upgrades throughout the site, and increased disinfection capacity. Additionally, this expansion requires a TCEQ Permit modification which will increase required treatment standards, particularly regarding Phosphorus limits. This task order authorizes CDM Smith to provide professional engineering services - preliminary engineering, full design, permitting coordination, bidding support, and engineering services during construction.

City staff and CDM Smith are currently working to amend the Texas Commission on Environmental Quality (TCEQ) permit to allow Dove Springs treatment plant to discharge up to 3.5 MGD, which will allow the City to utilize the package plant long-term for additional capacity needs. As Part of this task order improvements are being incorporated to address regulatory requirements by installing systems designed to remove total phosphorus to (1) mg/L by dosing aluminum sulfate and effluent filtration. Phosphorus is a natural element that must be controlled as part of wastewater treatment in order to prevent algae blooms which deprive waterways of dissolved oxygen and put aquatic life at risk.

Major elements of the project task order include:
- Phosphorus removal improvements, including installation of an alum chemical storage and feed system to prepare for anticipated permit limits for total phosphorus.
- Effluent filtration improvements with additions of new cloth disk filters and associated tank covers.
- Ultraviolet (UV) disinfection system upgrades, including demolition of the existing serpentine chlorine contact chamber and construction of new inclined UV disinfection channels.

- Peak flow management improvements, including a new wet weather storage basin, new headworks with fine screens and grit removal, and associated pumping and blower facilities.
- Non-potable water system improvements, including new vertical turbine pumps and a new distribution loop around the plant site.
- Electrical and facility improvements, including a new electrical building to support the expanded UV and filtration systems.
- Site and civil improvements, including new roadway access, fencing, stormwater detention, and yard piping upgrades.
- Miscellaneous facility improvements, including electrical service consolidation, clarifier system modifications and upgrades, and fire alarm system replacement

In addition to professional and construction phase coordination, this task order also includes pre-selection services for the ultraviolet (UV) disinfection system and effluent filtration equipment. This process allows City staff to evaluate multiple manufacturers and treatment technologies to determine the most appropriate solutions for the City's operational needs. The process also reduces overall project completion times as the City will be able to secure equipment pricing prior to bidding.

Staff Recommendation:
Staff recommends approval of Task Order CDM-26-001 with CDM Smith for professional engineering services for the Dove Springs Phase Two Wastewater Treatment Plant Improvements project in the amount of $3,594,114.00

FINANCIAL IMPACT:
PRJ001012 - Funds for this expenditure can be found in the FY26 CIP budget

Attachments:
Task Order CDM-26-001

SUBMITTED BY:
Larry Taylor, Systems Engineering

ATTACHMENTS:
Task Order CDM-26-001_partially_executed_MAR112026.pdf

Task Order No. CDM-26-001, consisting of ___ pages.

Task Order

In accordance with paragraph 1.01 of the Master Services Agreement between Owner and CDM Smith, Inc. ("Engineer") for Professional Services – Task Order Edition, dated October 25, 2022, ("Agreement"), Owner and Engineer agree as follows:

1. **Specific Project Data**

   A. Title: Dove Springs WWTP Phase 2 Expansion

   B. Description: Engineering design, bidding, and general engineering services during construction for improvements to the Dove Springs Wastewater Treatment Plant (DSWWTP) to increase the capacity of the facility to 3.5 MGD along with peak flow improvements to the headworks, UV disinfection system, new effluent filters, and other miscellaneous improvements.

   C. City of Georgetown Project Number: ____PRJ001012_____

   D. City of Georgetown General Ledger Account No.: CC0562, 662_____

   E. City of Georgetown Purchase Order No.: _____

   F. Master Services Agreement, Contract Number: 23-0048-MSA

2. **Services of Engineer**

Purpose:
Provide design, bidding, and general engineering services during construction for improvements to the Dove Springs Wastewater Treatment Plant (DSWWTP) to increase the capacity of the facility to 3.5 MGD along with peak flow improvements to the headworks, UV disinfection system, new effluent filters, and other miscellaneous improvements described in more detail below.

BACKGROUND
The following scope of work describes the phases of work and associated project tasks to be performed and completed by the Engineer. Work includes engineering services associated with the preliminary design, final design, and bidding, and construction phase services of the Dove Springs WWTP Phase 2 Expansion Project (PRJ001012).

Scope of Work Summary:
The following scope is included in this project:

- Phosphorus Removal Improvements with a Beneficial Use Interim Construction Milestone including:
  - Alum storage and feed facility including associated piping, in anticipation of the TPDES

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permit adding a Total Phosphorus limit of 1.0 mg/L.
  - New cloth effluent disk filters with tank covers.

- Ultraviolet Disinfection and Cloth Filters Pre-Selection equipment specification package and proposal evaluation to select a vendor during design.

- Peak Flow Improvements including:
  - New Wet Weather Storage Basin (WWSB) to store peak flows during wet weather events and thus reduce the peak flow through the treatment plant. Size, location and flow diversion strategy to be evaluated in Preliminary Design phase. Facilities will include WWSB, blower, and pump station.
  - New Headworks including fine screens and grit removal. Odor control will not be provided in this project.
  - Demolition of existing chlorine contact chambers to make room for construction of two new inclined UV disinfection channels suitable for the expanded peak flows including canopy for sun protection and concrete channel protective coating.
  - Provide larger NPW pumps using vertical turbine pumps adjacent to the UV structure.
  - Provision of a new NPW distribution loop around the WWTP site.
  - New electrical building including concrete foundation for powering the expanded UV system and new cloth filters.

- Civil/Site and Yard Piping Improvements associated with the above-described scope, including:
  - New road and access gate.
  - Stormwater detention and water quality pond.
  - New fence and gate as coordinated by City of Georgetown development standards and site development permit requirements.

- Miscellaneous facility improvements include:
  - Consolidation of the Package Plant Electrical Service and Admin Building with distribution for the new WWSB blowers and pumps.
  - New spray water system for Treatment Unit #1 clarifier effluent troughs
  - Allowance for replacement of corroded steel supports under water surface at Treatment Unit #1
  - Replacement of the existing fire alarm control panel at Dove Springs.

Engineer shall provide design services to perform preliminary design to 30%, final design, and bidding services.

ASSUMPTIONS

In developing the Scope of Work and associated task budgets, ENGINEER has made the assumptions outlined below:

General

- ENGINEER will lead technical meetings and workshops, develop associated agendas, and prepare meeting / workshop summaries.
- ENGINEER will adjust previously developed front end (Division 0) Contract Specifications,

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general, and supplementary conditions and select Division 1 specifications to include the additional items added in this scope of work.

- ENGINEER will incorporate additional specifications using ENGINEER's 6-Digit, 50 division format (CSI MasterFormat) Division 1 and technical specifications as tailored to specific needs for the PROJECT.
- Drawings will be provided in AutoCAD format (latest version).
- ENGINEER will develop the design using 3-D modeling software and use the model for review with OWNER and as an additional tool to check for design coordination conflicts.
- Detailed (final) design for items included in this scope of work will be developed based on recommendations set forth in a Preliminary Design Report and equipment pre-selection efforts.
- Detailed (final) design submittal milestones (60% and 90%/100% design) will include full drawing and specification production for use in facilitating design milestone reviews:
  - At 60% design, the project specifications will be in draft form with most of the design requirements complete and noted. The design drawings will include process-mechanical sheets, near complete process and instrumentation diagrams, and partially complete structural and electrical drawings. Cross references will still be required as well as the addition of various details.
  - At 90% and 100% design, the project specifications and drawings will be complete with cross- referencing and final cross-coordination incorporated.
  - At 60% design, ENGINEER will provide electronic (pdf) files containing the drawings (both 11x17 size and 22x34 size) and specifications.
  - At 90% and 100% design, ENGINEER will provide two (2) half size (11" x 17") hard copies and electronic (.pdf) files containing the drawings (both 11x17 size and 22x34 size) and specifications.
- The scope of basic services assumes the PROJECT will be executed using one (1) construction contract. An early construction contract milestone for alum chemical feed and effluent disk filters will be included in the PROJECT.
- OWNER will distribute bid ready documents and addenda for download via Ionwave.
- A detailed power study and electrical modeling are not included in the scope.
- ENGINEER will develop control narratives and control system hardware and software requirements.
- ENGINEER will not provide resident engineering or inspection services during construction.

<u>Permitting and Coordination with Governing Regulatory Agencies</u>

- ENGINEER will coordinate with and prepare required submittals for City of Georgetown and TCEQ.
- The new buildings/facilities to be designed and constructed will not be "occupied" facilities and will not have restrooms or office space so the Texas Department of Licensing and Regulation (TDLR) for accessibility review and approval is not required.
- An allowance for TCEQ WPAP and City of Georgetown SDP Amendment permit fees has been included in this task order, and OWNER will pay all other required permitting fees related to the PROJECT.
- Refer to the additional assumptions as delineated by task in the detailed scope herein.

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DETAILED SCOPE:

The Scope of Work that follows details the individual tasks and deliverables for the PROJECT. The individual (or sub-) tasks are grouped according to the phases of work as follows:

Task 100 – Preliminary Engineering, Evaluation, and Design
Task 200 – Special Services
Task 300 – Final Design (60%, 90%, and 100%/Bid-Ready)
Task 400 – Bid Phase Services
Task 500 – Engineering Services During Construction

Basic Services:

This section delineates the scope of basic services for the PROJECT.

Task 100 – Preliminary Engineering, Evaluation, and Design

Task 101 – Project Kick-off and Administration

ENGINEER will complete the following activities / develop the following items as part of project planning and set-up activities:

- Set-up (i.e. project budget / financials, work plan, and baseline for earned value tool)
- Subconsultant agreements
- Invoicing
- Project Management and Quality Plan (PMP / QMP) with baseline schedule
- Health & Safety Plan (H&SP) (for ENGINEER's staff and subconsultants only)
- Risk Register for ENGINEER's internal use
- Communication tools for ENGINEER's internal use (i.e. meeting / workshop scheduling and tracking, decision log, change log, and action item tracking)

The PMP/QMP will outline the project goals and objectives, scope of work, baseline schedule, support tools, communications protocols, and quality review plan. The quality review plan will incorporate the approach for pointedly engaging technical advisors and specialty expertise in the early phases of preliminary engineering and development.

Project Meeting #1 (Preliminary Engineering and Design Kick-off Meeting) will be held with OWNER to confirm key elements of the PMP/QMP, project scope objectives, baseline schedule, and understand stakeholders and influence.

Throughout project execution, ENGINEER will conduct monitoring and control activities to track project progress and develop monthly invoices for submittal to OWNER. For this task, up to five (5) months is assumed for project administration during preliminary engineering, evaluation, and design. Project administration during final design is included in Task 300.

Deliverables:

- Project Meeting # 1 – Preliminary Engineering and Design Kick-off
- Meeting agenda and summary (.pdf format)
- Monthly Invoices

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Task 102 – Information / Data Collection and Review

The OWNER will provide the ENGINEER with historic flows, loadings, and TPDES permit monitoring report information and data for the DSWWTP. The information and data will include DSWWTP record drawings as well as any other available record information.
ENGINEER will review the provided information and data to identify any gaps and develop and submit a data needs summary to document information and data received and to obtain initial information and data for review. The initial transfer of information and data from the OWNER will be completed prior to Project Meeting #1 to facilitate a discussion of available information and to confirm previous work at the DSWWTP facility. The level of effort for this task assumes OWNER will collect and assemble data for delivery to the ENGINEER in electronic format.

Task 103 – Confirm Design Criteria

ENGINEER will summarize and confirm facility design criteria with OWNER upon completing Task 102 activities. ENGINEER will review this information and refine and augment the design criteria to set the basis of design for each of the major project components. This effort focuses on criteria that impact facility and equipment sizing. Further definition of criteria for materials of construction and related details will be established as part of Preliminary Design Report (PDR) development under subsequent tasks.
ENGINEER will also conduct an initial code review to establish governing codes and regulations that will drive design and construction, classify the facilities, and identify permitting requirements. ENGINEER will develop a brief TM that captures the code review and design criteria in tabular format. Project Meeting #2 will be held to confirm criteria as outlined in the TM.

Deliverables:
- Project Meeting #2 – Confirm Design Criteria
- Meeting agenda and summary (.pdf format)

Task 104 – Evaluate Alternatives

ENGINEER will evaluate up to three UV and effluent filter product alternatives and their associated costs to facilitate selection for detailed design and implementation. ENGINEER will conduct an internal "concept review" with its technical advisors and team members who bring specialized expertise in each area of the PROJECT. The intent of the review is to discuss outcomes from Task 101 through 103 and develop site plan/layout alternatives previously discussed with OWNER. Prior experience and lessons learned will be applied with understanding of the project "boundary conditions" (per Task 102) to streamline alternatives and eliminate options that may not be practical, are unproven, or pose other risk such as constructability challenges or unknowns.

Task 105 – Develop Facility Plan and Refine Facility Configurations

Using the selected facility layout alternative, ENGINEER will develop the preliminary facility plan and refine facility configurations as needed to establish the basis for PDR development. The plan will be a CAD drawing based on plant boundary survey information (refer to special services for surveying).

Deliverables:
- Dove Springs WWTP Facility Site Plan to be included in PDR submittal.

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Task 106 – UV System and Effluent Filters Pre-Selection

ENGINEER will prepare a UV system and effluent filter pre-selection scopes of work that involves evaluating existing conditions, defining performance goals, analyzing different technologies, and creating a technical and financial basis for choosing the most suitable system. Key tasks include conducting a professional engineering evaluation, developing design alternatives, preparing comprehensive bid packages, and providing a recommendation to the OWNER. This process ensures the final system meets project specifications, offers long-term benefits, and integrates seamlessly with the existing facility. The UV and effluent filter systems pre-selection scope of work shall be as follows:

A. Project Definition and Data Collection

- Define Disinfection Goals: Establish the required level of disinfection and target microorganisms (e.g., *E. coli*, *Cryptosporidium*), which are often dictated by regulatory permits (e.g., NPDES permits for wastewater).
- Site Visit and Inspection: Thoroughly inspect the project site to understand existing conditions, available space, and potential integration challenges with existing infrastructure and utilities.
- Water Quality Analysis: Review and summarize relevant available data, such as flow rates, UV transmittance (UVT) or absorbance, turbidity, color, iron/manganese levels, and temperature.

B. Alternatives Analysis and Selection

- Identify Potential UV Systems: Propose and evaluate alternative UV disinfection systems (e.g., open-channel, closed-vessel, low-pressure, medium-pressure, UV-C LED).
- Evaluate Performance and Cost: Assess each alternative based on:
    - Capital Expenditures (CapEx): Cost of equipment and associated building/electrical modifications.
    - Operational Expenditures (OpEx): Long-term costs including power consumption, lamp replacement frequency (typically every 12 months), and maintenance requirements.
    - Net Present Value (NPV) Estimation: A long-term financial comparison of the options.
    - Manufacturer Experience: Verify the manufacturer's track record with a specific number of similar operating installations.
- Basis of Design (BoD) Development: Select a preferred system and develop a detailed BoD that outlines all parameters, performance criteria, and specifications for the chosen technology.

Deliverables:

- UV pre-selection RFP package
- Effluent filters RFP package
- Pre-proposal meeting agendas and minutes
- Pre-selection memorandums and recommendations of award

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Task 107 – Develop Preliminary Design Report (PDR)

ENGINEER will develop the draft PDR upon completing the previous tasks. The PDR will serve as the basis for detailed (final) design development and will generally be comprised of the following:

- Executive Summary
- Introduction
- Project Evaluation Criteria
- Project Design Criteria, Governing Codes, and Permitting Requirements
- Evaluation of Alternatives (brief chapter summarizing the evaluations with reference to the PowerPoint summaries included in the appendices)
- Selected Alternatives
- Basis of Design (includes tabular summary of basis for design including equipment sizing, quantity, identification number, type, materials of construction, acceptable manufacturers, applicable criteria for each design discipline, high-level control narratives)
- Preliminary Opinion of Probable Construction Cost (OPCC) (Level 4 AACE)
- Implementation Plan (preliminary maintenance of plant operations plan, construction constraints, sequencing, and estimated overall schedule)
- Appendices
    - PowerPoint summaries from the evaluation of alternatives
    - Drawings index and specifications table of contents
    - Manufacturer cut sheets and information

The PDR will include the preliminary site and yard piping plans, a preliminary plan and section for each major facility, process and instrumentation diagrams (PIDs), and preliminary electrical site plan with main one-line diagrams.
A project meeting will be held to receive comments and discuss the PDR. ENGINEER will compile comments using a comments / response log.

Deliverables:

- Draft PDR (.pdf format)
- Project Meeting – Draft PDR Review
- Meeting agenda and summary (.pdf format)
- Comments / response log
- 30% Level Drawings

Task 108 – Finalize PDR

ENGINEER will address draft PDR review comments received from OWNER and finalize the PDR (30% design). The OPCC will also be updated to coincide with addressing comments.

Deliverables:

- Final PDR with OPCC (.pdf format)

<u>Task 200 – Special Services</u>

Task 201 – Survey and Mapping

ENGINEER will subcontract with a local surveyor to complete a site topographic survey for use in completing the design. The survey will be obtained in conjunction with completing the PDR / 30%

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level design. The topographic survey will capture the entire area within the DSWWTP boundary. Additional aspects of this task include:
Utility coordination. Prior to commencing any topographic fieldwork, surveyor will coordinate with, collect and review available public and private utility records within the project limits. The surveyor will submit a utility locate request for the project limits to Texas 811.

Right-of-Way and Property. Survey will locate and tie existing ROW, property lines and easements at the site and in areas along the potential sanitary sewer and other piping alignments.

Survey will horizontally and vertically identify surface features, drainage features, building locations, fences/retaining walls, trees and/or tree lines, roadways, and Owner, county and franchise utilities (as provided by Texas 811 utility locate request) within the project area.
Spot survey elevations may also be taken at existing facilities for field verification in design.
Methods and precision. Survey coordinates will be reported on the Texas State Plane Coordinate System, NAD83 (+/- 0.01 feet) with vertical coordinates reported in the NAVD 88 Vertical System (+/- 0.01 feet). Horizontal and vertical control will be set using post-processed GPS static methods. Data will be collected using RTK GPS and robotic total stations for most of the survey.

It is assumed all work related to the PROJECT will be completed within existing parcel. If additional easement is required, easement preparation can be provided as an additional service.

Site platting is not included in the scope of work and may be provided as an additional service if necessary.

A tree survey within the site is included in the scope of work.

Deliverables:
- CAD file of topographic survey of the existing DSWWTP site

Task 202 – Geotechnical Investigation

ENGINEER will subcontract with a geotechnical drilling firm to complete soil bores at select locations. Up to fifteen (15) bores are anticipated at depths ranging from 10-ft to 75-ft to provide additional information for completion of design for the new facilities and improvements. If the borings are drilled in native material, the borings will be backfilled using cuttings and bentonite chips. Bores will be obtained in conjunction with completing the PDR / 30% level design. Bores will generally be located in the area of each major facility and at large concrete structures.

ENGINEER's in-house geotechnical engineer will develop a soil boring location plan, coordinate and provide part-time supervision of field activities performed by the subcontracted drilling firm. The proposed soil boring location plan will be submitted to OWNER site personal for approval/concurrence with proposed drill locations. Boring locations will be adjusted as needed to facilitate access and to avoid existing utilities.

Collected soil and rock core samples from the test borings will be delivered to a geotechnical laboratory where selected samples will be subject to index, strength, consolidation, swell and other testing, as applicable to define certain engineering properties for design purposes. The actual quantity and type of tests will be controlled by the materials encountered

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ENGINEER will compile field and laboratory data and develop geotechnical engineering design recommendations for the proposed improvements as part of a Geotechnical Report.

Geotechnical Report

ENGINEER will evaluate the subsurface data, perform analyses, and make recommendations to the structural and civil design team. The results and design recommendations will be summarized in a Geotechnical Report that will include the following elements:

- Permissible foundation type(s) per structure or unique infrastructure
- Permissible wall type(s) for below grade structures
- Foundation bearing capacity and anticipated settlements
- Subgrade reaction for slab-on-grade foundations
- Potential vertical rise for shallow foundation (if expansive soil is encountered)
- Lateral earth loads on proposed below-grade structures
- Embedment depths and/or soil removals
- Pavement thickness and type
- Earthwork considerations (subgrade preparation, control water, backfill type and compaction)

Deliverables:

- Boring Plan
- Certified Laboratory Report Copies
- Draft and Final Geotechnical Report

Task 203 – Permitting and Regulatory Coordination

ENGINEER will conduct and prepare the following permits documents and/or correspondence on behalf of the OWNER. The budget in this contract includes a $15,000 cash allowance for the TCEQ WPAP permit fee and City of Georgetown Site Development Plan (2024-27-SDP) Amendment fee:

- *Cultural Resources Background Review and Agency Consultation* - This scope of work includes a cultural resources desktop review and regulatory consultation to determine what, if any, permits and/or additional work may be required for the project to comply with both state and federal regulations.
    - Upon authorization to proceed, ENGINEER's subcontractor will conduct a thorough archaeological literature and records search for the proposed project and surrounding area within four (4) weeks of notice-to-proceed (NTP). ENGINEER's subcontractor will review the Texas Archeological Sites Atlas (Atlas) online database for any previously recorded surveys and historic-age or prehistoric archaeological sites located in, or immediately adjacent to the project area. In addition, the Atlas review will include the following types of information: National Register of Historic Places (NRHP) properties, State Antiquities Landmarks (SALs), Official Texas Historical Markers (OTHMs), Recorded Texas Historic Landmarks (RTHLs), cemeteries, and local neighborhood surveys. ENGINEER's subcontractor will also review the Texas Department of Transportation's Historic Overlay, a mapping / geographic information system (GIS) database with historical maps and resource information covering most portions of the state. Other critical factors that will be examined include the level of previous disturbances from residential and commercial development, types of soils present, Potential Archeological Liability Maps (PALMs), and any obvious standing structures greater than 45 years in age that appear on U.S.

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Geological Survey (USGS) topographic maps. Together, the gathered information will be used to identify any areas that have the potential to contain significant, undocumented cultural resources and evaluate archaeological potential within the project area.

- *Aquatic Resources Delineation and Biological Survey and Reporting (as needed)* – For potential modification or replacement of the existing outfall pipe/structure, ENGINEER's subcontractor will conduct an aquatic resources delineation in accordance with the U.S. Army Corps of Engineers (USACE) 1987 *Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2)*, as applicable. A field investigation will evaluate the presence/absence of areas possessing the three mandatory wetland parameters—hydrophytic vegetation, hydric soils, and wetland hydrology—by identifying dominant plant species and their USACE wetland indicator status, excavating soil pits to evaluate soil characteristics, and using soil observations and visual indicators to assess the presence of wetland hydrology. Wetland boundaries and ordinary high-water marks (OHWM) will be identified where aquatic resources are present within the project area using the recommendations of the USACE 2005 Regulatory Guidance Letter (RGL) 05-05: Ordinary High Water Mark Identification.
  - ENGINEER's subcontractor biologist will review the federally listed threatened and endangered (T&E) species to occur within the project area. The purpose of this assessment is to comply with the Endangered Species Act of 1973 (ESA), regulated by the U.S. Fish and Wildlife Service (USFWS). Publicly available information analyzed for the assessment during the desktop analysis is expected to include, but will not necessarily be limited to, pertinent literature, regional records of T&E species observations held by the USFWS and the Texas Parks and Wildlife Department, digital aerial photography, National Wetlands Inventory mapping, and U.S. Geological Survey digital land cover data.
  - Concurrently with the field effort for the aquatic resources delineation, a field reconnaissance will be conducted to ground-truth and document existing habitat characteristics within the project area, including but not limited to a review of project area soils, canopy cover, vegetation, and aquatic features. Results of the desktop analysis, refined by field investigation, will be used to determine the suitability of habitats in the project area for T&E species.
- *Pre-Construction Notification (PCN) and Agency Support (as needed)*
  - Cultural Resources Compliance - As select portions of the project may seek authorization from the USACE Fort Worth District, it must comply with Section 106 of the National Historic Preservation Act (NHPA). Cultural resources compliance for the proposed undertaking will be conducted in accordance with Section 106 of the NHPA (54 U.S.C. § 306108), its implementing regulations at 36 CFR Part 800, and applicable USACE regulations. The USACE Fort Worth District, will serve as the lead federal agency for Section 106 compliance. In accordance with this, ENGINEER's subcontractor proposes to prepare a consultation letter included in the above-mentioned PCN package that meets Section 106 compliance. The letter will use the same methodology and records search sources outlined in the above Cultural Resources Background Review task. The deliverable will also match the same timeline as described above; however, the deliverable will only be prepared if a PCN is needed for the proposed project.
  - Natural Resources Compliance - If renovation or replacement of the existing outfall/structure is required, ENGINEER's subcontractor will consult with the USACE Fort Worth District and prepare one nationwide permit (NWP) application and Pre-Construction Notification (PCN) requesting authorization to construct the project under

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NWP 7 – Outfall Structures and Associated Intake Structures. All activities seeking authorization under NWP 7 require PCN to the USACE. Section 401 water quality certification (WQC) will be issued concurrently with the NWP.

ENGINEER assumes impacts will not exceed NWP thresholds (requiring an individual permit) or trigger compensatory mitigation. Documentation described in the Cultural Resources Background Review and Aquatic Resources Delineation and Biological Survey tasks will be utilized to support the PCN submittal.

The PCN will include exhibits, permit design drawings, and other details to facilitate an understanding of the proposed action. These exhibits/drawings include topographic maps, aerial photographs, design plan views, cross-sections, and elevations of the basins.

- *Geologic Assessment (GA)* – TCEQ requires that a GA be performed for certain activities in the Edwards Aquifer Recharge Zone, Contributing Zone, and Contributing Zone within the Transition Zone. The Dove Springs Phase 2 project is within the Edwards Recharge Zone. The purpose of a GA is to identify potential pathways for contaminant movement into the Edwards Aquifer and to provide sufficient geologic information so that contamination of the Edwards Aquifer can be determined. The GA will be conducted by, and field surveys will be overseen by a Registered Professional Geoscientist (PG). GA is a required part of the Water Pollution Abatement Plan that will be submitted to the TCEQ.
- *TCEQ Chapter 217 Correspondence* - Submittal of the Chapter 217 transmittal letter to Texas Commission of Environmental Quality (TCEQ) for receiving permission to construct, as well as the BODR and Construction Documents if requested.
- *Stormwater Pollution Prevention Plan (SWPPP)* - Preparation of a SWPPP for the project.
- *City of Georgetown Site Development Plan Amendment* - Engineer will submit a Site Development Plan amendment application to the City of Georgetown's Planning Department for Dove Springs WWTP Phase 2 project site modifications.
- *TCEQ Chapter 213 Permitting Assistance.* In compliance with TCEQ Chapter 213 rules related to construction activities within the Edwards Aquifer Recharge/Transition Zone, Engineer will prepare and submit a Water Pollution Abatement Plan (WPAP) application and permit fee to TCEQ. The WPAP will include best management practices for the project work (standby generators with integral diesel storage tanks) to be implemented for water quality protection with the Edwards Aquifer recharge zone.

Deliverables:

- Cultural Resources Background Review Report and one completed State Historic Preservation Office (SHPO) consultation letter addressed to THC to meet ACT compliance.
- Aquatic resources delineation report
- Habitat Assessment Memorandum (results of threatened and endangered (T&E) habitat assessment desktop analysis and field reconnaissance).
- PCN package will be submitted to the USACE electronically through the Regulatory Request System (RRS).
- Geologic Assessment report.
- City of Georgetown Site Development Plan Amendment (amend existing 2024-27-SDP)
- One (1) follow-up meeting with OWNER regarding permitting and project review / approval requirements (at 90% final design milestone)
- Summary of TCEQ correspondence

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- Submittal of drawings and specifications to TCEQ
- TCEQ WPAP permit documents
- ENGINEER will pay TCEQ WPAP permit fee ($10,000 cash allowance) and City of Georgetown SDP Amendment fee ($5,000 cash allowance).

Task 300 – Detailed (Final) Design

Task 301 – Project Administration During Final Design

Throughout project execution, ENGINEER will conduct monitoring and control activities to track project progress and develop monthly invoices with project activity reports for submittal to OWNER. For this task, up to nine and a half (9.5) months is assumed for project administration during detailed (final) design.

Deliverables:
Monthly Invoices

Task 302 – 60% Design Drawings and Project Manul

ENGINEER will update the drawings to a 60% level of completeness and prepare drawings and Project Manual/specifications based on the approved, final PDR. The specifications will include detailed maintenance of operations and shutdown requirements for inclusion in the specifications and ENGINEER will further delineate construction constraints Prior to submittal to the OWNER, ENGINEER will conduct an internal quality control (QC) and constructability review of the drawings based on ENGINEER's guidelines and procedures that have been established to ensure the application of industry design practices. ENGINEER will conduct a project meeting to review the submittal with OWNER and receive comments. Review comments will be compiled in a comments / response log.

Deliverables:
- 60% level design drawings and Project Manual
- Project Meeting – 60% Design Review
- Meeting agenda and summary (.pdf format)
- Comments / response log

Task 303 – 60% Design Opinion of Probable Construction Cost (OPCC)

ENGINEER will update the OPCC at the 60% design milestone with noted changes from the previous OPCC. ENGINEER will use its cost estimators for OPCC development.

Deliverables:
- 60% level design OPCC (Level 3 AACE)

Task 304 – 90% Design Drawings and Project Manual

Upon receipt of 60% design review comments from the OWNER, ENGINEER will address comments, update the drawings to a 90% level of completeness, and prepare drawings and Project Manual, including specifications, to a near complete level of detail for final review. ENGINEER will conduct a final QC check and provide responses to 60% design submittal review comments using the comments log. The 90% design submittal and comments log will be submitted to the OWNER.

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ENGINEER will conduct a project meeting to review the submittal with OWNER and the PM/CM and receive comments. Review comments will be compiled in a comments / response log.

Deliverables:
- 90% level design drawings and Project Manual – 90% Design
- 90% Design Review Meeting
- Meeting agenda and summary (.pdf format)
- Comments / response log

Task 305 – 90% Design Opinion of Probable Construction Cost (OPCC)

ENGINEER will update the OPCC at the 90% design milestone with noted changes from the previous OPCC. ENGINEER will use its cost estimators to update the OPCC.

Deliverables:
- 90% level design OPCC (Level 2 AACE)

Task 306 – 100% Design/Bid-Ready Documents

ENGINEER will address 90% review comments from OWNER and prepare bid-ready documents in preparation for project advertisement. ENGINEER will submit the final comments/response log to confirm all comments have been addressed. A project meeting will be held to confirm the project is ready for advertisement. OWNER will post the electronic documents for advertisement using their IonWave procurement system.

Deliverables:
- Bid ready drawings and Project Manual/specifications
- Project Meeting – Confirm Ready for Advertisement
- Meeting agenda and summary (.pdf format)
- Final comments / response log

Task 307 – Final Opinion of Probable Construction Cost (OPCC)

ENGINEER will finalize the OPCC with noted changes from the previous OPCC.

Deliverables:
- Final design OPCC (Level 2 AACE)

Task 400 – Bid Phase Services

For bid phase services, it is assumed OWNER will lead project advertisement, manage the plan holders list, and communicating with prospective bidders.

Task 401 – Project Administration During Bid Phase

Throughout project execution, ENGINEER will conduct monitoring and control activities to track project progress and develop monthly invoices with project activity reports for submittal to OWNER. Additional level of effort for this task pertains to tracking the added scope of work. For this task, up to three (3) months is assumed for project administration during bid phase services.

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Task 402 – Pre-Bid Conference

ENGINEER will attend and participate in one (1) pre-bid conference. ENGINEER will prepare the agenda, lead the meeting, and provide a meeting summary.

Deliverables:
- Pre-bid conference attendance

Task 403 – Respond to Bidder Inquiries

ENGINEER will respond to bidder inquiries related to the additional scope items. It is assumed OWNER will manage distribution of the inquiries and responses through IonWave and that the ENGINEER will provide response to OWNER as appropriate. Thus, there will be no direct communication between ENGINEER and the contractor or its subcontractors unless it is coordinated with OWNER.

Deliverables:
- Response to bidder inquiries

Task 404 – Develop Addenda

ENGINEER will develop addenda to address bidder inquiries and design drawing and specification clarifications pertaining to the additional scope items. It is assumed ENGINEER will develop up to three (3) addenda.

Deliverables:
- Addenda

Task 405 – Review and Evaluate Bids

ENGINEER will assist with the review and evaluation of bids. ENGINEER will develop bid tabulations, review submitted contractor qualifications, bid values, overall compliance with requirements, and generate a summary and supporting exhibits for review as well as the recommendation for award. ENGINEER will provide a brief written summary of its review of the bid values.

Deliverables:
- Bid Review and Evaluation Summary with attached exhibits

Task 500 – Engineering Services During Construction

For Task 500 sub-tasks, the level of effort assumes OWNER's inspector(s) will initially review contractor requests for payment during construction. ENGINEER will review contractor schedule submittals and maintain submittal, RFI, and change logs during construction. This task does not include resident engineering or inspection services by the ENGINEER. ENGINEER's site visit observation reports are solely intended to provide an update to OWNER on project progress and general observation. The level of effort for the sub-tasks assumes ENGINEER will provide overall construction document management and tracking. ENGINEER will provide submittal/shop drawing review letters in electronic format with submittal/shop drawing markups attached.

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Task 501 – Project Administration During Construction

Throughout project execution, ENGINEER will conduct monitoring and control activities to track project progress and develop monthly invoices for submittal to OWNER. For this task, up to twenty-four (24) months is assumed for project administration during construction. This task also includes project closeout activities.

Deliverables:

- Monthly Invoices

Task 502 – Conformed Documents

ENGINEER will update the drawings and specifications to incorporate addenda items. Conformed sets will be provided to OWNER in hard copy and electronic (.pdf) format. It is assumed OWNER will coordinate with the contractor to provide the executed documents to facilitate production of the Contract Documents.

Deliverables:

- Full-size (22″x34″) set and half-size (11″x17″) sets of hard copy drawings and Project Manual and .pdf format for drawings and specifications for OWNER and contractor. An additional three hard copy conformed set of construction documents will be provided to the CIP Project Manager.

Task 503 – Submittal / Shop Drawing Review

ENGINEER will provide review of contractor submittals and shop drawings. The project specifications will require the contractor to submit a submittal schedule for review and approval by ENGINEER prior to initiating the submittal process. It is assumed the contractor will submit required submittals, shop drawings, and material samples to ENGINEER. ENGINEER will provide submittal / shop drawing review letters via electronic format with submittal / shop drawing markups attached.

Up to one-hundred (100) total reviews (submittals and resubmittals) are assumed at an average of 4 hours of review time per submittal for process/mechanical. Additional level of effort includes submittal reviews by electrical, structural, HVAC, architectural, and instrumentation and controls staff.

Deliverables:

- Submittal / shop drawing review letters

Task 504 – Respond to Requests for Information (RFIs) and Clarifications

ENGINEER will provide response to requests for information (RFIs) and clarifications regarding design intent or interpretation of the drawings and specifications via electronic format with applicable sketches or markups attached. Up to thirty (30) RFIs or clarifications are assumed at an average of 4 hours of review time per RFI / clarification for process/mechanical. Additional as-needed level of effort includes electrical, structural, HVAC, architectural, and instrumentation and controls staff.

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Deliverables:
- RFI/clarification responses

Task 505 – Contract Modification / Change Order Review

ENGINEER will assist in the review and preparation of contract modifications and change orders. Up to a total of five (5) contract modifications, field orders, and change orders are assumed with an associated average level of effort of 24 hours per item for process/mechanical review plus additional effort, as needed, for electrical, structural, HVAC architectural, and instrumentation and controls review and input. It is assumed OWNER will lead change order negotiations and execution with the contractor and ENGINEER will provide review and comment (as requested by OWNER) as well as supporting documentation for specification and/or drawing changes that form the basis for the change.

Deliverables:
- Change order review and comment (as requested) with supporting specification and drawing changes where required

Task 506 – Construction Progress Meeting Attendance

ENGINEER will attend and participate in construction progress meetings with OWNER and contractor. A twenty-four (24) month construction schedule is assumed with one (1) meeting per month for the purposes of defining the level of effort for this task.
The level of effort for this task assumes ENGINEER will be responsible for developing meeting agendas, tracking attendance, updating submittal, RFI, and change order tracking logs, and drafting the meeting minutes with action items.

Additional Assumptions:
- Up to two (2) ENGINEER representatives will attend each meeting
- ENGINEER's structural, mechanical, electrical, and I&C design discipline leads (or team member) will attend up to eight meetings as needed.
- Up to four (4) hours is assumed per person, per meeting

Deliverables:
- Meeting attendance and review of minutes, tracking logs, and action items

Task 507 – Factory and Witness Testing Attendance

ENGINEER will attend factory and site witness testing associated with the instrumentation and controls (I&C) for the headworks, UV, and effluent filters and associated electrical and controls components. It is assumed the contractor (manufacturer) will compensate the ENGINEER for any additional labor, travel, lodging, and meal expenses associated with re-testing. ENGINEER will develop and submit an I&C observation report to OWNER summarizing observations and comments from the witness testing.

Additional Assumptions:
- Two (2) factory witness testing trips are assumed related to the headworks, UV, and effluent filters testing with one (1) ENGINEER representative in attendance
- Up to two (2), eight (8)-hour day trips are assumed for two (2) ENGINEER representatives

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to attend functional demonstration testing for the controls systems
- Up to two (2), eight (8)-hour day trips are assumed for two (2) ENGINEER representatives to attend site acceptance testing for the controls systems

Deliverables:
- Testing attendance and observation reports
- Copies of UFT, WFT, ORT and FDT sign-off sheets

Task 508 – O&M Manual Review

ENGINEER will review preliminary operations and maintenance (O&M) manuals. Up to ten (10) preliminary O&M manuals and reviews are assumed at an average of 8 hours of review time per submittal. Review will be for general conformance with specification requirements and level of completeness. ENGINEER will provide review letters via electronic format with comments / markups attached. Additional reviews can be provided as an additional service.

Deliverables:
- O&M manual review letters

Task 509 – Substantial Completion Walk-through and Punch-list

ENGINEER will conduct a substantial completion walk-through with OWNER upon confirmation that the project is considered substantially complete. It is assumed the OWNER will lead this effort with review input and observations provided by the ENGINEER. ENGINEER will develop a punch-list and provide it to the OWNER. ENGINEER will generate and manage the punch-list with the contractor to confirm identified items are addressed and issue a certificate of substantial completion upon concurrence with OWNER.

Additional Assumptions:
- Up to four (4) ENGINEER representatives will the walk-through
- One (1) day (or eight, 8, hours) is assumed to complete the effort including development of punch-list items and general observations

Deliverables:
- Attendance and participation in substantial completion walk-through
- Punch-list items

Task 510 – Final Completion Walk-through

ENGINEER will conduct a final completion walk-through with OWNER upon confirmation that all punch-list items have been addressed. It is assumed the OWNER will lead this effort with observations provided by the ENGINEER. ENGINEER will confirm the punch-list items have been addressed and issue certificate of final completion upon concurrence with OWNER.

Additional Assumptions:
- Up to four (4) ENGINEER representatives will the walk-through
- One (1) day (or eight, 8, hours) is assumed to complete the effort

Deliverables:

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- Attendance and participation in final completion walk-through
- Final observations

Task 511 – Record Drawings

ENGINEER will update the drawings to reflect as-built conditions. It is assumed that OWNER will routinely check as-built markups throughout construction with the contractor to confirm conformance with the specifications and that as-built information is clearly recorded. ENGINEER will update the drawings to reflect the as-built markups as provided by the contractor through OWNER. It is noted that the level of effort does not include research or interpretation to generate the as-built drawings based on RFIs, clarifications, and change orders. Thus, RFIs, clarifications, and change orders shall not be attached to the drawing to serve as documentation of as-built conditions in lieu of direct markups by the contractor on the drawings. Record drawing sets will be provided to OWNER in hard copy and electronic (.pdf) format.

Deliverables:

- Final record drawings

Additional Services:

Additional services not included in this Scope of Work include:

- Additional preliminary engineering, design, detailed (final) design, bid phase services, engineering services during construction, or start-up and commissioning services beyond the scope identified herein
- Detailed power study
- Pre-procurement / purchase of any equipment and associated drawing and specification development except for the UV system and effluent filter pre-procurement which is included in basic scope of services above.
- Preparation of applications and supporting documents for private or governmental grants, loans, or advances
- Travel outside of the City of Georgetown area where not specifically identified in the scope identified herein
- Assistance with bid protests, re-bidding, or re-negotiating contracts for construction, materials, equipment, or services
- Services required for acquisition of land, easements, and right-of-way
- Additional services related to environmental permitting beyond the scope identified herein
- Additional survey, geotechnical, and subsurface utility exploration beyond the scope identified herein
- This Task order includes the payment of permitting fees for the TCEQ WPAP and City of Georgetown SDP amendment fees which are included in a cash allowance item. Other permit fees (if any) beyond these two listed items are not included in this Task Order.
- Site platting
- If needed, additional services will require written authorization from the OWNER with additional funding.
- Permitting and Regulatory Coordination Assumptions:
    - No cultural resources field work or site visit is required for the project. If field work or a site visit is required, a change order will be necessary.
    - The scope of work may be subject to change following consultation with the THC. Any

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additional costs resulting from a change in the scope of work will be negotiated with the Owner under a change order.
- No species-specific surveys, or a formal biological assessment (evaluation) is included in this scope of work.
- No studies, methodologies, reports, analysis or permits not specifically described within are included.
- We assume that the USACE will consider the PCN package submittal "complete" at the time it is received by the agency.
- This scope and fee estimate do not include costs associated with obtaining an Approved Jurisdictional Determination (AJD) prior to permitting.
- This scope of services does not include aquatic resources functional assessment, biological evaluation, or mitigation plan. If needed, a change order will be needed to prepare these documents.
- For the USACE PCN task, the scope of services does not include direct coordination with the Texas Parks and Wildlife, USFWS, THC, or any other regulatory entity beyond the USACE.
- Additional studies, such as NEPA analysis are not included.
- ENGINEER is not responsible for timelines of USACE review and/or processing of PCN/applications.
- A change order will be required if an USACE Individual Permit is required.
- Individual water quality certification will not be required.

3. **Owner's Responsibilities**

Owner shall have those responsibilities set forth in the Agreement subject to the following:

1. Designate a person to act as City's representative with respect to the services to be performed or furnished by the ENGINEER. This representative will have authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to ENGINEER's services.

2. Provide all criteria and full information as to City's requirements for the project, including objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and furnish copies of all design and construction standards which City will require to be included in the Project Drawings and Specifications.

3. Assist ENGINEER by placing all available information pertinent to the Project, including previous reports and any other data relative to the design or construction of the Project at the ENGINEER's disposal.

4. Furnish to ENGINEER, as requested for performance of basic services or as required by the Contract Documents, the following:

   a) Data prepared by or services of others, including without limitation explorations and tests of subsurface conditions at or contiguous to the site, drawings of physical conditions in or relating to existing surface of subsurface structures at or contiguous to the site;

   b) The services of an independent testing laboratory to perform all inspections, test and approvals of samples, materials, and equipment;

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c) Environmental assessments, audits, investigations and impact statements, and other relevant environmental or cultural studies as to the Project, the site and adjacent areas;

d) Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform services under this Task Order;

e) Examine all alternate solutions, studies, reports, sketches, proposals and other documents presented by ENGINEER;

f) Provide such accounting, bond, and financial advisory, independent cost estimating and insurance counseling services and such legal services as City may require or ENGINEER may reasonably request with regard to legal issues pertaining to the Project;

g) Provide labor and safety equipment to open electrical/instrumentation cabinets, open and protect manholes and/or to operate valves and hydrants as required by the ENGINEER; and

h) Give prompt notice to ENGINEER whenever City observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of ENGINEER's services, or any defect or nonconformance in ENGINEER's services in the work of any Contractor.

5. Advise ENGINEER of the identity and scope of services of any independent engineers or professionals employed by OWNER to perform or furnish services in regard to the Project, including, but not limited to, Construction Management, Cost Estimating, Project Peer Review, Value Engineering, and Constructability Review. If OWNER designates a person or entity other than, or in addition to, ENGINEER to represent OWNER at the site, OWNER shall define and set forth in an exhibit that is to be mutually agreed upon and attached to and made a part of this Agreement before such services begin, the duties, responsibilities, and limitations of authority of such other party and the relation thereof to the duties, responsibilities, and authority of ENGINEER.

4. Times for Rendering Services

Phase	Completion Date
Notice to Proceed	end March 2026
Preliminary Design	complete end September 2026
Final Design	complete August 2027
Bid Phase	Start: August 2027; Complete: October 2027
Construction Phase	24-months (est. final completion end Dec. 2029)
Record Drawings	March 2030

5. Payments to Engineer

A. Owner shall pay Engineer for services rendered as follows:

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Task Code	WBS/Activity Name	Total Hours	Labor Bill Amount	Expense Billable	Sub Billable	Total Billable
100	**Conceptual and Preliminary Engineering De**	**2,712**	**$520,744**	**$500**	**$0**	**$521,244**
200	**Special Services**	**853**	**$147,670**	**$15,000**	**$107,988**	**$270,658**
201	Surveying and Mapping	8	$2,353	0	$22,000	$24,353
202	Geotechnical Engineering and Driller	473	$87,571	0	$45,905	$133,476
203	Permitting and Regulatory Coordination					
	Georgetown Site Plan Review	96	$17,146	0	$0	$17,146
	TCEQ Coordination	48	$10,517	$0	$0	$10,517
	TCEQ WPAP Permit	84	$14,372	$0	$0	$14,372
	Permit Fees (Cash Allowance)	-	$0	$15,000	$0	$15,000
	Cultural Resouces Background Review	-	$0	$0	$4,700	$4,700
	Geologic Assessment (GA)	-	$0	$0	$7,207	$7,207
	Aquatic Resources Delineation and Biological Survey	-	$0	$0	$15,277	$15,277
	USACE PCN and Agency Support	90	$15,711	0	$12,899	$28,610
300	**60% Design**	**4,846**	**$881,705**	**$1,000**	**$0**	**$882,705**
	90% Design	**4,018**	**$731,071**	**$1,000**	**0**	**$732,071**
	100% Design/Bid-Ready Submittal	**967**	**$179,155**	**$0**	**$0**	**$179,155**
400	**Bid-Phase Services**	**390**	**$78,054**	**$500**	**$0**	**$78,554**
500	**Engineering Services During Construction**	**4011**	**$827,727**	**$2,000**	**$0**	**$829,727**
A-1 - Owner-Held Engineering Contingency Allowance						**$100,000**
					Total Fee	**$3,594,114**

B. This Task Order will be billed using Billing Rates for all tasks (Tasks 100, 200, 300, 400, and 500) per the Bill Rate Schedule below. This Task Order includes a $100,000 Owner-held engineering contingency allowance for Owner's use that requires Owner's written authorization to Engineer prior to its use on the project.

C. The terms of payment are set forth in Article 4 of the Agreement unless modified in this Task Order.

CDM Smith	
Billing Rate Schedule (2026 Rates)*	
Personnel Category	Billing Rate* ($/hr)
Principal	340
Managing Engineer	340
Engineer/Architect 10	320
Engineer/Architect 9	300
Project Manager	285
Engineer/Architect 8	275

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Engineer/Architect 7	250
Engineer/Architect 6	215
Engineer/Architect 5	200
Engineer/Architect 4	165
Engineer/Architect 3	155
Senior Construction Estimator	185
Construction Estimator	165
Project Engineer 1/2	130
Senior Designer (BIM/CADD)	180
Designer (BIM/CADD)	125
Junior Designer (BIM/CADD)	100
Senior Specification Writer	185
Specification Writer	130
Senior Administration	130
Administration	100

* These 2026 Billing Rates are subject to a four (4) percent increase one year after the date of this task order and adjusted 4% again annually every year thereafter.

Other Direct Costs are to be billed at cost (no markup) and subconsultants will include a 10% markup on their services as part of the Billing Rate invoice calculations.

6. **Subconsultants:**

Diamond Surveying (Surveying and Mapping)
Beyond Engineering and Testing (Geotechnical Drilling and Materials Testing)
SWCA Environmental Consultants (Environmental permitting and support)

7. **Other Modifications to Agreement:**

A. Article 6.02 Ownerships of Documents. Insert Paragraph 6.02 B as follows:

"B. Notwithstanding any other provision of this Agreement to the contrary, Engineer shall retain its rights in its pre-existing standard drawing details, designs, specifications, databases, computer software, proprietary information, documents, templates, and any other property owned by Engineer on the date of this Agreement or developed outside of this Agreement."

8. **Attachments:** None

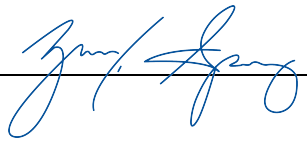
9. **Documents Incorporated By Reference:** The Agreement effective October 25, 2022.

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TASK ORDER

Terms and Conditions: Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____, 2026.

OWNER:		ENGINEER:	
By:	_____	By:	
Name:	Josh Schroeder	Name:	Zachary Sperry
Title:	Mayor	Title:	Principal, Client Service Leader
		Engineer License or Firm's Certificate No.	F-3043
		State of:	Texas
Date:	_____	Date:	March 11, 2026

ATTEST:	APPROVED AS TO FORM
_____	_____
City Secretary	City Attorney

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DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Larry Taylor

Title: Project Manager

Address: 295 SE Innerloop
Georgetown TX 78626

E-Mail Address: Larry.Taylor@georgetown.org

Phone: 512-930-6914

Fax:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Zachary I. Sperry

Title: Principal

Address: 8310-1 N Capital of Texas Hwy.
Suite 250
Austin, TX 78731

E-Mail Address: Sperryzi@@cdmsmith.com

Phone: 512-346-1100

Fax: 512-345-1483

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City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Fiber Maintenance and Construction Services Contract Renewal with CBG Acquisition

SUGGESTED ACTION:
Consideration and possible action to approve a renewal contract with CBG Acquisition for fiber maintenance and construction services for a one-year term in an amount not to exceed $500,000.00, and to authorize the City Manager to execute up to two additional one-year renewals in an amount not to exceed $500,000.00 annually -- Greg Berglund, Assistant Director, Information Technology, and James Davis, IT Operations Manager

ITEM SUMMARY:
This item is to request approval of a renewal of the general services contract No. 24-0093-SC-R1 with CBG Acquisition, formerly Brycomm, for fiber maintenance and construction in an amount not to exceed $500,000.00 annually.

The City manages a growing wide-area network communications system that connects City facilities and utility infrastructure. This system includes approximately 100 miles of aerial and underground fiber optic cable. Each year, staff coordinate maintenance and repair of damaged fiber, upgrades to existing infrastructure, and construction associated with capital improvement projects, new facilities, and growth areas.

Approval of this renewal will allow staff to continue utilizing a qualified contractor for fiber maintenance and construction services as needed throughout the contract term. The contract supports timely response to outages and damage, improves service level expectations for repair and construction work, and reduces administrative time associated with procuring these services on a project-by-project basis.

FINANCIAL IMPACT:
The contract amount is not to exceed $500,000.00 for the one-year renewal term. Funding sources will be determined by the project or department utilizing the contract and will be charged to the appropriate accounts as budgeted.

SUBMITTED BY:
Greg Berglund, Information Technology

ATTACHMENTS:
24-0093-SC-R1 CBG Acquisition Co (formerly BryComm)_Renewal 1 (FOR SIGNATURE).pdf

Renewal No. 1
to the Agreement between
CBG Acquisition Company
and the
City of Georgetown, Texas

This First Renewal Agreement (the "First Renewal") is entered into between the **CITY OF GEORGETOWN**, a Texas Home-Rule Municipal Corporation (the "City"), **CBG ACQUISITION COMPANY, formerly dba Brycomm, LLC** (the "Contractor"), (collectively, the "**Parties**"). The Parties hereby agree as follows:

WHEREAS, the Parties entered into an Agreement on March 26, 2024, for the Contractor to provide the City with **Fiber Maintenance Services** (the "Services"), Contract No. 24-0093-SC, (the "Original Agreement"); and

WHEREAS, the Original Agreement provided an initial term to begin March 26, 2024, and end on March 25, 2026, and provided for three (3) additional one- (1-) year renewal terms; and

WHEREAS, on April 29, 2025, the Contractor changed their name from A3 Communications, Inc. dba BryComm to CBG Acquisition Company; and

WHEREAS, the Parties desire to renew the Original Agreement for a first renewal term to begin upon the expiration of the Original Agreement and end on March 25, 2027.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties agree to renew the Original Agreement for the first, one-year renewal term to begin immediately upon the expiration of the initial term and end on March 25, 2027.
2. During the First Renewal term, the total not-to-exceed amount shall be **FIVE HUNDRED THOUSAND DOLLARS AND NO CENTS ($500,000.00).**
3. All other terms of the Original Agreement not inconsistent with this First Renewal shall apply. Except as expressly modified by this First Renewal, the Original Agreement remains unchanged and in full force and effect, subject to its terms.

[signature page to follow]

CBG ACQUISITIONS COMPANY

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF GEORGETOWN

By: _____

Printed Name:

Title:

Date: _____

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Construction Contract Award for the Williams Drive Illumination Project

SUGGESTED ACTION:
Consideration and possible action to award a construction contract to EZ-Bel Construction, LLC of San Antonio, Texas for the construction of the Williams Drive Illumination Project in the amount of $1,789,176.00 -- Wesley Wright, P.E., Systems Engineering Director, and David Herzog, CIP Manager

ITEM SUMMARY:
This project consists of the installation of roadway illumination along both sides of Williams Drive from Jim Hogg Drive to Shell Road. The illumination improvements are part of the planned mobility and safety enhancements along the Williams Drive corridor between Jim Hogg Drive and IH-35.

This project represents the first phase of a larger corridor improvement plan for Williams Drive. Future phases will include additional roadway illumination between Serenada Drive and IH-35, installation of roadway medians and turn lane improvements near Rivery Boulevard, and construction of a shared-use path along the north side of Williams Drive between Serenada Drive and IH-35, along with associated waterline improvements.

This project was initially bid in October 2025. During that bid process, Addendum No. 1 was inadvertently not uploaded to the City's e-bid platform. As a result, the apparent low bidder did not acknowledge receipt of the addendum. To maintain a fair and transparent procurement process, all bids were rejected and the project was rebid.

The Williams Drive Illumination Project was subsequently re-advertised for public bids January 18, 2026, and January 25,2026. A public bid opening was held on February 19, 2026, at 2:00 PM, where ten (10) competitive bids were received.

EZ-Bel Construction, LLC submitted the lowest responsive and responsible bid. City staff reviewed the firm's current workload, references, and construction history and determined that EZ-Bel Construction, LLC, has successfully completed projects of similar size and scope for various municipalities.

Based on this review, staff recommends awarding the construction contract to EZ-Bel Construction, LLC of San Antonito, Texas in the amount of $1,789,176.00.

FINANCIAL IMPACT:
Funds for this expenditure are budgeted and available in the FY 26 CIP Budget.

SUBMITTED BY:
Jack Matthews, Systems Engineering

ATTACHMENTS:
CoG - ITB202608 - Williams Drive Illumination Plan Recommendation Letter.pdf
CoG - ITB202608 - Williams Drive Illuminiation Plan Bid Summary.pdf
Williams Dr. Illumination Map Exhibit.pdf

4801 Southwest Parkway,
Parkway 1, Suite 185
Austin TX 78735
T +1 512 328 5771

February 20,2026

Jonathan “Moose” Morales
Assistant CIP Manager
City of Georgetown
510 W. 9th Street
Georgetown, Texas 78626

RE: Recommendation for Award
Williams Drive Illumination Plan
Georgetown, TX
RPS (Tetra Tech) Project No. 008261

Dear Mr. Morales:

Ten (10) bids for the referenced project were received on February 19, 2026, from -

- Capstar Construction
- DeNucci Constructors
- EARTC
- Elecnor Belco Electric
- E-Z Bel Construction
- Florida Traffic Control Devices
- Lumin8 Transportation Technologies
- Platinum Underground
- PSRE LLC
- The Levy Company

RPS, a Tetra Tech Company, has tabulated and reviewed all the bids, and the low bidder is E-Z Bel Construction, LLC. with a bid of $1,789,176.

It should be noted that our recommendation is based on the lowest bid, and the City reserves the right to determine whether a bid is invalid based on the rules and regulations set forth in the bid documents. Please feel free to call me if you have any questions regarding this recommendation.

Thank you,

Kevin Hoffman, P.E.
Project Manager

Bid Summary

BID ITEM	ITEM CODE	DESCRIPTION	UNIT MEASURE	BID QUANTITY	Engineer's Estimate		AVERAGE UNIT COST	Platinum Underground			DeNucci Constructors		
					UNIT COST	AMOUNT BID		UNIT COST	AMOUNT BID	COST % DIFF	UNIT COST	AMOUNT BID	COST % DIFF.
WILLIAMS DRIVE ILLUMINATION PLAN													
1	COG	Insurance, Bonds and Move-In Related Expenses not to exceed 5% of Total Bid	LS	1	$ 112,063.00	**$ 112,063.00**	**$ 103,484.02**	$ 20,000.00	**$ 20,000.00**	**-82%**	$ 175,000.00	**$ 175,000.00**	**56%**
2	COG	City of Georgetown Owner Allowance (only used for Owner and/or Engineer directed modifications or improvements)	LS	1	$ 75,000.00	**$ 75,000.00**	**$ 75,000.00**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
3	502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	9	$ 10,000.00	**$ 90,000.00**	**$ 7,910.05**	$ 5,000.00	**$ 45,000.00**	**-50%**	$ 12,500.00	**$ 112,500.00**	**25%**
4	618	CONDUIT (PVC SCH 40) (2 IN)	LF	23795	$ 16.60	**$ 394,997.00**	**$ 20.88**	$ 9.00	**$ 214,155.00**	**-46%**	$ 23.00	**$ 547,285.00**	**39%**
5	618	CONDUIT (PVC SCH 40) (2 IN) (BORE)	LF	4750	$ 30.00	**$ 142,500.00**	**$ 49.80**	$ 55.00	**$ 261,250.00**	**83%**	$ 95.00	**$ 451,250.00**	**217%**
6	620	ELECTRICAL CONDUCTORS (NO.8) (BARE)	LF	29990	$ 1.98	**$ 59,380.20**	**$ 2.89**	$ 1.50	**$ 44,985.00**	**-24%**	$ 5.00	**$ 149,950.00**	**153%**
7	620	ELECTRICAL CONDUCTORS (NO.8) (INSULATED)	LF	62,680.0	$ 2.16	**$ 135,388.80**	**$ 3.04**	$ 1.50	**$ 94,020.00**	**-31%**	$ 5.00	**$ 313,400.00**	**131%**
8	GUK6, GUK6-SL, GUK6-TL-360045	SUB-SURFACE BOX AND LID, 17"X30"X18" JUNCTION BOX	EA	12	$ 2,000.00	**$ 24,000.00**	**$ 2,216.75**	$ 2,500.00	**$ 30,000.00**	**25%**	$ 2,800.00	**$ 33,600.00**	**40%**
9	PEC SPECS, STANDARD 520-010-0911	Service Pedestal (furnish & install conduit from riser to pedestal, concrete foundation pad, main breaker 200 amp rating, photocell, conduits, at pedestal; only furnishing riser and weathehead)	EA	6	$ 2,500.00	**$ 15,000.00**	**$ 8,063.10**	$ 5,000.00	**$ 30,000.00**	**100%**	$ 4,500.00	**$ 27,000.00**	**80%**
10	GUSL-25-1, GUSL-25	25' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	85	$ 7,000.00	**$ 595,000.00**	**$ 4,961.87**	$ 6,000.00	**$ 510,000.00**	**-14%**	$ 8,500.00	**$ 722,500.00**	**21%**
11	GUSL-35-1	35' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	47	$ 7,000.00	**$ 329,000.00**	**$ 5,666.21**	$ 7,000.00	**$ 329,000.00**	**0%**	$ 9,500.00	**$ 446,500.00**	**36%**
12	GUSL-CF-B, GUSL-CF-BR	CONCRETE FOUNDATION FOR STREETLIGHT POLE (24"X84")	EA	132	$ 3,000.00	**$ 396,000.00**	**$ 1,777.49**	$ 600.00	**$ 79,200.00**	**-80%**	$ 4,500.00	**$ 594,000.00**	**50%**
13	PER MANUFACTURER SPEC	DURALITE ILLUMINATION GROUND BOX	EA	120	$ 500.00	**$ 60,000.00**	**$ 1,462.75**	$ 700.00	**$ 84,000.00**	**40%**	$ 2,200.00	**$ 264,000.00**	**340%**
14	COG	CITY OF GEORGETOWN FORCE ACCOUNT (only used for Owner directed modifications or improvements)	LS	1	$ 75,000.00	**$ 75,000.00**	**$ 75,000.00**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
15	COG	For providing a Video DVD of the Project Area prior to and after construction for base bid)	LS	1	$ 2,000.00	**$ 2,000.00**	**$ 3,226.07**	$ 2,500.00	**$ 2,500.00**	**25%**	$ 4,500.00	**$ 4,500.00**	**125%**
TOTAL OF ALL PRICES (ITEMS 1-15)						**$ 2,505,329.00**			**$ 1,894,110.00**			**$ 3,991,485.00**	
		BASE BID SUBTOTAL COST ADJUSTED FOR CORRECTNESS				**$ 2,505,329.00**			**$ 1,894,110.00**			**$ 3,991,485.00**	
		BASE BID SUBTOTAL COST IN PROPOSAL				N/A			$1,894,110.00			$3,991,485.00	
		ADJUSTMENT DIFFERENCE				N/A			$0.00			$0.00	
		Bid Bond							Yes			Yes	
		Illumination Experience							Yes			Yes	
		Acknowledge Addendum 1							Yes			Yes	

Bid Summary

BID ITEM	ITEM CODE	DESCRIPTION	UNIT MEASURE	BID QUANTITY	Lumin8 Transportation Technologies			E-Z Bel Construction			Elecnor Belco Electric		
					UNIT COST	AMOUNT BID	COST % DIFF.	UNIT COST	AMOUNT BID	COST % DIFF.	UNIT COST	AMOUNT BID	COST % DIFF.
WILLIAMS DRIVE ILLUMINATION PLAN													
1	COG	Insurance, Bonds and Move-In Related Expenses not to exceed 5% of Total Bid	LS	1	$ 103,300.00	**$ 103,300.00**	**-8%**	$ 85,000.00	**$ 85,000.00**	**-24%**	$ 70,000.00	**$ 70,000.00**	**-38%**
2	COG	City of Georgetown Owner Allowance (only used for Owner and/or Engineer directed modifications or improvmements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
3	502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	9	$ 9,000.00	**$ 81,000.00**	**-10%**	$ 13,500.00	**$ 121,500.00**	**35%**	$ 4,000.00	**$ 36,000.00**	**-60%**
4	618	CONDUIT (PVC SCH 40) (2 IN)	LF	23795	$ 19.00	**$ 452,105.00**	**14%**	$ 13.00	**$ 309,335.00**	**-22%**	$ 23.00	**$ 547,285.00**	**39%**
5	618	CONDUIT (PVC SCH 40) (2 IN) (BORE)	LF	4750	$ 58.00	**$ 275,500.00**	**93%**	$ 44.00	**$ 209,000.00**	**47%**	$ 37.00	**$ 175,750.00**	**23%**
6	620	ELECTRICAL CONDUCTORS (NO.8) (BARE)	LF	29990	$ 1.90	**$ 56,981.00**	**-4%**	$ 1.20	**$ 35,988.00**	**-39%**	$ 2.40	**$ 71,976.00**	**21%**
7	620	ELECTRICAL CONDUCTORS (NO.8) (INSULATED)	LF	62,680.0	$ 2.30	**$ 144,164.00**	**6%**	$ 1.40	**$ 87,752.00**	**-35%**	$ 2.40	**$ 150,432.00**	**11%**
8	GUK6, GUK6-SL, GUK6-TL-360045	SUB-SURFACE BOX AND LID, 17"X30"X18" JUNCTION BOX	EA	12	$ 1,440.00	**$ 17,280.00**	**-28%**	$ 1,000.00	**$ 12,000.00**	**-50%**	$ 1,000.00	**$ 12,000.00**	**-50%**
9	PEC SPECS, STANDARD 520-010-0911	Service Pedestal (furnish & install conduit from riser to pedestal, concrete foundation pad, main breaker 200 amp rating, photocell, conduits, at pedestal; only furnishing riser and weathehead)	EA	6	$ 2,350.00	**$ 14,100.00**	**-6%**	$ 11,000.00	**$ 66,000.00**	**340%**	$ 13,000.00	**$ 78,000.00**	**420%**
10	GUSL-25-1, GUSL-25	25' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	85	$ 3,860.00	**$ 328,100.00**	**-45%**	$ 3,500.00	**$ 297,500.00**	**-50%**	$ 3,927.00	**$ 333,795.00**	**-44%**
11	GUSL-35-1	35' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	47	$ 4,540.00	**$ 213,380.00**	**-35%**	$ 3,700.00	**$ 173,900.00**	**-47%**	$ 4,412.00	**$ 207,364.00**	**-37%**
12	GUSL-CF-B, GUSL-CF-BR	CONCRETE FOUNDATION FOR STREETLIGHT POLE (24"X84")	EA	132	$ 1,865.00	**$ 246,180.00**	**-38%**	$ 1,100.00	**$ 145,200.00**	**-63%**	$ 2,128.00	**$ 280,896.00**	**-29%**
13	PER MANUFACTURER SPEC	DURALITE ILLUMINATION GROUND BOX	EA	120	$ 1,100.00	**$ 132,000.00**	**120%**	$ 800.00	**$ 96,000.00**	**60%**	$ 946.00	**$ 113,520.00**	**89%**
14	COG	CITY OF GEORGETOWN FORCE ACCOUNT (only used for Owner directed modifications or improvements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
15	COG	For providing a Video DVD of the Project Area prior to and after construction for base bid)	LS	1	$ 1,995.00	**$ 1,995.00**	**0%**	$ 1.00	**$ 1.00**	**-100%**	$ 6,000.00	**$ 6,000.00**	**200%**
TOTAL OF ALL PRICES (ITEMS 1-15)						**$ 2,216,085.00**			**$ 1,789,176.00**			**$ 2,233,018.00**	
		BASE BID SUBTOTAL COST ADJUSTED FOR CORRECTNESS				**$ 2,216,085.00**			**$ 1,789,176.00**			**$ 2,233,018.00**	
		BASE BID SUBTOTAL COST IN PROPOSAL				$2,216,085.00			$1,789,176.00			$2,233,018.00	
		ADJUSTMENT DIFFERENCE				$0.00			$0.00			$0.00	
		Bid Bond				Yes			Yes			Yes	
		Illumination Experience				Yes			Yes			Yes	
		Acknowledge Addendum 1				Yes			Yes			Yes	

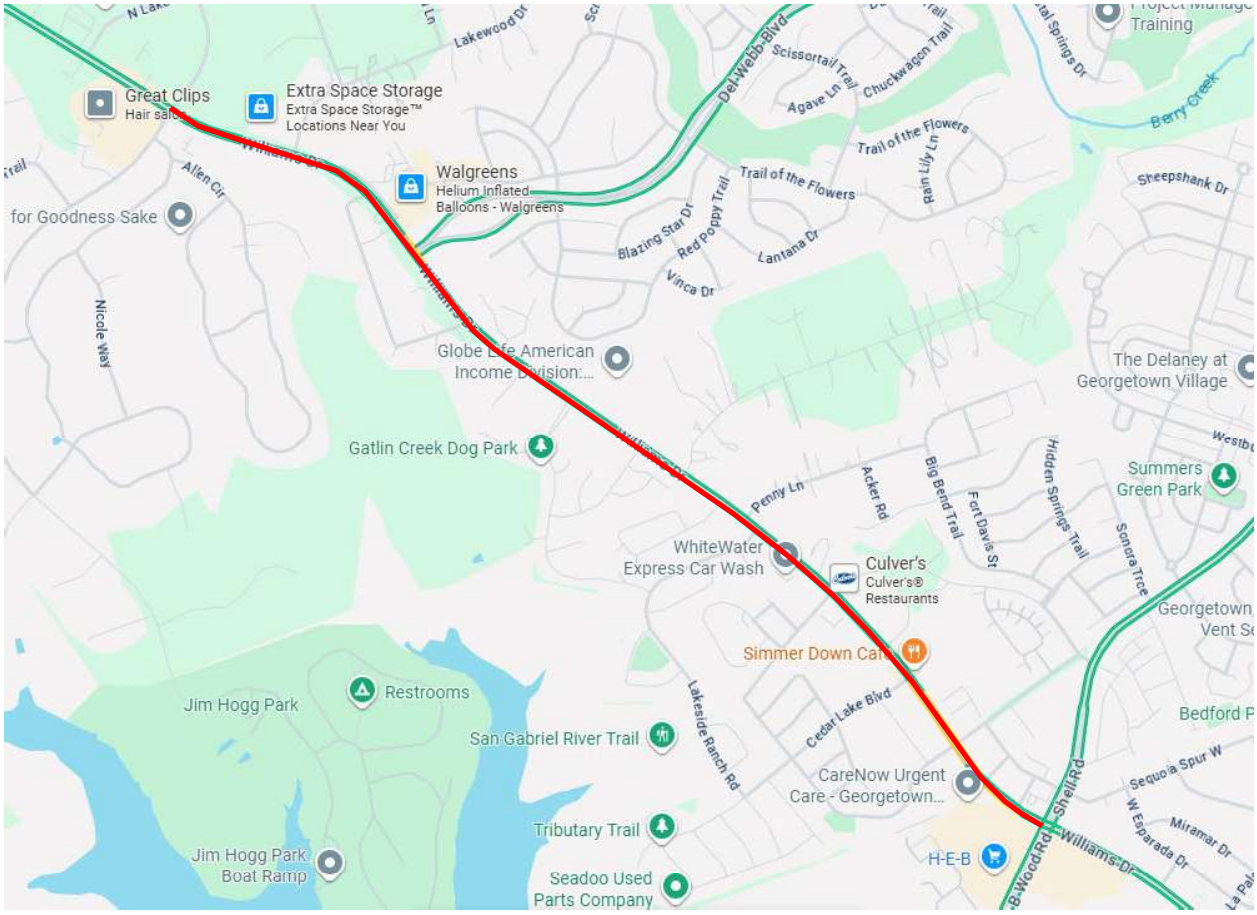
Bid Summary

BID ITEM	ITEM CODE	DESCRIPTION	UNIT MEASURE	BID QUANTITY	EARTC			PSRE LLC			The Levy Company		
					UNIT COST	AMOUNT BID	COST % DIFF.	UNIT COST	AMOUNT BID	COST % DIFF.	UNIT COST	AMOUNT BID	COST % DIFF.
WILLIAMS DRIVE ILLUMINATION PLAN													
1	COG	Insurance, Bonds and Move-In Related Expenses not to exceed 5% of Total Bid	LS	1	$ 225,000.00	**$ 225,000.00**	**101%**	$ 100,000.00	**$ 100,000.00**	**-11%**	$ 110,000.00	**$ 110,000.00**	**-2%**
2	COG	City of Georgetown Owner Allowance (only used for Owner and/or Engineer directed modifications or improvmements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
3	502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	9	$ 7,500.00	**$ 67,500.00**	**-25%**	$ 2,800.00	**$ 25,200.00**	**-72%**	$ 6,400.00	**$ 57,600.00**	**-36%**
4	618	CONDUIT (PVC SCH 40) (2 IN)	LF	23795	$ 45.00	**$ 1,070,775.00**	**171%**	$ 18.25	**$ 434,258.75**	**10%**	$ 25.00	**$ 594,875.00**	**51%**
5	618	CONDUIT (PVC SCH 40) (2 IN) (BORE)	LF	4750	$ 55.00	**$ 261,250.00**	**83%**	$ 30.00	**$ 142,500.00**	**0%**	$ 37.00	**$ 175,750.00**	**23%**
6	620	ELECTRICAL CONDUCTORS (NO.8) (BARE)	LF	29990	$ 10.00	**$ 299,900.00**	**405%**	$ 1.95	**$ 58,480.50**	**-2%**	$ 1.60	**$ 47,984.00**	**-19%**
7	620	ELECTRICAL CONDUCTORS (NO.8) (INSULATED)	LF	62,680.0	$ 10.00	**$ 626,800.00**	**363%**	$ 2.00	**$ 125,360.00**	**-7%**	$ 1.60	**$ 100,288.00**	**-26%**
8	GUK6, GUK6-SL, GUK6-TL-360045	SUB-SURFACE BOX AND LID, 17"X30"X18" JUNCTION BOX	EA	12	$ 7,500.00	**$ 90,000.00**	**275%**	$ 1,400.00	**$ 16,800.00**	**-30%**	$ 1,600.00	**$ 19,200.00**	**-20%**
9	PEC SPECS, STANDARD 520-010-0911	Service Pedestal (furnish & install conduit from riser to pedestal, concrete foundation pad, main breaker 200 amp rating, photocell, conduits, at pedestal; only furnishing riser and weathehead)	EA	6	$ 13,500.00	**$ 81,000.00**	**440%**	$ 9,000.00	**$ 54,000.00**	**260%**	$ 5,200.00	**$ 31,200.00**	**108%**
10	GUSL-25-1, GUSL-25	25' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	85	$ 8,500.00	**$ 722,500.00**	**21%**	$ 3,400.00	**$ 289,000.00**	**-51%**	$ 3,600.00	**$ 306,000.00**	**-49%**
11	GUSL-35-1	35' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	47	$ 10,500.00	**$ 493,500.00**	**50%**	$ 3,900.00	**$ 183,300.00**	**-44%**	$ 3,800.00	**$ 178,600.00**	**-46%**
12	GUSL-CF-B, GUSL-CF-BR	CONCRETE FOUNDATION FOR STREETLIGHT POLE (24"X84")	EA	132	$ 550.00	**$ 72,600.00**	**-82%**	$ 2,100.00	**$ 277,200.00**	**-30%**	$ 2,150.00	**$ 283,800.00**	**-28%**
13	PER MANUFACTURER SPEC	DURALITE ILLUMINATION GROUND BOX	EA	120	$ 3,500.00	**$ 420,000.00**	**600%**	$ 1,140.00	**$ 136,800.00**	**128%**	$ 1,300.00	**$ 156,000.00**	**160%**
14	COG	CITY OF GEORGETOWN FORCE ACCOUNT (only used for Owner directed modifications or improvements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
15	COG	For providing a Video DVD of the Project Area prior to and after construction for base bid)	LS	1	$ 2,500.00	**$ 2,500.00**	**25%**	$ 1,300.00	**$ 1,300.00**	**-35%**	$ 400.00	**$ 400.00**	**-80%**
TOTAL OF ALL PRICES (ITEMS 1-15)						**$ 4,583,325.00**			**$ 1,994,199.25**			**$ 2,211,697.00**	
		BASE BID SUBTOTAL COST ADJUSTED FOR CORRECTNESS				**$ 4,583,325.00**			**$ 1,994,199.25**			**$ 2,211,697.00**	
		BASE BID SUBTOTAL COST IN PROPOSAL				$4,583,325.00			$1,994,199.25			$2,211,697.00	
		ADJUSTMENT DIFFERENCE				$0.00			$0.00			$0.00	
		Bid Bond				Yes			Yes			Yes	
		Illumination Experience				Yes			Yes			Fiber	
		Acknowledge Addendum 1				Yes			Yes			Yes	

Bid Summary

BID ITEM	ITEM CODE	DESCRIPTION	UNIT MEASURE	BID QUANTITY	Florida Traffic Control Devices			Capstar Construction		
					UNIT COST	AMOUNT BID	COST % DIFF.	UNIT COST	AMOUNT BID	COST % DIFF.
WILLIAMS DRIVE ILLUMINATION PLAN										
1	COG	Insurance, Bonds and Move-In Related Expenses not to exceed 5% of Total Bid	LS	1	$ 88,965.22	**$ 88,965.22**	**-21%**	$ 57,575.00	**$ 57,575.00**	**-49%**
2	COG	City of Georgetown Owner Allowance (only used for Owner and/or Engineer directed modifications or improvmements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
3	502	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	9	$ 789.50	**$ 7,105.50**	**-92%**	$ 17,611.00	**$ 158,499.00**	**76%**
4	618	CONDUIT (PVC SCH 40) (2 IN)	LF	23795	$ 13.91	**$ 330,988.45**	**-16%**	$ 19.65	**$ 467,571.75**	**18%**
5	618	CONDUIT (PVC SCH 40) (2 IN) (BORE)	LF	4750	$ 43.91	**$ 208,572.50**	**46%**	$ 43.07	**$ 204,582.50**	**44%**
6	620	ELECTRICAL CONDUCTORS (NO.8) (BARE)	LF	29990	$ 1.89	**$ 56,681.10**	**-5%**	$ 1.48	**$ 44,385.20**	**-25%**
7	620	ELECTRICAL CONDUCTORS (NO.8) (INSULATED)	LF	62,680.0	$ 2.25	**$ 141,030.00**	**4%**	$ 1.92	**$ 120,345.60**	**-11%**
8	GUK6, GUK6-SL, GUK6-TL-360045	SUB-SURFACE BOX AND LID, 17"X30"X18" JUNCTION BOX	EA	12	$ 1,792.50	**$ 21,510.00**	**-10%**	$ 1,135.00	**$ 13,620.00**	**-43%**
9	PEC SPECS, STANDARD 520-010-0911	Service Pedestal (furnish & install conduit from riser to pedestal, concrete foundation pad, main breaker 200 amp rating, photocell, conduits, at pedestal; only furnishing riser and weathehead)	EA	6	$ 7,161.03	**$ 42,966.18**	**186%**	$ 9,920.00	**$ 59,520.00**	**297%**
10	GUSL-25-1, GUSL-25	25' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	85	$ 4,336.66	**$ 368,616.10**	**-38%**	$ 3,995.00	**$ 339,575.00**	**-43%**
11	GUSL-35-1	35' STREETLIGHT POLE AND MAST ARM ASSEMBLY (250W EQ LED) (SINGLE ARM) (BRUSHED ALUM)	EA	47	$ 4,852.09	**$ 228,048.23**	**-31%**	$ 4,458.00	**$ 209,526.00**	**-36%**
12	GUSL-CF-B, GUSL-CF-BR	CONCRETE FOUNDATION FOR STREETLIGHT POLE (24"X84")	EA	132	$ 749.85	**$ 98,980.20**	**-75%**	$ 2,032.00	**$ 268,224.00**	**-32%**
13	PER MANUFACTURER SPEC	DURALITE ILLUMINATION GROUND BOX	EA	120	$ 878.48	**$ 105,417.60**	**76%**	$ 2,063.00	**$ 247,560.00**	**313%**
14	COG	CITY OF GEORGETOWN FORCE ACCOUNT (only used for Owner directed modifications or improvements)	LS	1	$ 75,000.00	**$ 75,000.00**	**0%**	$ 75,000.00	**$ 75,000.00**	**0%**
15	COG	For providing a Video DVD of the Project Area prior to and after construction for base bid)	LS	1	$ 6,257.70	**$ 6,257.70**	**213%**	$ 6,807.00	**$ 6,807.00**	**240%**
TOTAL OF ALL PRICES (ITEMS 1-15)						**$ 1,855,138.78**			**$ 2,347,791.05**	
		BASE BID SUBTOTAL COST ADJUSTED FOR CORRECTNESS				**$ 1,855,138.78**			**$ 2,347,791.05**	
		BASE BID SUBTOTAL COST IN PROPOSAL				$1,855,126.98			$2,347,791.05	
		ADJUSTMENT DIFFERENCE				($11.80)			$0.00	
		Bid Bond				Yes			Yes	
		Illumination Experience				Yes			Fiber	
		Acknowledge Addendum 1				Yes			Yes	

WILLIAMS DRIVE ILLUMINATION PROJECT LOCATION MAP EXHBIT



Williams Dr. Illumination Project Limits

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Second Reading on Ordinance Chapter 8.40 Standards of Care for Youth Recreation Programs.

SUGGESTED ACTION:
Public Hearing and Second Reading of an Ordinance adopting Chapter 8.40 of the Code of Ordinances relating to establishing minimum standards of care for youth recreation programs -- Kimberly Garrett, Parks and Recreation Director

ITEM SUMMARY:
Chapter 42 of the Texas Human Resources Code regulates facilities and agencies that provide child-care services and establishes standards intended to protect children participating in organized programs. Enforcement of this chapter is administered by the Texas Department of Family and Protective Services (DFPS).

Under Section 42.041(b)(14), elementary-age (ages 5–13) municipal recreation programs are exempt from state child-care licensing requirements if the municipality annually adopts Standards of Care by ordinance following a public hearing. The ordinance must establish minimum staffing ratios, staff qualifications, facility health and safety standards, and procedures for monitoring and enforcement. Parents must also be notified that the programs are not state-licensed child-care facilities and may not be advertised as such.

This ordinance formally adopts the required Standards of Care for the City of Georgetown Parks and Recreation Department's after-school and summer youth recreation programs. These programs are recreational in nature and do not operate as child-care services. The adopted standards represent minimum operational requirements consistent with existing departmental practices.

The Georgetown Parks and Recreation Department previously developed similar department minimum standards for recreation programs. Therefore, the minimum standards set forth in Exhibit A will create no additional staffing or financial burden to the City. Additionally, it will not impact the effected recreation program fees.

The ordinance was originally adopted in 2015 and expires annually, requiring City Council re-adoption prior to April 1 each year. The current update includes amendments clarifying monitoring and internal review procedures.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Amy Castillo, Parks and Recreation

ATTACHMENTS:
Ordinance_Parks - Ch 8.40 Standards of Care_2026.pdf
Exhibit A_Ch 8.40 Standards of Care_3.2.2026_Clean.pdf
Exhibit A_Ch 8.40 Standards of Care_3.2.2026_Redlines_Council.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GEORGETOWN, TEXAS, ADOPTING CHAPTER 8.40 OF THE CODE OF ORDINANCES RELATING TO ESTABLISHING MINIMUM STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS; PROVIDING A SEVERABILITY CLAUSE; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City's Parks and Recreation Department has determined that certain minimum standards of care are necessary to health, safety, and welfare of individuals participating in youth recreation programs; and

WHEREAS, the State of Texas Human Resources Code Chapter 42 exempts certain after-school and summer recreation programs from state licensing requirements as identified in Subsection 42.041(14) stating "an elementary-age (ages 5-13) recreation program operated by a municipality provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs, that such standards are provided to the parents of each program participant, and that the ordinances shall include, at a minimum, staffing ratios, minimum staff qualifications, minimum facility, health, and safety standards, and mechanisms for monitoring and enforcing the adopted local standards; and further provided that parents be informed that the program is not licensed by the state and the program may not be advertised as a child-care facility;" and

WHEREAS, the City Council, at a meeting on _____, held a public hearing prior to adopting Chapter 8.40 of the Code of Ordinances regarding Standards of Care for Youth Recreation Programs; and

WHEREAS, the City Council of the City of Georgetown finds it to be in the best interest of the citizens of Georgetown to adopt Chapter 8.40 of the Code of Ordinances regarding Standards of Care for Youth Recreation Programs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GEORGETOWN, THAT:

SECTION 1. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby

finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan.

SECTION 2. It is hereby determined upon the basis of requirements set forth in the Texas Human Resource Code, the City of Georgetown shall be exempt from Texas Child Care Services regulations.

SECTION 3. Chapter 8.40 of the Code of Ordinance of the City of Georgetown is hereby amended in its entirety and shall provide as shown in Exhibit "A."

SECTION 4. All ordinances and parts of ordinances that are in conflict with this ordinance are hereby repealed, and are no longer of any force and effect.

SECTION 5. If any provision of this ordinance or application thereof to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION 6. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

PASSED AND APPROVED on FIRST READING on this ___ day of _____, 2026.

PASSED AND APPROVED on SECOND READING on this ___ day of _____, 2026.

ATTEST: **CITY OF GEORGETOWN, TEXAS**

_____ By: _____

Robyn Densmore, City Secretary Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

Exhibit A

Code of Ordinances
Adopting Chapter 8.40

Sec. 8.40. – Standards of Care for Youth Recreation Programs

Sec. 8.40.010. - Definitions.

“City Council” means the City Council of the City of Georgetown, Texas.

"Department" means the Parks and Recreation Department.

"Director" means the director of the Parks and Recreation Department.

"Designee" means a person appointed by the director to act on the director's behalf.

"Facility" means a building or improvement operated or used by the department in conducting a recreational program.

"Participant" means a child age five to 13 years old that is enrolled in a recreational program and is under the supervision of department staff.

"Staff" means a person who is employed by the department to work in a recreational program.

"Parent" means legal guardian of a participant.

“Recreation Superintendent” means a full-time professional employee assigned responsibility for management of day-to-day operations of all recreational programs.

“Recreation Supervisor” means a full-time employee assigned responsibility of management of one area of the Recreation Department. Responsible for overseeing the area’s planning, implementation, staff training, scheduling, supervision, and enforcement.

"Youth Recreation Programs and Camp Programs” or “Camp Programs” means a fee-based children's program or activity offered and supervised by the department that requires a participant to enroll or register to participate

"Youth Recreation and Camp Program Staff” or “Camp Program Staff" means a person responsible for the direct care or supervision of participants, including volunteers and contractors. The term excludes a person whose primary duties include administration, clerical support, or facility maintenance.

Sec. 8.40.020. - Purpose.

The purpose of the standards of care established in this chapter is to protect children who participate in City of Georgetown recreation programs. The standards of care set forth in this chapter are intended to be the minimum standards by which the Georgetown Parks and Recreation Department will operate its youth recreation programs which are recreational in nature and not designated as childcare programs.

Sec. 8.40.030. - Participant and Camp Program Staff Ratios.

a) Camp programs shall have no greater than a ten to one (10:1) ratio of participants to camp program staff for children zero to four years of age.
b) Camp programs shall have no greater than a 15 to one (15:1) ratio of participants to camp program staff for children five to nine years of age.
c) Camp programs shall have no greater than a 17 to one (17:1) ratio of participants to camp program staff for children 10 to 13 years of age.
d) Each participant should have a program employee who is responsible for him or her and who is aware of details of the participant's habits, interests, and any special problems as identified by the participant's parents during the registration process.

Sec. 8.40.040. – Minimum Qualifications for Youth Program and Camp Program Staff

a. Youth Recreation and Camp Program Staff must be at least 16 years of age.
b. At least 50 percent of camp program staff must possess certification from a nationally recognized body in First Aid; and Community CPR or equivalent.
c. Camp program staff must complete a camp program staff orientation including, but not limited to:
    1. An overview of the City of Georgetown's Standards of Care; and
    2. Policies including discipline, guidance, and the release of participants; and
    3. An overview of symptoms of child abuse, neglect, and sexual abuse and the responsibility of reporting these; and
    4. The procedures to follow in handling emergencies include but are not limited to fire, explosion, tornado, toxic fumes, volatile persons, and severe injury or illness of a child or adult; and
    5. The use and locations of fire extinguishers and first aid equipment.

Sec. 8.40.050. - Employment Restrictions.

a) Criminal background checks will be conducted on prospective camp program staff. The following convictions, including deferred adjudication and pretrial diversions, regardless of when the conviction occurred will render applicants

ineligible for participation with Georgetown Parks and Recreation Camp Programs:

b) Any drug distribution activity, including misdemeanor or felony; Rape; Aggravated Assault; Child Abuse or Molestation; Murder; Kidnapping; or any other felony or crime involving moral turpitude, which involves acts of physical violence.
c) The following convictions within ten years from the date of application for employment will render applicants ineligible for participation with Georgetown Parks and Recreation Camp Programs:
d) Any drug related activity, including misdemeanor or felony; Assault; or any other felony or crime involving moral turpitude which does not involve acts of physical violence.

Sec. 8.40.060. - Minimum Building Standards.

a) The facilities and equipment used do not present any known fire, health, or safety hazards and are kept free of accumulations of objectionable debris.
b) The facility shall be subject to an annual safety inspection.
c) The facility shall reasonably be kept free of insects, rodents, and stray animals.
d) Facility buildings shall maintain clearly marked emergency exits.
e) A disaster and evacuation procedure shall be posted at the facility.
f) First-aid kits and infection control kits shall be available at the facility and taken to other locations at which the participants are engaged in program activities.
g) First-aid guidelines shall be on file and available at the facility.
h) The facility shall have a sufficient number of restrooms maintained in good repair and equipped for independent use by children and designed to permit staff supervision as needed.

Sec. 8.40.070. - Minimum Health and Safety Standards.

a) A participant who is ill or injured shall be supervised until the participant is released to a parent or other authorized person.
b) A participant whose illness or medical condition requires a degree of supervision by staff that would compromise the health or safety of the other participants shall be kept separate from the other participants until the participant is removed from the facility.
c) A participant whose illness or medical condition prevents the participant from comfortably participating in program activities or places other participants at risk may not be admitted or readmitted to the facility for the duration of the illness or condition.
d) A staff member may not administer medication to a participant without a written parental medication authorization. Staff may not knowingly administer medication that is not in its original container or that is past the expiration date on the container.

e) A staff member may not administer an amount of medication that is inconsistent with the prescribed dosage and parental direction. A staff member shall return the unused medication to the parent on the last program day.
f) Medication should be kept in a secure location that is not accessible by participants.
g) A staff member shall maintain a medication and first aid log.
h) In accordance with Section 341.0646 of the Health and Safety Code, a staff member shall provide children participating in organized water activities with personal flotation devices when required. A staff member shall ensure the children wearing the personal flotation devices are properly fitted and fastened.

Sec. 8.40.080. - Mechanisms for Monitoring and Enforcing Standards.

The camp director or designee shall monitor the camp programs for adherence to the minimum standards stated in this document.

These inspection reports shall be documented and submitted to the Recreation Supervisor and Recreation Superintendent to be kept on file.

- ## Sec. 8.40.090. - Review.

This Chapter will expire one year after its effective date.

- ## Sec. 8.40.100. - Recommendation for Amendment or Re-adoption.

No later than April 1 of each year, the director or the designee shall review the local standards of care for potential amendments and recommend any amendments to the

- **Sec. 8.40.010. - Definitions.**

~~"Youth Recreation and Camp Program Staff" means a person responsible for the direct care or supervision of participants, including volunteers and contractors. The term excludes a person whose primary duties include administration, clerical support, or facility maintenance.~~

"City Council" means the City Council of the City of Georgetown, Texas.

"Department" means the Parks and Recreation Department.

"Director" means the director of the Parks and Recreation Department.

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"Facility" means a building or improvement operated or used by the department in conducting a recreational program.

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"Staff" means a person who is employed by the department to work in a recreational program.

"Parent" means legal guardian of a participant.

"Recreation Superintendent" means a full time professional employee assigned responsibility for management of day to day operations of all recreational programs.

"Recreation Supervisor" means a full time employee assigned responsibility of management of one area of the Recreation Department. Responsible for overseeing the area's planning, implementation, staff training, scheduling, supervision, and enforcement.

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"Youth Recreation and Camp Program Staff" or "Camp Program Staff" means a person responsible for the direct care or supervision of participants, including volunteers and contractors. The term excludes a person whose primary duties include administration, clerical support, or facility maintenance.

(Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.020. - Purpose.**

The purpose of the standards of care established in this chapter is to protect children who participate in City of Georgetown ~~after-school and summer~~ recreation programs. The standards of care set forth in this chapter are intended to be the minimum standards by which the Georgetown Parks and Recreation Department will operate its youth recreation programs which are recreational in nature and not designated as child care programs.

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(Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.030. - Participant and Ccamp Pprogram Sstaff Rratios.**

a) Camp programs shall have no greater than a ten to one (10:1) ratio of participant to camp program staff for children zero to four years of age.
b) Camp programs shall have no greater than a 15 to one (15:1) ratio of participant to camp program staff for children five to nine years of age.
c) Camp programs shall have no greater than a 17 to one (17:1) ratio of participants to camp program staff for children 10 to 13 years of age.
d) Each participant should have a program employee who is responsible for him or her and who is aware of details of the participant's habits, interests, and any special problems as identified by the participant's parents during the registration process.

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- **Sec. 8.40.040. ~~--~~ Minimum Qualifications for Youth Program and C~~c~~amp P~~p~~rogram S~~s~~taff ~~qualifications.~~**

  a) Youth ~~C~~reationRecreation and Camp P~~p~~rogram S~~s~~taff must be at least 16 years of age.
  b) At least 50 percent of camp program staff must possess certification from a nationally recognized body in First Aid; and Community CPR or equivalent.
  c) Camp program staff must complete a camp program staff orientation including, but not limited to:
     1. An overview of the City of Georgetown's Standards of Care; and
     2. Policies including discipline, guidance, and the release of participants; and
     3. An overview of symptoms of child abuse, neglect, and sexual abuse and the responsibility of reporting these; and
     4. The procedures to follow in handling emergencies includ~~ing~~ but are not limited to: fire, explosion, tornado, toxic fumes, volatile persons, and severe injury or illness of a child or adult; and
     5. The use and locations of fire extinguishers and first aid equipment.

  (Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.050. - Employment R~~r~~estrictions.**

  a) Criminal background checks will be conducted on prospective camp program staff. The following convictions, including deferred adjudication and pretrial diversions, regardless of when the conviction occurred will render applicants ineligible for participation with Georgetown Parks and Recreation Camp Programs:
  b) Any drug distribution activity, including misdemeanor or felony; Rape; Aggravated Assault; Child Abuse or Molestation; Murder; Kidnapping; or a~~A~~ny other felony or crime involving moral turpitude, which involves acts of physical violence.
  c) The following convictions within ten years from the date of application for employment will render applicants ineligible for participation with Georgetown Parks and Recreation Camp Programs:
  d) Any drug related activity, including misdemeanor or felony; Assault; or a~~A~~ny other felony or crime involving moral turpitude which does not involve acts of physical violence.

  (Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.060. - Minimum B~~b~~uilding S~~s~~tandards.**

a) The facilitiesy and equipment used do not present any known fire, health, or safety hazards and are kept free of accumulations of objectionable debris.
b) The facility shall be subject to an annual safety inspection.
c) The facility shall reasonably be kept free of insects, rodents, and stray animals.
d) Facility buildings shall maintain clearly marked emergency exits.
e) A disaster and evacuation procedure shall be posted at the facility.
f) First-aid kits and infection control kits shall be available at the facility and taken to other locations at which the participants are engaged in program activities.
g) First-aid guidelines shall be on file and available at the facility.
h) The facility shall have a sufficient number of restrooms maintained in good repair and equipped for independent use by children and designed to permit staff supervision as needed.

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c) A participant whose illness or medical condition prevents the participant from comfortably participating in program activities or places other participants at risk may not be admitted or readmitted to the facility for the duration of the illness or condition.
d) A staff member may not administer medication to a participant without a written parental medication authorization. Staff may not knowingly administer medication that is not in its original container or that is past the expiration date on the container.
e) A staff member may not administer an amount of medication that is inconsistent with the prescribed dosage and parental direction. A staff member shall return the unused medication to the parent on the last program day.
f) Medication should be kept in a secured location that is not accessible by participants.
g) A staff member shall maintain a medication and first aid log.
h) In accordance with Section 341.0646 of the Health and Safety Code, a staff member shall provide children participating in organized water activities with personal flotation devices when required. A staff member shall ensure the children wearing the personal flotation devices are properly fitted and fastened.

(Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2024-14, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.080. - Mechanisms for Mmonitoring and Eenforcing Sstandards.**

  The camp director or designee shall monitor the camp programs for adherence to the minimum standards stated in this document.

  These inspection reports shall be documented and submitted to the Recreation Supervisor and Recreation Superintendent to be kept on file.

  ~~The director or designee shall monitor the camp programs for performance. Compliance with these standards will be a factor in rating the performance of the camp youth program.~~

  (Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.090. - Review.**

  This Chapter will expire one year after its effective date.

  (Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

- **Sec. 8.40.100. - Recommendation for Aamendment or Rre-adoption.**

  No later than April 1 of each year, the director or the designee shall review the local standards of care for potential amendments and recommend any amendments to the City Council for adoption or readoption. ~~No later than April 1 of each year the director or designee shall recommend to the City Council adoption of the local standards of care.~~

  (Ord. No. 2025-13, § 3(Exh. A); Ord. No. 2023-15, § 3(Exh. A); Ord. No. 2022-24, § 3(Exh. A); Ord. No. 2021-14, § 3(Exh. A))

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Second Reading - 2025-11-REZ - 2303 South Austin Avenue and 211 West 24th Street

SUGGESTED ACTION:
Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626 (2025-11-REZ) -- Colin Davidson, Planner II

ITEM SUMMARY:
Overview of Applicant's Request:
The applicant is requesting to rezone the properties from the Local Commercial and Neighborhood Commercial zoning district to the General Commercial Zoning district.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 2 of criteria, does not comply with 2 of the criteria and partially complies with 1 of the criteria established in UDC Section 3,06.030 for a Zoning Map Amendment, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (24 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (2/1/2026) and signs were posted on-site. As of the publication date of this report, staff has received 2 written comments in favor and 0 in opposition of the request.

Planning and Zoning Commission Recommendation:
At their 2/1/2026 meeting, the Planning and Zoning Commission recommended approval (6-1) of the request.

City Council First Reading:
At their 3/10/26 meeting, the City Council approved (4-3) First Reading of the Ordinance for the proposed request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-11-REZ - Powerpoint_CC2.pdf
2025-11-REZ - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the General Commercial Zoning District.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Public Comment.pdf
2025-11-REZ - Ordinance Draft_With Exhibits.pdf

Pro Glass Rezoning
2025-11-REZ

March 24, 2026 | City Council

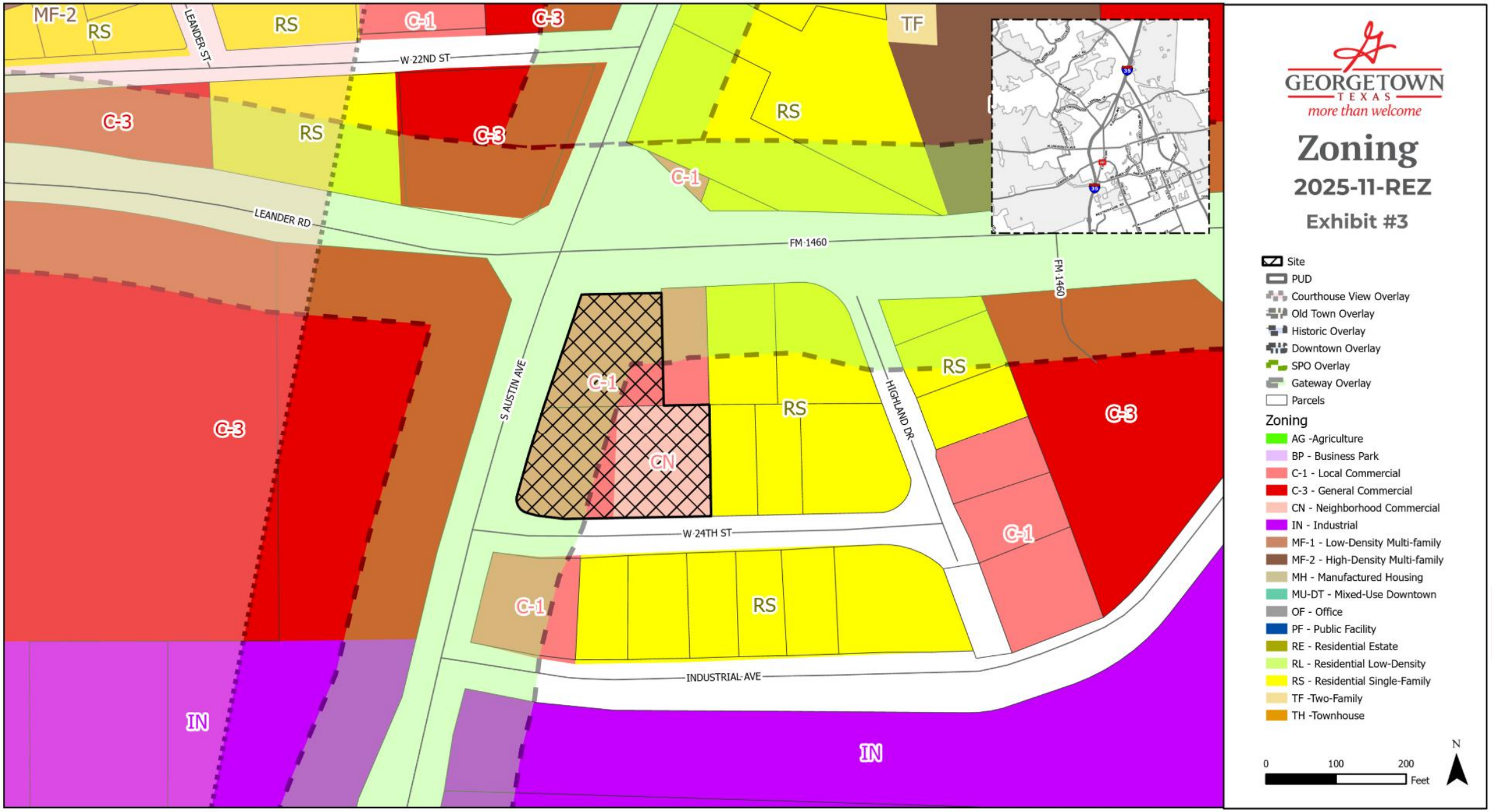
GEORGETOWN TEXAS

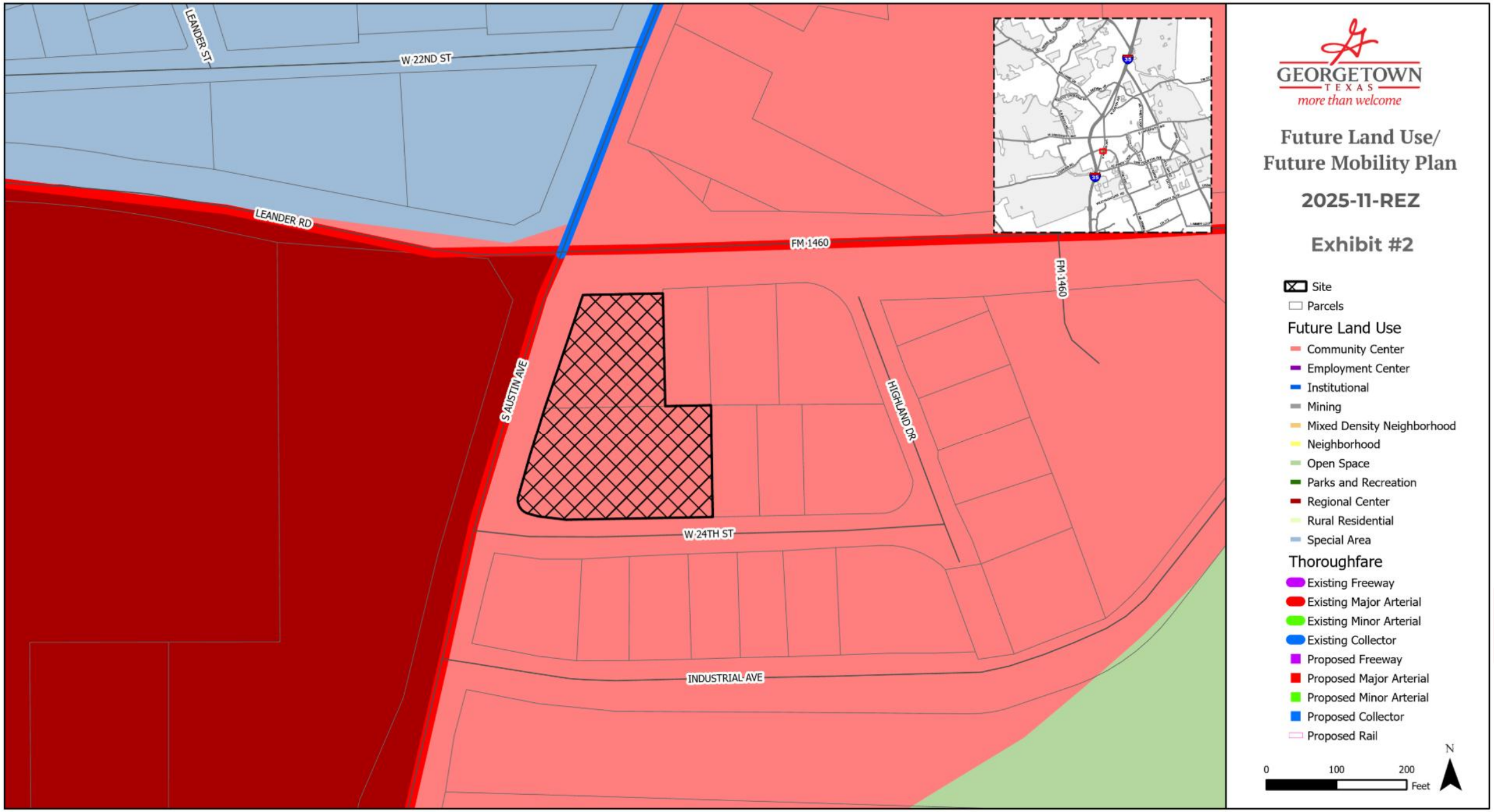
Item Under Consideration

2025-11-REZ

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626. (2025-11-REZ). - Colin Davidson, Senior Planner


Austin Ave Animal Hospital
McCoy's Building Supply
Single-Family Homes
W 22ND ST
LEANDER RD
FM 1460
S AUSTIN AVE
W 24TH ST
INDUSTRIAL AVE
HIGHLAND DR
GEORGETOWN
TEXAS
more than welcome
Aerial
2025-11-REZ
Site
N
0
100
200
Feet


MF-2
RS
LEANDER ST
RS
C-1
C-3
W 22ND ST
TF
C-3
RS
C-3
RS
C-1
LEANDER RD
FM 1460
FM 1460
C-3
S AUSTIN AVE
C-1
RS
HIGHLAND DR
RS
C-3
CN
W 24TH ST
C-1
C-1
RS
INDUSTRIAL AVE
IN
IN
GEORGETOWN
TEXAS
more than welcome
Zoning
2025-11-REZ
Exhibit #3
Site
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
SPO Overlay
Gateway Overlay
Parcels
Zoning
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
N
0
100
200
Feet


LEANDER ST
W 22ND ST
LEANDER RD
FM 1460
FM 1460
S AUSTIN AVE
HIGHLAND DR
W 24TH ST
INDUSTRIAL AVE
GEORGETOWN
TEXAS
more than welcome
Future Land Use/
Future Mobility Plan
2025-11-REZ
Exhibit #2
Site
Parcels
Future Land Use
Community Center
Employment Center
Institutional
Mining
Mixed Density Neighborhood
Neighborhood
Open Space
Parks and Recreation
Regional Center
Rural Residential
Special Area
Thoroughfare
Existing Freeway
Existing Major Arterial
Existing Minor Arterial
Existing Collector
Proposed Freeway
Proposed Major Arterial
Proposed Minor Arterial
Proposed Collector
Proposed Rail
N
0
100
200
Feet

Community Center (CC)

- Centralized nodes and corridors of neighborhood services for residents of surrounding neighborhoods rather than all of Georgetown and the surrounding region
- At intersections of arterial and major roads
- Vertical mixed-use, with compatible uses and built form. Transitions between uses should be provided
- Provide pedestrian connection to residential uses, common areas, and outdoor amenities

- **DUA:** ≥ 14
- **Target Ratio:**
  - 80% nonresidential
  - 20% vertical mixed-use multifamily
- **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas
- **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

Scenic Gateway



Land Use and Building Design

Retail, commercial, office, mixed-use, and medium-density residential

Low-to-moderate building height

Buildings oriented toward streets when practical (instead of parking in front of buildings)

Consistent appearance of buildings

Streetscape

Pedestrian-oriented lighting

Pedestrian amenities (seating, shade, etc.)

Sidewalk set back from roadway

Groupings of small trees and native landscaping

Enhanced crosswalks

Consistent appearance of streetscape and signs

General Commercial (C-3)

- Commercial and retail serving entire community
- May be large in scale and generate substantial traffic
- Appropriate along Arterials and Freeways

Dimensional Standards

- Max building height = 60’
- Front setback = 25’
- Side setback = 10’
- Rear setback = 10’
- Side setback to residential = 15’
- Rear setback to residential = 25’
- 15’ bufferyard adjacent to RS

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;			X

Comprehensive Plan Guidance

Land Use Policies:

- *LU#1:* Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development



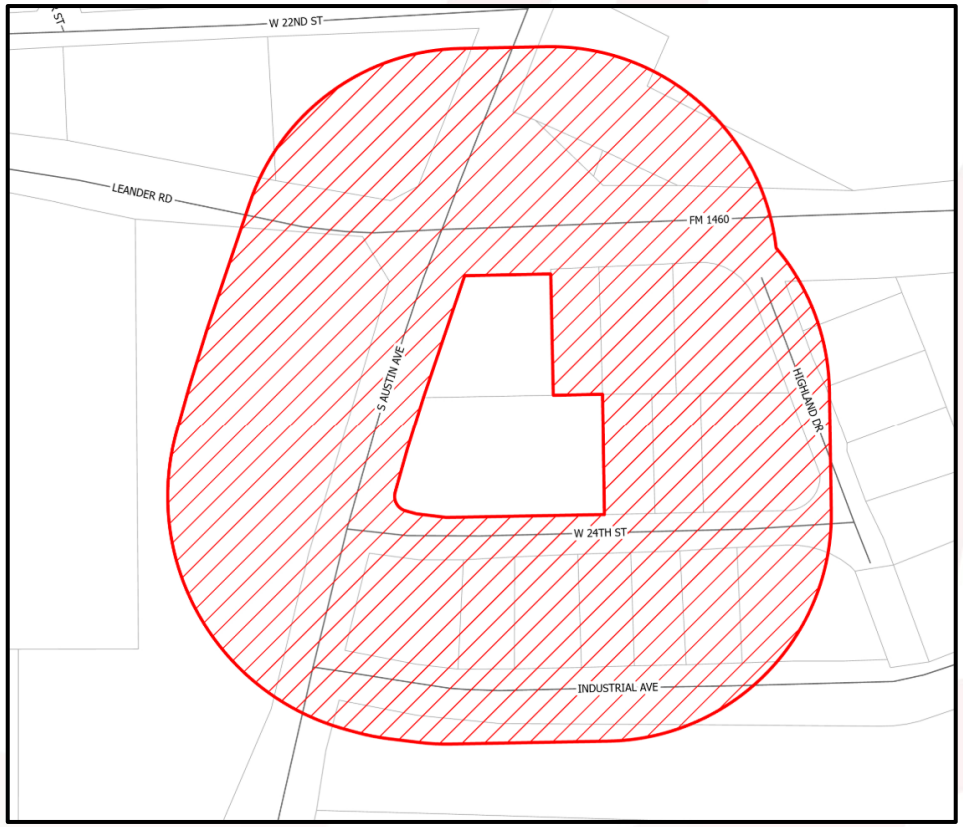
- **DUA:** ≥ 14
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- **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and			X
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 24 property owners within the 300' buffer
- Notice in Sun News on 2/1/2026
- Signs posted on the property
- To date, staff has received:
  - 2 written comments IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their 2/17/2026 meeting, the Planning & Zoning Commission recommended Approval of the request (6-1).

City Council Action on First Meeting

- At their 3/10/2026 meeting, City Council voted to Approve the request (4-3).

Summary

- Second Reading of an Ordinance on a request for a Zoning Map Amendment to rezone Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning district, for the properties generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas 78626. (2025-11-REZ). - Colin Davidson, Senior Planner

Second Reading of an Ordinance

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE LOT 1A, BLOCK 1, OUT OF THE AMENDING PLAT OF LOT 1 AND WEST ½ LOT 2, BLOCK 1 OF THE HIGHLAND PARK REVISED SUBDIVISION AND LOT 7A, BLOCK 1, OUT OF THE AMENDING PLAT OF LOT 7 AND LOT 8, BLOCK 1, HIGHLAND PARK REVISED SUBDIVISION, GENERALLY LOCATED AT 2303 SOUTH AUSTIN AVENUE AND 211 WEST 24TH STREET, GEORGETOWN, TEXAS, FROM LOCAL COMMERCIAL (C-1) AND NEIGHBORHOOD COMMERCIAL (CN) TO GENERAL COMMERCIAL (C-3); REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

Planning and Zoning Commission
Planning Department Staff Report

Report Date:	February 10th, 2026
Case No:	2025-11-REZ
Project Planner:	Colin Davidson, Senior Planner

Item Details

Project Name:	Pro Glass Rezoning
Project Location:	2303 South Austin Avenue & 211 West 24th Street, Georgetown, Texas, within City Council district No. 1.
Total Acreage:	1.47 Acres
Legal Description:	Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2 Block 1 Highland Park Revised Subdivision
Applicant:	Sandlin Services, c/o Nicholas Sandlin
Property Owner:	Pro Glass Solutions, c/o Shane Pope
Request:	Zoning Map Amendment to rezone the subject properties from the **Local Commercial (C-1) and Neighborhood Commercial (CN)** zoning districts to the **General Commercial (C-3)** zoning district.
Case History:	This is the first public hearing of this request.



Overview of Applicant's Request

The applicant is requesting to rezone the subject properties from the Local Commercial (C-1) and Neighborhood Commercial (CN) zoning districts to the General Commercial (C-3) zoning districts. The site is currently home to Pro Glass Solutions, an automobile and glass repair business that has operated at the site since 1998. The use of the site is classified as 'automobile repair and service, general' and is considered legally non-conforming as the business has operated on the northern lot in this manner prior to the adoption of the current Unified Development Code (UDC). The business is seeking to expand to the southern lot and is requesting a rezoning to bring the entire site into conformance with the current UDC.

Site Information

Location:
The property is located on the corner of South Austin Avenue and FM 1460. The site has frontage along South Austin Avenue, FM 1460 and West 24th Street.

Physical and Natural Features:
The northern portion of the site is improved with an existing shop for the business and an associated parking lot. The southern portion of the site is home to a large parking lot, a garage and an old single-family home. The site currently has a Site Development Plan (SDP) in process proposing the single-family home to be removed.

Future Land Use and Zoning Designations:
The subject property has a Community Center Future Land Use designation and is currently zoned C-1 and CN. The property is located along the FM 1460 Scenic-Natural Gateway Corridor.

Surrounding Properties:
The areas surrounding the subject site are made up of several uses. The properties at the adjacent corners of the intersection of South Austin Avenue and FM 1460 are all non-residential. The properties to the east and south of the site are predominantly single-family homes.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	C-1 & RS	Community Center	Austin Ave Animal Hospital
East	C-1 & RS	Community Center	Non-Residential Business/Unpermitted Parking lot
South	C-1 & RS	Community Center	Undeveloped/ Single-Family Home
West	C-3	Regional Center	Mccoy's Building Supply



Property History:

The northern portion of the property has been home to Pro Glass Solutions since 1998. The northern portion of the property has had a commercial zoning designation prior to the business' arrival. The southern portion previously existed as a single-family home and was zoned Single-Family Residential (RS). In 2015, the property owner requested to rezone the RS portion to the C-1 zoning designation. City staff found the C-1 zoning designation to be too intense for the area and suggested the applicant request to rezone to CN. In 2017, the property was rezoned to CN.

In early 2024, a code violation was issued on the site for constructing an unpermitted parking lot on the southern portion of the site. The property owner submitted a site plan to resolve this violation and in the process of the SDP review, the planning department informed the owner that he could not expand a non-conforming use into a zoning district in which that use was not permitted. This resulted in the request to rezone the entire site to the C-3 zoning district.

Comprehensive Plan Guidance

Future Land Use Map:

Community Centers (CC)

These areas are typically configured as "nodes" or "corridors" of smaller scale at the intersection of arterial roads and other major thoroughfares. Community Centers are often located near single family detached residential areas. Unlike larger shopping centers that may attract regional customers, Community Center developments primarily provide services for residents of surrounding neighborhoods. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown in one area. These centers should provide a vertical mixed-use environment, blending multiple uses into one building or space that are functionally integrated, rather than a mix of standalone uses. Any rezoning requests should be reviewed for compatibility of uses and built form; where uses differ, a careful transition between uses should be provided. Residential uses in these areas should be provided at a minimum density of 14 units per acre and should be integrated as part of a vertical mixed-use design. Standalone multifamily residential is generally not a supported use in this land use district. Development should be oriented to include common spaces and outdoor amenities such as promenades, outdoor seating, and playscapes. Driveways, drive aisles, and parking facilities are provided to accommodate vehicular travel, however, Community Centers should provide prominent pedestrian connections and pathways that encourage the interaction of residents and businesses. To further promote the interaction of integrated and adjacent residential development, these areas should emphasize quality building and site design such as architectural features and landscaping.

DUA: 14 or more

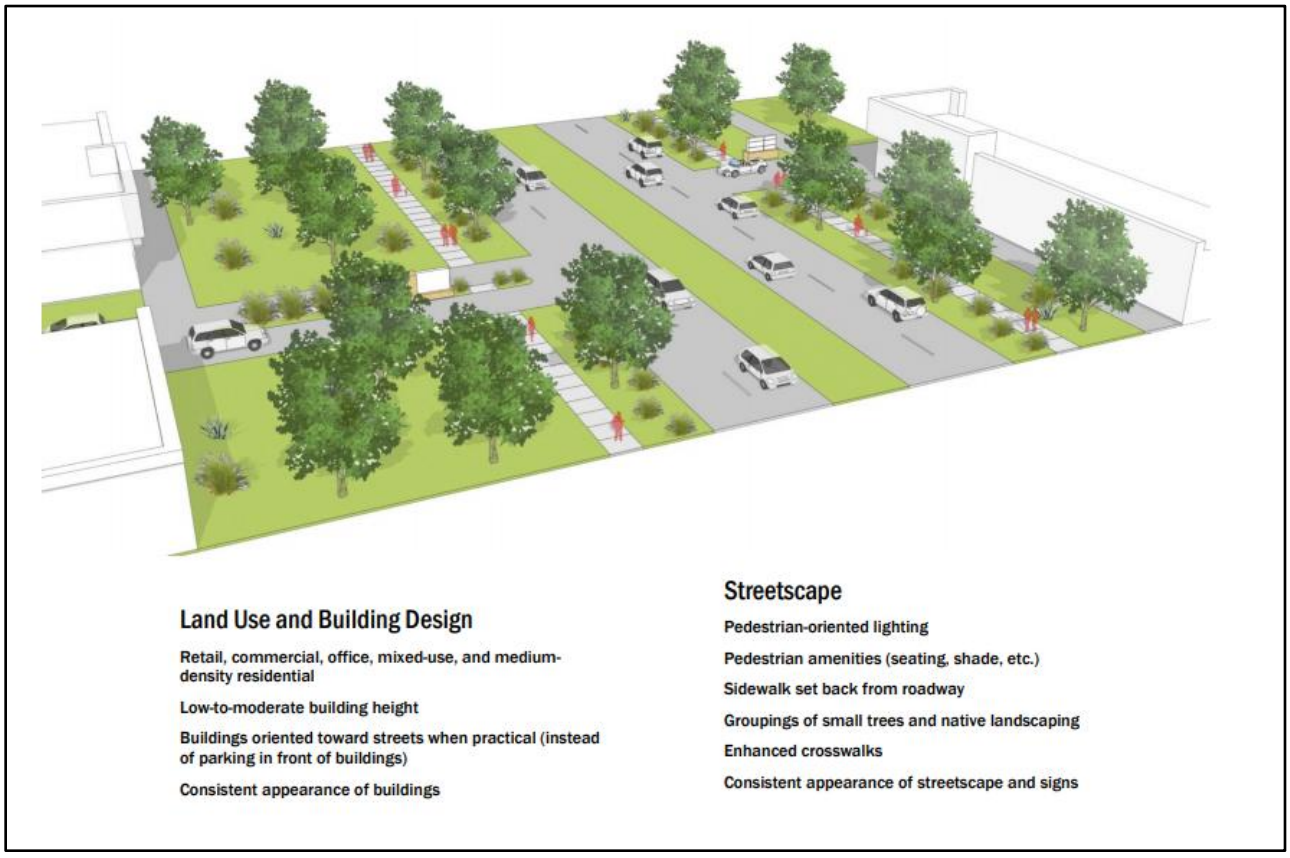
Target Ratio: 80% nonresidential, 20% vertical mixed-use multifamily

Primary Use: Small to mid-size retailers, restaurants, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas)

Secondary Uses: Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space

Continued on next page ->

Other Master Plans: Gateways and Image Corridors



Scenic Corridors

Scenic corridors preserve the rural, low-intensity, natural environment that surrounds Georgetown. Appropriate uses along scenic corridors include residential, commercial, retail. These corridors feature significant native landscaping and large setbacks between the roadway and buildings to support the natural appearance. Lighting is limited along scenic corridors to maintain dark night skies. Signage is minimized to limit visual clutter along the corridors and includes native materials and landscaping. Sidewalks or shared multi-purpose paths are provided along these roadways to allow for safe pedestrian travel.

Utilities

The subject property is located within the City's service area for water, wastewater, electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Plan to determine capacity and any necessary utility improvements.

Transportation

The site has frontage along three streets. South Austin Avenue and FM 1460 are classified as major arterials within the Future Mobility Plan (FMP). Arterial streets provide traffic movement through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements. Major Arterials connect major traffic generators and land use

concentrations and serve much larger traffic volumes over greater distances.

The site takes access from West 24th Street, a local street. These streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector and arterial level streets.

Proposed Zoning district

General Commercial (C-3)
The General Commercial (C-3) zoning district is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

Permitted uses in this district include, but are not limited to, general retail, hotels, restaurants, and general office. Other uses such as activity center, bar/tavern/pub, college/university, fuel sales, and event facility among others are permitted subject to specific design limitations. Certain land uses, including automotive sales, rental or leasing facilities, require a Special Use Permit (SUP). Exhibit 4 contains a comprehensive list of C-3 district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it Complies with 2 of the criteria, partially complies with 1 of the criteria and does not comply with 2 of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The proposed C-3 zoning district generally aligns with the recommended uses and intensity of development recommended along major roadways within a Community Center. However, the proposed C-3 zoning will not have an adequate transition of land uses to the adjacent single-family uses. The C-3 zoning district is appropriate along major roadways and fits the recommended uses for the	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
Community Center Future Land Use. While those conditions are present for the subject properties, the adjacency to existing single-family homes will not align with Land Use Policy #1's stated aim to provide a mixture of uses within a neighborhood at varying intensities to reflect a gradual transition. Rezoning the portion of the property adjacent to the SF zoning district from CN to C-3 would eliminate this transition.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Does Not Comply**
As stated in Criteria #2, the shift in zoning from CN and C-1 to C-3 will create a harsh transition between this property and the adjacent properties zoned for RS. Therefore, it cannot be stated that this rezoning will promote the health, safety, general welfare or healthful development of the City. Additionally, the purpose statement for the C-3 zoning district within the UDC states that this district, due to the potential for high traffic volume, is only appropriate along freeways and major arterials. While the subject site does front South Austin Avenue and FM 1460 (both major arterials), the only proposed access to the site is on West 24th street, which has been classified as a local street. Now, this may not be a concern today with the site already operating in a non-residential manner, but rezoning the site to C-3 entitles the property to more intense commercial uses opening the door for higher traffic volumes on a predominantly residential street, if the site were to redevelop in the future.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Does Not Comply**
The character of the area surrounding the subject site is a mix of residential and non-residential uses. To the north and west, across South Austin Avenue and FM 1460, the area is largely higher intensity commercial. Immediately east and south of the subject site, the area is predominately single-family residential with a small business occupying what was one a single-family residence to the east of the subject site along FM 1460. Largely, the C-3 zoning district would not be appropriate in such close proximity to single-family residential. As previously mentioned, the Comprehensive Plan and UDC call for transitions between different intensities of uses. There is a transition that exists today, and upzoning this property to C-3 would directly eliminate it. For this reason, staff finds that this request does not comply with this criteria.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property is of adequate size and does not appear to have any natural or man-made barriers preventing development of uses allowed within the C-3 zoning district. The site is already served with utilities and is already being used in a commercial manner.	

Meetings Schedule

February 17, 2026 – Planning and Zoning Commission
March 10th, 2026 – City Council First Reading of the Ordinance
March 24th, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (24 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 1, 2026) and signs were posted on-site. To date, staff has received 2 written comments in favor, and 0 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the General Commercial Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments



GEORGETOWN
TEXAS
more than welcome

Location

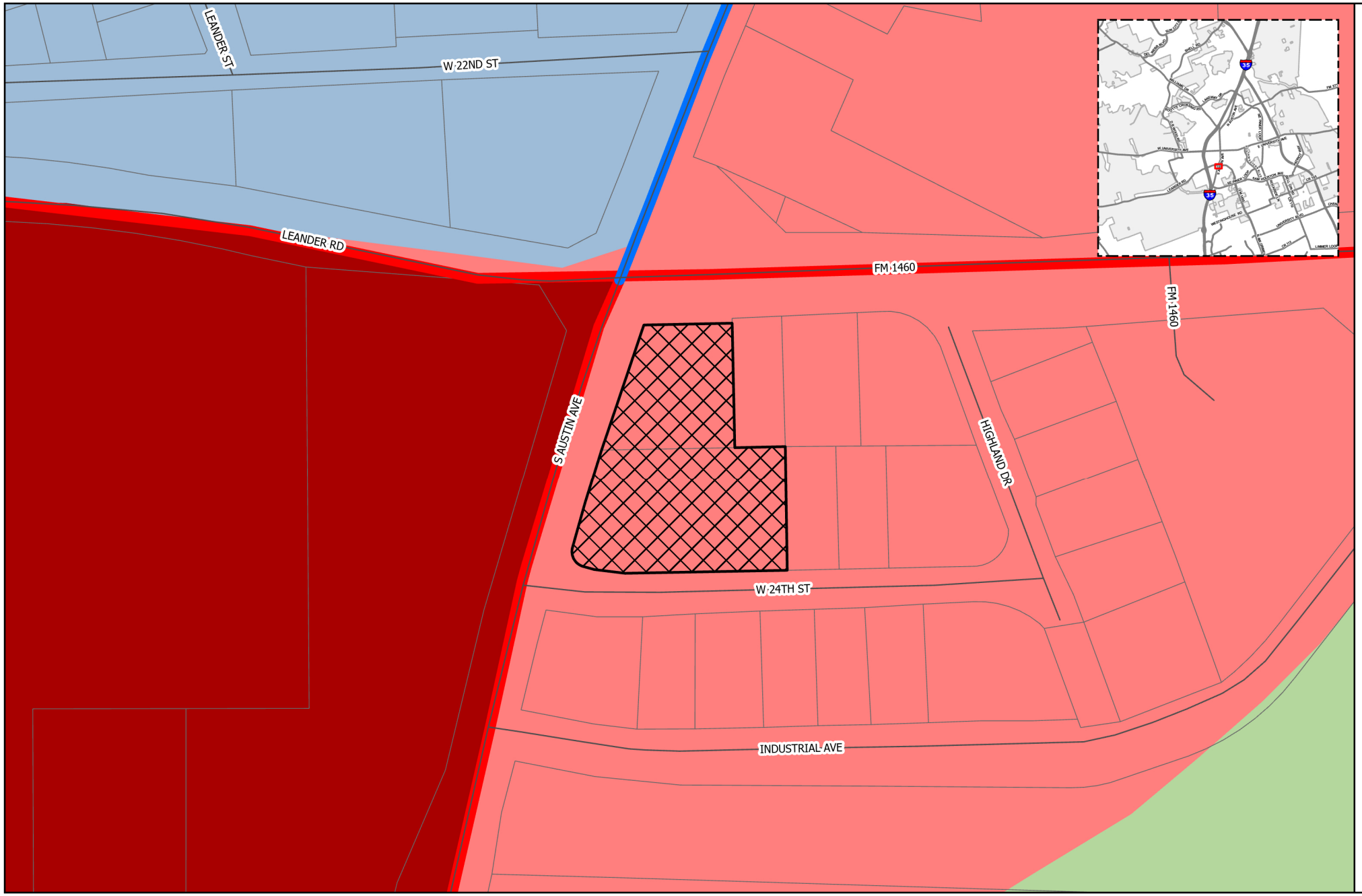
2025-11-REZ

Exhibit #1

Site
Parcels

N

0 100 200
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-11-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

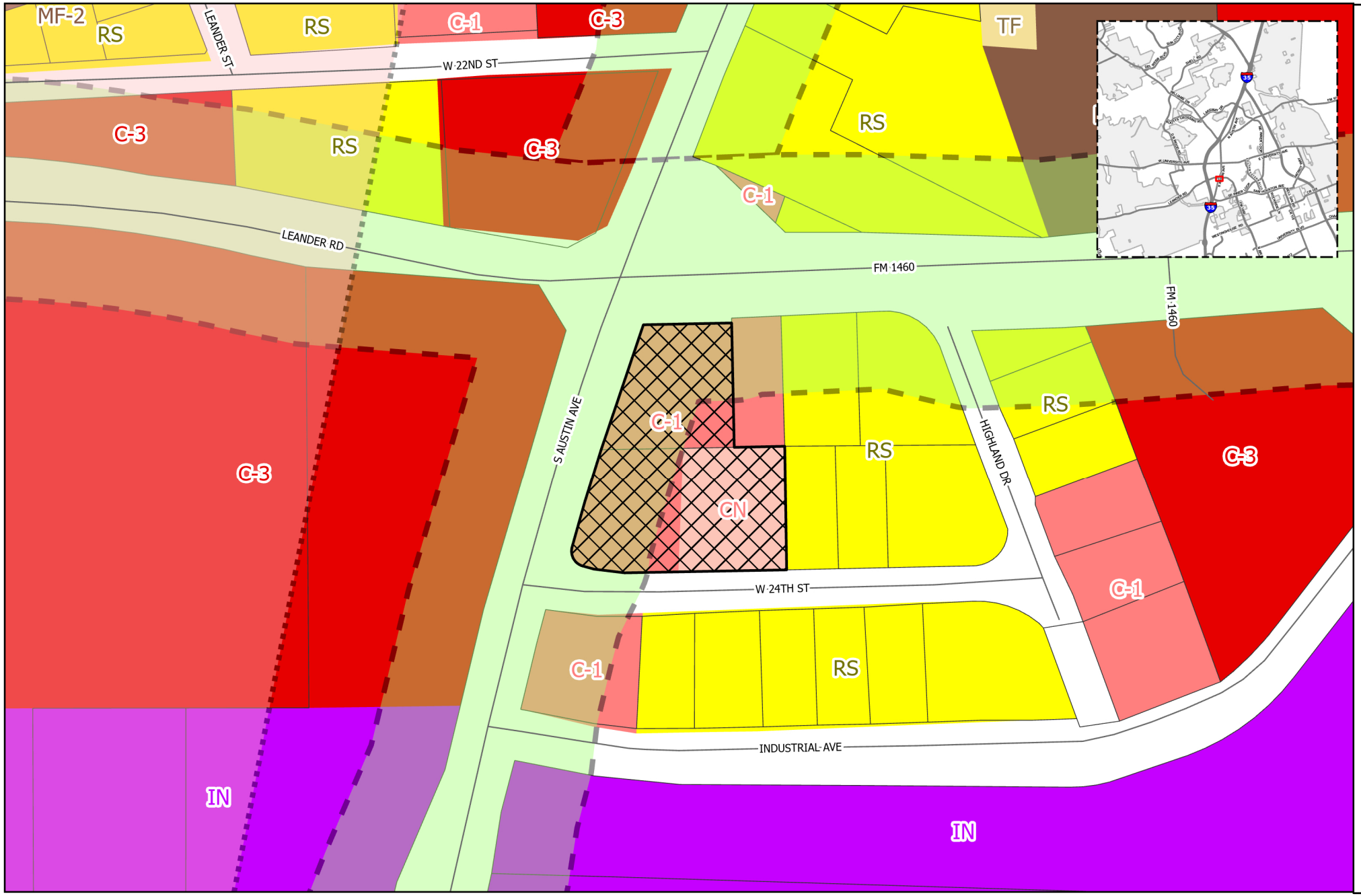
- Community Center
- Employment Center
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- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

N

0 100 200 Feet



GEORGETOWN
TEXAS
more than welcome

Zoning

2025-11-REZ

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

N

0 100 200 Feet

C-3 General Commercial

Residential Uses	Sec. 5.02.010
Permitted by Right	Assisted Living, Nursing or Convalescent Home, Hospice facility
Permitted with Limitations	Upper-story Residential, Home-based Business
Special Use Permit Required	Multifamily (Attached) Dwelling Units

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Blood or Plasma Center, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Business or trade), Day Care (Group or Commercial), Activity Center (Youth or Senior), Community Center, Religious Assembly Facilities (Inc. with Columbaria), Neighborhood Amenity, Activity, or Recreation Center, Public Park (Regional or neighborhood)
Special Use Permit Required	Correctional Facility, Hospital (Psychiatric), Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park

Commercial Uses	Sec. 5.04.010
Permitted by Right	Inn, Hotel (Full service, Limited service, Boutique, Extended Stay), Motel, Restaurant (General, Drive-through), Food Catering Services, Theater (Movie or Live), Membership Club or Lodge, Home Health Care Services, Medical or Dental (Office, Clinic), Urgent Care Facility, General Office, Integrated Office Center, General Retail, Agricultural Sales, Landscape Supply Sales/Garden Center, Farmers Market, Artisan Studio and Gallery, Personal Services (Inc. Restricted), Dry Cleaning Service, Drop-off Only, Laundromat, Printing, Mailing and Reproduction Services, Fitness Center, Banking and Financial Services, Consumer Repair, Small Engine Repair, Funeral Home, Veterinary Clinic (Indoor Pens Only), Event Catering and Equipment Rental Services, Automobile Parts and Accessories Sales (Indoor), Automobile Repair and Service (Limited)
Permitted with Limitations	Bar, Tavern or Pub, Micro-Brewery, Micro Winery, or Micro Distillery, Live Music or Entertainment, Dance Hall or Nightclub, Event Facility, Athletic Facility (Indoor or Outdoor), Commercial Recreation, Driving Range, Data Center, Kennel, Pest Control or Janitorial Services, Office/Showroom
Special Use Permit Required	Permanent Mobile or Outdoor Food Vendor, Major Event Entertainment, Firing Range (Indoor), Flea Market, Self-Storage (Indoor or Outdoor), Manufactured Housing Sales, Automobile Sales (Rental or Leasing Facility), Commercial Vehicle Sales (Rental or Leasing Facility), Automobile Parts and Accessories Sales (Outdoor), Automobile Repair and Service (General), Recreational Vehicle Sales (Rental or Service), Fuel Sales, Car Wash

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Parking Lot (Off-Site, Commercial), Park-n-Ride Facility, Utility Services (Minor, Intermediate, Major), Private Transport Service Dispatch Facility, Transit Passenger Terminal
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Bus Barn, Wireless Transmission Facility (over 40')

Industrial Uses	Sec. 5.06.010
Permitted with Limitations	Office/Warehouse
Special Use Permit Required	Contractor Services (Limited), Lumber Yard

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.
planning@georgetown.org | (512) 930-3575

C-3 General Commercial

Agricultural Uses	Sec. 5.07.010
Special Use Permit Required	Meat Market

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Concrete Products, Construction Field Office, Construction Staging (Off-site), Parking lot, Portable Classrooms, Seasonal Product Sales, Farmers Market, Temporary and Transient Mobile/Outdoor Food Vendor, Business Offices

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Display (Limited, General, and Off-Site Vehicles), Outdoor Storage (Limited)

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	10
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	10
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	60
Maximum Impervious Cover - Sec. 11.02	-
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.
planning@georgetown.org | (512) 930-3575

Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

October 30, 2025

City of Georgetown
Planning & Zoning Commission
406 W. Eighth St.
Georgetown, TX 78626

Pro Glass Georgetown Zoning Map Amendment - Letter of Intent

Planning and Zoning Commission,

On behalf of Pro Glass, we respectfully submit this request for a Zoning Map Amendment to rezone the two subject lots (as identified in the attached data table and exhibits) to the C-3 (General Commercial) zoning district.

Background & Purpose

Pro Glass has operated continuously in Georgetown since 1998, providing automobile repair and glass replacement services. The existing use, *Automobile Repair and Service, General*, predates current zoning designations that prohibit this use in the C-1 (Local Commercial) and CN (Neighborhood Commercial) districts. The proposed rezoning will bring both lots one step closer to full compliance with the City's Unified Development Code (UDC), eliminate the nonconforming status, and support the approved Site Plan Application 2025-7-SDP for associated parking, paving, and drainage/water quality improvements.

Address	WCAD Parcel ID	Legal Description Abbreviation	Acreage	Existing Zoning District	Proposed Zoning District	Future Land Use Designation
2303 S. Austin Avenue	R539124	S10841 - HIGHLAND PARK REVISED (BLK 1 LT 1 & 2 W/PT AMD), BLOCK 1, Lot 1A, ACRES 0.52	0.52 AC	C1 -Local Commercial	C3 – General Commercial	Community Center (CC)
211 24th St. W.	R559138	S11366 - HIGHLAND PARK (BLK 1 LTS 7 & 8 AMD), BLOCK 1, Lot 7A, ACRES 0.95	0.950 AC	CN – Neighborhood Commercial	C3 – General Commercial	Community Center (CC)

Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

A. Completeness of Application	This application includes all information necessary for full review and action, including a legal description, zoning map, data table, and supporting exhibits consistent with UDC requirements.
B. Consistency with the Comprehensive Plan	The proposed C-3 zoning aligns with the City's Comprehensive Plan goals by supporting reinvestment in existing commercial areas, encouraging compatible infill, and strengthening long-term employment and service opportunities along established corridors. The Community Center (CC) designation on the Future Land Use Map (FLUM) is intended for areas typically configured as nodes or corridors located at the intersection of arterial roads and major thoroughfares. These centers primarily provide services for residents of the surrounding neighborhoods **Primary Use as Service-Oriented Business:** The primary uses in a Community Center include service-oriented businesses that serve the residents of Georgetown. Automobile repair and service is a fundamental, neighborhood-serving business, aligning with the core intent of the CC designation. **Location:** CCs are deliberately located at high-volume intersections to serve surrounding neighborhoods. Commercial activities like auto repair require visibility and access, which a major thoroughfare intersection can provide **Policy LU.1** & **Policy LU.10** both encourage a balanced mix of uses and also support zoning map amendments such as this to support the City's growth and development with a framework that promotes fiscal health safety, and quality of life.
C. Promotion of Health, Safety, and General Welfare	Rezoning promotes public welfare by enabling compliance with current development standards, including modern drainage and water-quality infrastructure, improved site circulation, and safer access. The request supports the orderly and healthful development of a property that has operated responsibly for more than 25 years.
D. Compatibility with Surrounding Zoning and Neighborhood Character	The proposed C-3 designation complements adjacent C-1 and CN properties while providing a logical transition between commercial uses and any nearby residential areas. The use and site design are consistent with existing neighborhood character and the established commercial corridor. **Policy LU.1** explicitly encourages a balanced mix of uses and a gradual transition in intensities. While General Commercial (C-3) is more intense

Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

	than Local Commercial (C-1) or Neighborhood Commercial (CN), positioning it as a component within a commercial node follows the logic of graduating intensity to the edge of the service area.
E. Suitability of the Property for Proposed District	The property is well-suited for uses permitted within the C-3 district. The existing infrastructure, site access, and layout accommodate automobile-related services and general commercial activities without creating adverse impacts on surrounding properties.

Explanation of how roads and utilities will serve the property

The property is currently served by two driveways with one on S. Austin Ave. and the second on 24th St. Existing water, wastewater and electric utilities will continue to serve the buildings and no changes are requested.

Conclusion

The proposed zoning change is consistent with the City's policies and represents a practical, equitable, and compatible transition for a long-standing local business. Approval will bring the property into compliance, support reinvestment, and maintain the orderly development pattern envisioned by the Comprehensive Plan.

We appreciate your consideration and respectfully request approval of this Zoning Map Amendment. Please feel free to contact me with any questions.

Sincerely,

Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Pro Glass Rezoning/2303 S. Austin Ave & 211 W 24th Street

Project Case #: 2025-11-REZ P&Z Date: 1/20/2026 Case Manager: Colin Davidson

Name of Respondent: Tyler Wolf
(Please print name)

Signature of Respondent: Tyler Wolf
(Signature required for protest)

Address of Respondent: 1804 Ash St.
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

Can They Loop my Neighboring Property @ 508 FM 1460 in the C-3 Zoning as well?

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

Colin Davidson

From: Colin Davidson
Sent: Friday, February 6, 2026 8:59 AM
To: Colin Davidson
Subject: FW: [EXTERNAL] Poject # 2025-11-REZ

From: Erik Covarrubias [redacted]
Sent: Thursday, February 5, 2026 6:40 PM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] Poject # 2025-11-REZ

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

Hi,
This is Erik Covarrubias and my address is 208 W. 24th St. Georgetown, TX. 78626.
I agree on Project Case # 2025-11-REZ.

Erik Covarrubias

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE LOT 1A, BLOCK 1, OUT OF THE AMENDING PLAT OF LOT 1 AND WEST ½ LOT 2, BLOCK 1 OF THE HIGHLAND PARK REVISED SUBDIVISION AND LOT 7A, BLOCK 1, OUT OF THE AMENDING PLAT OF LOT 7 AND LOT 8, BLOCK 1, HIGHLAND PARK REVISED SUBDIVISION, GENERALLY LOCATED AT 2303 SOUTH AUSTIN AVENUE AND 211 WEST 24TH STREET, GEORGETOWN, TEXAS, FROM LOCAL COMMERCIAL (C-1) AND NEIGHBORHOOD COMMERCIAL (CN) TO GENERAL COMMERCIAL (C-3); REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been made to the City of Georgetown (the "City") for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2, Block 1, Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas, as recorded in document number 2015014602 and 2017018498, of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

WHEREAS, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

WHEREAS, the Planning and Zoning Commission, at a meeting on 2/17/2026, held the required public hearing and submitted a recommendation of approval to the City Council of the City of Georgetown ("City Council") for the requested rezoning of the Property; and

WHEREAS, the City Council, at a meeting on 3/10/2026, held an additional public hearing prior to taking action on the requested rezoning of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 4. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Local Commercial and Neighborhood Commercial zoning districts to the General Commercial zoning district, in accordance with the attached ***Exhibit A*** (Location Map) and ***Exhibit B*** (Legal Description) and incorporated herein by reference.

Section 5. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 7. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A



GEORGETOWN
TEXAS
more than welcome

Location

2025-11-REZ

Exhibit #1

Site
Parcels

N

0 100 200
Feet

EXHIBIT B

Lot 1A, Block 1, out of the Amending Plat of Lot 1 and West ½ Lot 2, Block 1, Highland Park Revised Subdivision and Lot 7A, Block 1, out of the Amending Plat of Lot 7 and Lot 8, Block 1, Highland Park Revised Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document Number 2015014602 and 2017018498, of the Official Public Records of Williamson County, Texas, generally located at 2303 South Austin Avenue and 211 West 24th Street, Georgetown, Texas (the "Property").

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Second Public Hearing - 2026-2-ANX - Cedar Breaks Road ROW

SUGGESTED ACTION:
Second Public Hearing for the annexation of approximately 2.098 acres of Right-Of-Way for Cedar Breaks Road currently in the Extra-Territorial Jurisdiction (2026-2-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The City annexed the GISD High School Site #3 in 2023. Per State Law in Local Government Code Chapter 43, municipalities are required to annex all adjacent County ROW's when bringing real property into City Limits. The City did not include the adjacent ROW for Cedar Breaks Road at that time, and so this request is being made to comply with State Law.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed meets the criteria established in UDC Section 3.25.030 for an Annexation, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 22, 2026).

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2026-2-ANX - Staff Memo.pdf
2026-2-ANX - Staff Presentation.pdf
Exhibit 2 - Cedar Breaks Road Metes and Bounds and Exhibit.pdf
Exhibit 1 - Location Map and Area of ETJ to be surrounded by City Limits.pdf

Planning Department Staff Report

Report Date: March 3, 2026
Case Number: 2026-2-ANX

AGENDA ITEM DESCRIPTION

First Public Hearing for the annexation of approximately 2.098 acres of Right-Of-Way for Cedar Breaks Road currently in the Extra Territorial Jurisdiction. (2026-2-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**Cedar Breaks Road ROW Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**Cedar Breaks Road, Georgetown, Texas**
Legal Description:	**2.098 acres in the Joseph Fish Suvery, Abstract No. 232**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Roadway**

APPLICANT'S REQUEST

The City annexed the GISD High School Site #3 in 2023. Per State Law in Local Government Code Chapter 43, municipalities are required to annex all adjacent County ROW's when bringing real property into City Limits. The City did not include the adjacent ROW for Cedar Breaks Road at that time, and so this request is being made to comply with State Law.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Cedar Breaks Road is a 2-lane road without a sidewalk in the ETJ. It is primarily used to service the numerous Lake Georgetown sites and parks as well as the South Lake Water Treatment Plant.

STAFF ANALYSIS

The annexation of the ROW for Cedar Breaks Road is required by State Law and will align with the 2030 Comprehensive Plan's Land Use Policies 12 and 13, which call for supporting public safety services and infrastructure as well as promoting development decisions that serve the needs of our interlocal government partners.

PUBLIC NOTIFICATION

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 22, 2026).

City Council

ATTACHMENTS

Exhibit 1 – Location Map and Area of ETJ to be Surrounded by City Limits
Exhibit 2 – Cedar Breaks Road Metes and Bounds and Exhibit

SUBMITTED BY

Ryan Clark, Planning Manager

Cedar Breaks Road Annexation – Second Public Hearing 2026-2-ANX

March 24, 2026 | City Council

GEORGETOWN TEXAS

Item Under Consideration

2026-2-ANX

- Second Public Hearing for the annexation of approximately 2.098 acres of Right-Of-Way for Cedar Breaks Road currently in the Extra Territorial Jurisdiction. (2026-2-ANX). Ryan Clark, AICP, Planning Manager

Resolution

Public Hearing #1

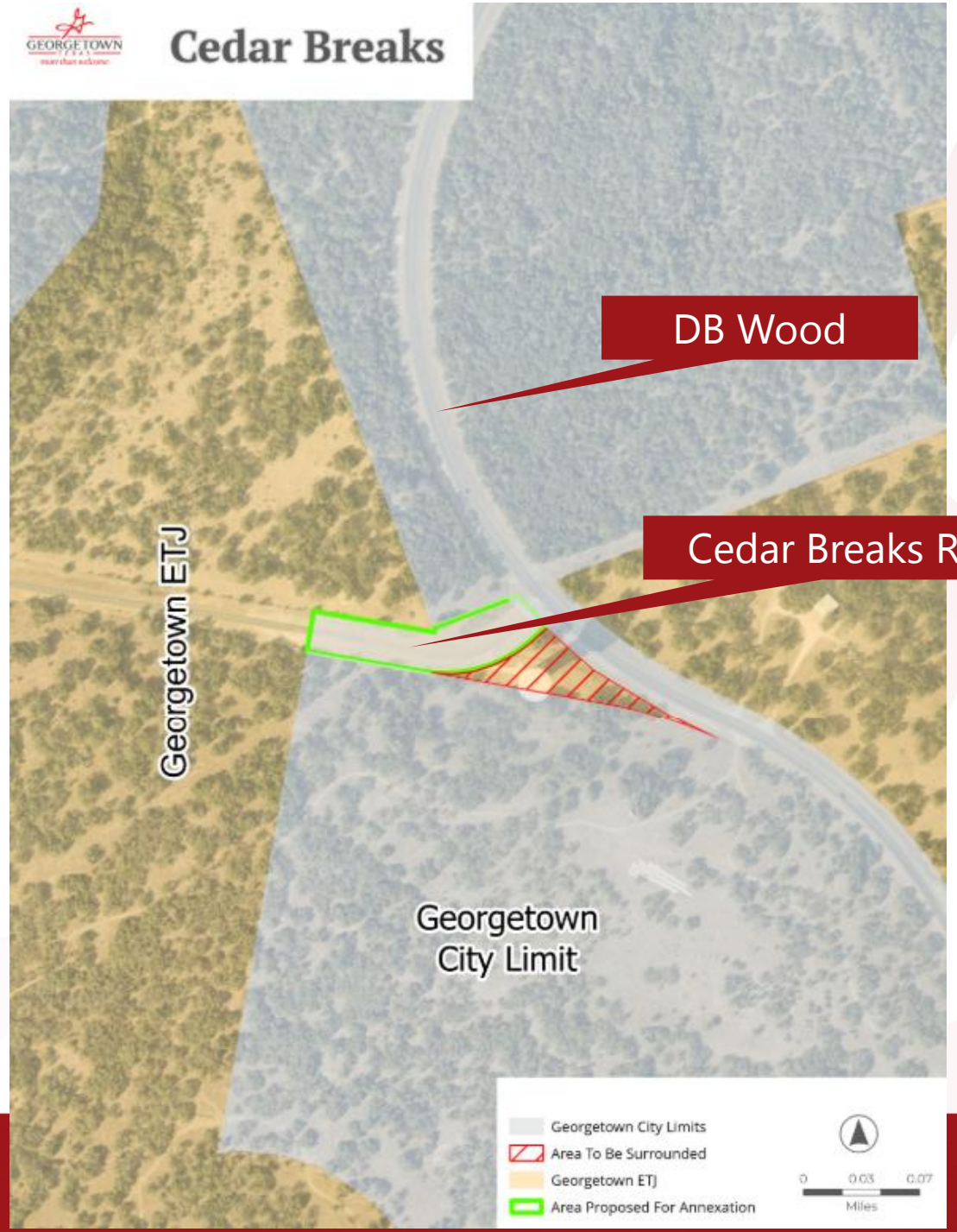
Public Hearing #2 ★

1st Reading and Approval of Service Plan

2nd Reading of an Ordinance

Tentative Schedule

Status	Date	Body	Purpose
✓	February 24	City Council	Resolution petitioning for annexation
✓	March 10	City Council	First Public Hearing
✓	March 24	City Council	Second Public Hearing
	April 14	City Council	Approval of the Service Plan
	April 14	City Council	1st Reading
	April 28	City Council	2nd Reading


Cedar Breaks
DB Wood
Cedar Breaks Road
Georgetown ETJ
Georgetown
City Limit
Georgetown City Limits
Area To Be Surrounded
Georgetown ETJ
Area Proposed For Annexation
0
0.03
0.07
Miles

UDC 3.25.030 – Annexation Approval Criteria

Criteria	Staff Analysis
A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and	Complies
B. The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	Complies
C. Consistency with the City's adopted long range plans and annexation policies.	Complies

Summary

- Second Public Hearing for the annexation of approximately 2.098 acres of Right-Of-Way for Cedar Breaks Road currently in the Extra Territorial Jurisdiction. (2026-2-ANX). Ryan Clark, AICP, Planning Manager

LSI LANDESIGN SERVICES, INC.

10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " **2** "

POLITICAL SUBDIVISION DESCRIPTION
FOR THE ANEXATION OF THE EXISTING RIGHT-OF-WAY OF CEDAR BREAKS ROAD TO THE CITY OF GEORGETOWN

BEING 2.098 ACRES WITHIN THE CITY OF GEORGETOWN EXTRA TERRITORIAL JURISDICTION, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF CEDAR BREAKS ROAD (120' WIDE RIGHT-OF-WAY) RECORDED IN VOLUME 901, PAGE 551, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.) AND IN DOCUMENT NO. 2001052829, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.098 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found with plastic cap stamped "STEGER BIZZELL" in the existing South Right-of-Way line of Cedar Breaks Road for the Northeast corner of a called 15.00 acre tract of land described in a Special Warranty Donation Deed with Use Restriction to Georgetown Independent School District, recorded in Document No. 2019122376, of said O.P.R.W.C.T. and the common Northwest corner of Lot 1, Block A, GISD HIGH SCHOOL NO. 3, a subdivision of record in Document No. 2025009472, of said O.P.R.W.C.T. for the most Westerly corner hereof;

THENCE **North 09°52'10" East**, over and across the existing Right-of-Way of said Cedar Breaks Road, a distance of **120.13** feet to a Calculated Point in the existing North Right-of-Way line of said Cedar Breaks Road, and the common South line of a called 33.68 acre tract of land, described by deed as Tract II, described in a Warranty Deed to Jim Forrest Avant, Jeff Wood Avant and Jamie Avant Dyhle, recorded in Volume 2334, Page 548, of said D.R.W.C.T.;

THENCE with the existing North right-of-way line of said Cedar Breaks Road and the common South line of said 33.68 acre tract, the following two (2) courses and distances:

1) **South 80°07'50" East**, a distance of **361.59** feet to a 1/2-inch rebar found with illegible plastic cap at the Southeast corner of said 33.68 acre tract;

2) **North 10°05'32" East**, a distance of **14.95** feet to a concrete monument with U.S. Army Corps of Engineers disk found for the Easterly Northeast corner of said 33.68 acre tract, for the South corner of a called 333.00 acre tract of land conveyed in a General Warranty Deed to The United States of America, recorded in Volume 516, Page 349, of said D.R.W.C.T

THENCE, **North 69°00'44" East**, with the existing North Right-of-Way line of said Cedar Breaks Road and the common South line of said 333.00 acre tract, a distance of **259.58** feet to a Calculated Point on the South line of said 333.00 acre tract, in the existing Southwest Right-of-Way line of D.B. Wood Road (120' Wide Right-of-Way, Document No. 2005080399, O.P.R.W.C.T.), for the Northerly corner hereof;

THENCE with the existing Southwest Right-of-Way line of said D.B. Wood Road, along a curve to the **Left**, having a radius of **1,492.84** feet, an arc length of **123.72** feet, a delta angle of **04°44'54"**, and a chord which bears **South 43°45'29" East,** a distance of **123.67** feet to a 1/2-inch rebar found with aluminum cap stamped "CITY OF GEORGETOWN" for the Northwest corner of a called 1.314 acre tract of land described in a Deed Without Warranty to The City of Georgetown, recorded in Document No. 2016073417, of said O.P.R.W.C.T.;

THENCE with the existing Southeast Right-of-Way line of said Cedar Breaks Road, and the common Northwest line of said 1.314 acre tract, the following two (2) courses and distances:

1) **South 46°26'21" West,** a distance of **42.79** feet to a 1/2-inch rebar found with aluminum cap stamped "CITY OF GEORGETOWN"; and

2) Along a curve to the **Right**, having a radius of **393.66** feet, an arc length of **369.95** feet, a delta angle of **53°50'43"**, and a chord which bears **South 73°09'51" West,** a distance of **356.49** feet to a 1/2-inch rebar found with aluminum cap stamped "CITY OF GEORGETOWN" for the West corner of said 1.314 acre tract, and the common North line of said Lot 1;

THENCE **North 80°10'52" West**, with the existing South Right-of-Way line of said Cedar Breaks Road, and the common North line of said Lot 1, a distance of **340.10** feet to the **POINT OF BEGINNING** and containing 2.098 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on September 29, 2025.

2-9-2026

Ethan Scott Hopkin
Registered Professional Land Surveyor
State of Texas No. 7048



Job Number: 25-038
Attachments: K:\!2025\25038 - CoGT ROW Annexation\CAD\DWGs\25038_CoGT_ROW Annexation_Cedar Breaks_Exhibit.dwg

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID–TO–SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

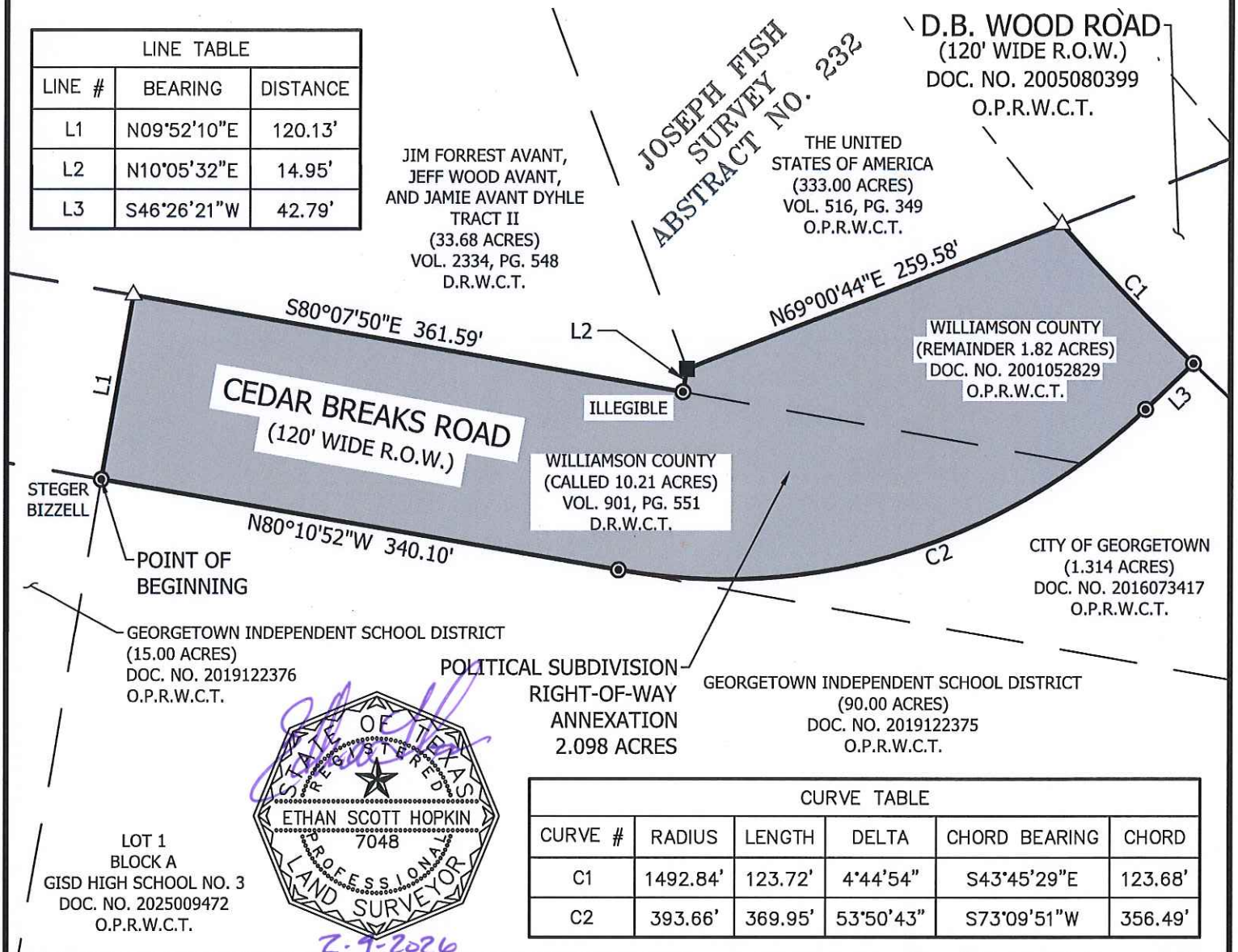
100' 80' 60' 40' 20' 0' 50' 100'

GRAPHIC SCALE

LEGEND

■	CONCRETE MONUMENT WITH U.S. ARMY CORPS OF ENGINEERS DISK FOUND
◉	1/2–INCH REBAR WITH ALUMINUM DISK STAMPED "CITY OF GEORGETOWN" FOUND (OR AS NOTED)
△	CALCULATED POINT (NOT SET)
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT–OF–WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N09°52'10"E	120.13'
L2	N10°05'32"E	14.95'
L3	S46°26'21"W	42.79'



STATE OF TEXAS
REGISTERED
ETHAN SCOTT HOPKIN
7048
PROFESSIONAL
LAND SURVEYOR

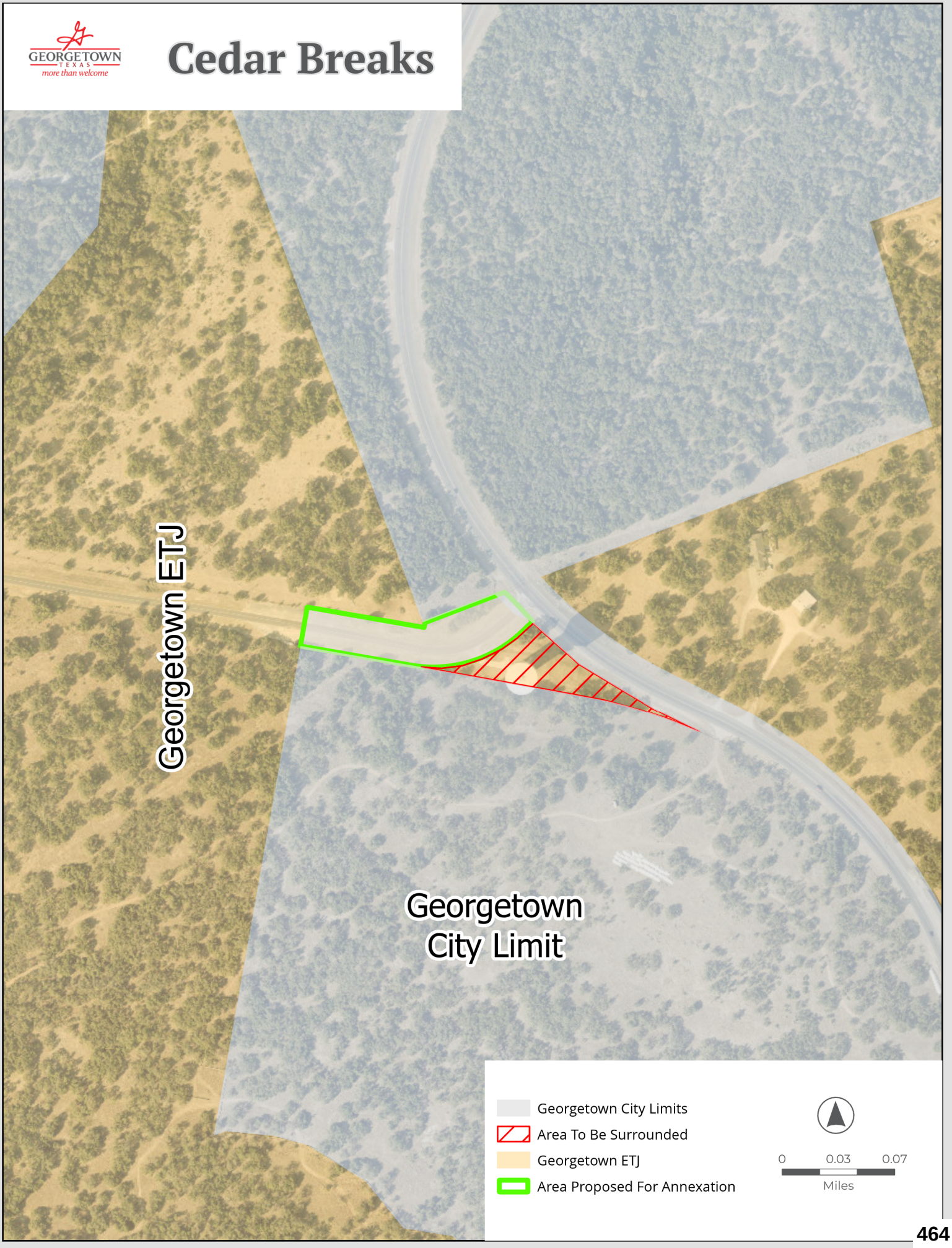
2-9-2026

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1492.84'	123.72'	4°44'54"	S43°45'29"E	123.68'
C2	393.66'	369.95'	53°50'43"	S73°09'51"W	356.49'

JOB NUMBER: JOB #25–038	DATE: 02/09/2026		
PROJECT NAME: CoGT ROW ANNEXATION			
DRAWING NAME: CoGT ROW ANNEXATION CEDAR BREAKS EXHIBIT.DWG			
DRAWING FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DWGs			
METES AND BOUNDS FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DESCRIPTIONS			
RPLS: ESH	TECH: DNP	PARTY CHIEF: CD	CHK BY: ESH
SHEET 03 of 03	FIELDBOOKS 17/498	SCALE:1"=100'	

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Cedar Breaks



City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Second Public Hearing - 2025-2-ANX - Old FM 1460 ROW

SUGGESTED ACTION:
Second Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra-Territorial Jurisdiction (2025-2-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The City has an agreement with TxDOT to obtain ownership for the ROW for Old FM 1460. As part of the City of Georgetown taking over ownership and maintenance of the roadway, it is annexing it into City Limits.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed meets the criteria established in UDC Section 3.25.030 for an Annexation, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 22, 2026).

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-2-ANX - Staff Presentation.pdf
Exhibit 1- Location Map.pdf
2025-2-ANX - Staff Memo.pdf
Exhibit 2 - Old 1460 Trail Metes and Bounds Description.pdf
Exhibit 3 - Area of ETJ to be Surrounded by City Limits.pdf

Old FM 1460 Annexation – Second Public Hearing 2025-2-ANX

March 24, 2026 | City Council

Item Under Consideration

2025-2-ANX

- Second Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra Territorial Jurisdiction. (2025-2-ANX). Ryan Clark, AICP, Planning Manager

Resolution

Public Hearing #1

Public Hearing #2 ★

1st Reading and Approval of Service Plan

2nd Reading of an Ordinance

Tentative Schedule

Status	Date	Body	Purpose
✓	February 24	City Council	Resolution petitioning for annexation
✓	March 10	City Council	First Public Hearing
✓	March 24	City Council	Second Public Hearing
	April 14	City Council	Approval of the Service Plan
	April 14	City Council	1st Reading
	April 28	City Council	2nd Reading



GEORGETOWN
TEXAS
more than welcome

Location

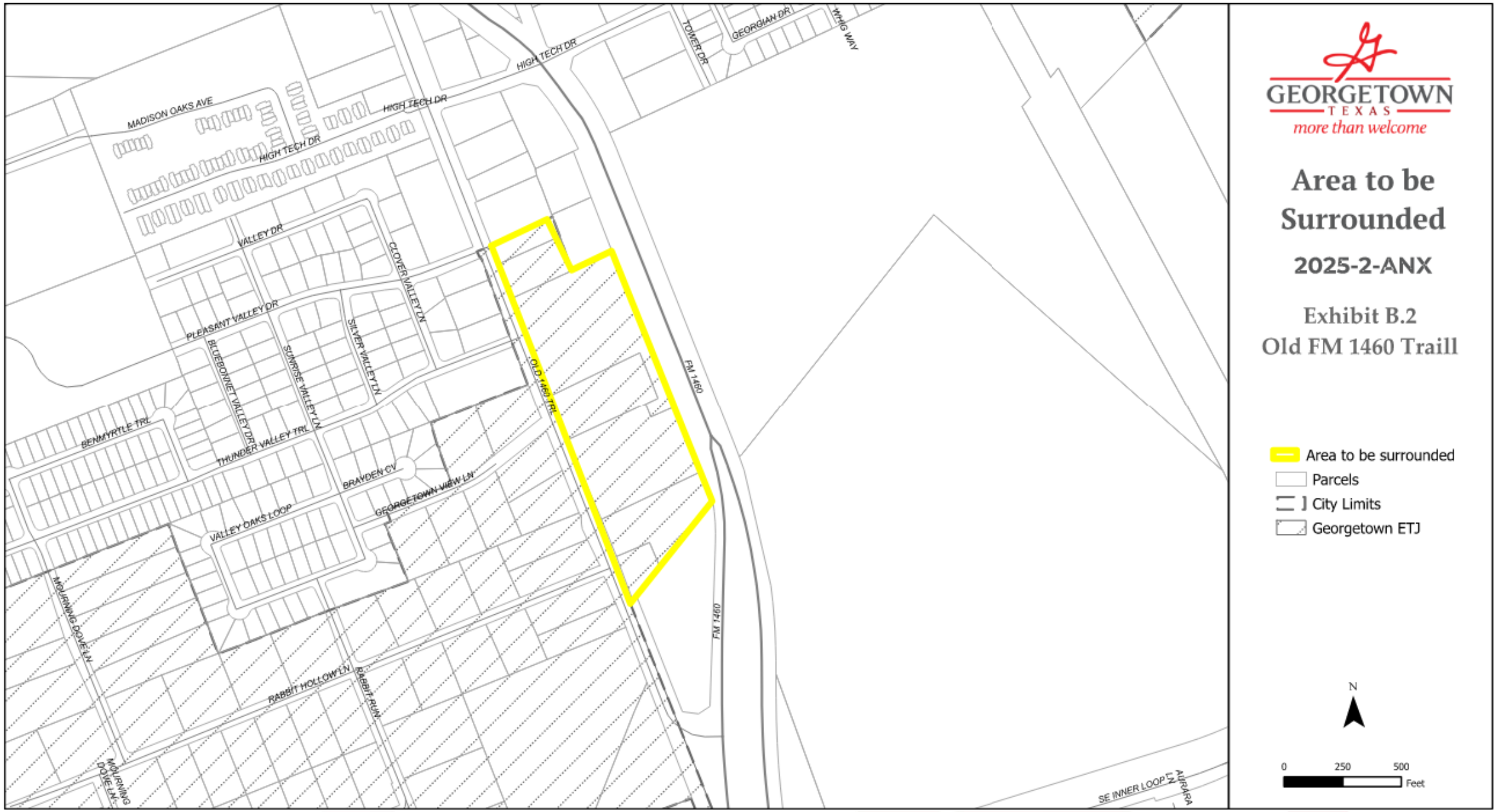
2025-2-ANX

Exhibit B.2
Old FM 1460 Traill

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet


MADISON OAKS AVE
HIGH TECH DR
HIGH TECH DR
HIGH TECH DR
TOWER DR
GEORGIAN DR
WHIG WAY
VALLEY DR
CLOVER VALLEY LN
PLEASANT VALLEY DR
BLUEBONNET VALLEY DR
SUNRISE VALLEY LN
SILVER VALLEY LN
OLD 1460 TRL
FM 1460
BENMYRTLE TRL
THUNDER VALLEY TRL
BRAYDEN CV
GEORGETOWN VIEW LN
VALLEY OAKS LOOP
MOURNING DOVE LN
RABBIT HOLLOW LN
RABBIT RUN
MOURNING DOVE LN
FM 1460
SE INNER LOOP
AURARA
GEORGETOWN
TEXAS
more than welcome
Area to be Surrounded
2025-2-ANX
Exhibit B.2
Old FM 1460 Traill
Area to be surrounded
Parcels
City Limits
Georgetown ETJ
N
0
250
500
Feet

UDC 3.25.030 – Annexation Approval Criteria

Criteria	Staff Analysis
A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and	Complies
B. The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	Complies
C. Consistency with the City's adopted long range plans and annexation policies.	Complies

Summary

- Second Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra Territorial Jurisdiction. (2025-2-ANX). Ryan Clark, AICP, Planning Manager



GEORGETOWN
TEXAS
more than welcome

Location

2025-2-ANX

Exhibit B.2
Old FM 1460 Traill

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet

Planning Department Staff Report

Report Date: March 3, 2026
Case Number: 2025-2-ANX

AGENDA ITEM DESCRIPTION

First Public Hearing for the annexation of approximately 6.351 acres of Right-Of-Way for Old FM 1460 currently in the Extra Territorial Jurisdiction. (2025-2-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**Old FM 1460 ROW Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**Old FM 1460, Georgetown, Texas**
Legal Description:	**6.351 acres of Right-Of-Way located in Lewis P. Dyches Survey, Abstract No. 180**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Roadway**

APPLICANT'S REQUEST

The City has an agreement with TxDOT to obtain ownership for the ROW for Old FM 1460. As part of the City of Georgetown taking over ownership and maintenance of the roadway, it is annexing it into City Limits.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Old FM 1460 is currently a 2-lane roadway without sidewalks in the ETJ. It services the residential single-family homes along it as well as a warehouse and church. The area requested would bring the entirety of the roadway into City Limits, which is approximately 0.8 miles. Approximately 0.23 miles are already in City Limits.

STAFF ANALYSIS

Bringing the rest of Old FM 1460 into City Limits will reduce the gap in service between where the roadway is currently in City Limits and where it is not. This will align with the 2030 Comprehensive Plan's Land Use Policies 12 and 13, which call for supporting public safety services and infrastructure as well as promoting development decisions that serve the needs of our interlocal government partners. This request fulfills an agreement between the City and TxDOT as well as ensures there isn't a gap in service for residents and visitors that utilize Old FM 1460.

City Council

PUBLIC NOTIFICATION

As required by the Unified Development Code (UDC), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 22, 2026).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Old FM 1460 Metes and Bounds and Exhibit
Exhibit 3 – Area of ETJ to be Surrounded by City Limits

SUBMITTED BY

Ryan Clark, Planning Manager

LSI LANDESIGN SERVICES, INC.
10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " __ "

POLITICAL SUBDIVISION DESCRIPTION
FOR THE ANEXATION OF THE EXISTING RIGHT-OF-WAY OF OLD 1460 TRAIL TO THE CITY OF GEORGETOWN

BEING 6.351 ACRES WITHIN THE CITY OF GEORGETOWN EXTRA TERRITORIAL JURISDICTION, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LEWIS J. DYCHES SURVEY, ABSTRACT NO. 180 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF OLD 1460 TRAIL (VARIABLE WIDTH RIGHT-OF-WAY); SAID 6.351 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8-inch rebar found in the existing East right-of-way line of Old 1460 Trail for the Northwest corner of a called 0.543 of one acre tract of land described in a General Warranty Deed with Third Party Vendor's Lien to Danielle Marie Bliss Dawson and Kenneth Roberts Dawson, recorded in Document No. 2020118191, of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and the common Southwest corner of a called 0.892 of one acre tract of land described in a Warranty Deed to Danny Seay, recorded in Document No. 200073712, of said O.P.R.W.C.T. for the most Northerly corner hereof;

THENCE **South 21°33'16" East**, with the existing East right-of-way line of said Old 1460 Trail, and the common West line of said 0.543 of one acre tract, then the West line of a called 1.01 acre tract of land described in a General Warranty Deed to Reayou, LLC, recorded in Document No. 2022016529, of said O.P.R.W.C.T., then the West line of a remainder of a called 236.41 acre tract of land described in a Warranty Deed with Vendor's Lien to Georgetown Railroad Company, Inc., recorded in Volume 1638, Page 369, of the Deed Records of Williamson County, Texas (D.R.W.C.T.), then the West line of a called 1.00 acre tract of land called Tract I and a 1.00 acre tract of land called Tract II, both described in a Warranty Deed to Starks Welding & Manufacturing Services, Inc., recorded in Document No. 2001000735, of said O.P.R.W.C.T., and then the West line of a called 2.00 acre tract of land described as Lot No. 1, WILLIAM ADDISON SURVEY, Abstract No. 21 in Volume 853, Page 321, of said D.R.W.C.T., and a called 1.836 acre tract described as Lot No. 2 in said Volume 853, Page 321, both further described as Tract 4 in a Texas Warranty Deed to Martha Ann Edwards, Trustee of the Martha Edwards Protection Trust, recorded in Document No. 2023017050, of said O.P.R.W.C.T., a distance of **1,075.20** feet to a 1/2-inch rebar at the Southwest corner of said Lot No. 1, and the common Northwest corner of said Lot No. 2;

THENCE **South 21°29'01" East**, with the existing East right-of-way line of said Old 1460 Trail, and the common West line of said 1.836 acre tract, a distance of **177.99** feet to a 1/2-inch rebar at the Southwest corner of a said 1.836 acre tract, and the common Northwest corner of a called 2.168 acre tract of land described in a General Warranty Deed with Vendor's Lien to Kingdom Point Church, recorded in Document No. 2020016967, of said O.P.R.W.C.T.;

THENCE **South 21°22'06" East**, with the existing East right-of-way line of said Old 1460 Trail, and the common West line of said 2.168 acre tract, a distance of **170.40** feet to a 1/2-inch rebar found at the Southwest corner of said 2.168 acre tract, and the common Northwest corner of a called 0.50 of one acre tract of land conveyed to Ben Garcia (No Recording Information Found);

THENCE, with the existing East right-of-way line of said Old 1460 Trail, and the common West line of said 0.50 of one acre tract, the following three (3) courses and distances:

1) **South 21°45'10" East,** a distance of **91.90** feet to a Texas Department of Transportation (TxDOT) Type I concrete monument found;

2) **South 43°06'27" East,** a distance of **54.05** feet to a Calculated Point; and

3) **South 21°18'27" East,** a distance of **49.24** feet to a Calculated Point at the Southwest corner of said 0.50 of one acre tract, common with a Northwest corner of said remainder of a called 236.41 acre tract;

THENCE **South 21°35'36" East**, with the existing East right-of-way line of said Old 1460 Trail, and the common West line of said remainder of a called 236.41 acre tract, passing at a distance of 532.08 feet, a Calculated Point at the Southernmost corner of said remainder of a called 236.41 acre tract and the common most Westerly corner of a called 16.269 acre tract of land described in a Special Warranty Deed to The State of Texas Acting by and Through the Texas Transportation Commission, described by deed as Parcel 207, Part 1, recorded in Document No. 2013117955, of said O.P.R.W.C.T., and continuing with the previous East right-of-way line of said Old 1460 Trail and the common West line of said 16.269 acre tract for a total distance of **1,281.36** feet to a Calculated Point at the return of the intersection of the previous East right-of-way line of said Old 1460 Trail and the previous North right-of-way line of SE Inner Loop (180' Wide Right-of-Way), at a Southwest corner of a said 16.269 acre tract;

THENCE**,** over and across the existing right-of-way of said SE Inner Loop, the following three (3) courses and distances:

1) **South 21°35'36" East,** a distance of **90.36** feet to a Calculated Point;

2) **South 68°24'24" West,** a distance of **99.99** feet to a Calculated Point for the most Southerly corner hereof; and

3) **North 21°41'50" West,** a distance of **96.16** feet to a Calculated Point at a Southeast corner of a called 0.043 of one acre tract of land described in a Deed to The State of Texas, Acting Through the Texas Transportation Commission, described by deed as Parcel 208, recorded in Document No. 2014096967, of said O.P.R.W.C.T., at the return of the intersection of the existing West right-of-way line of said Old 1460 Trail, same being the previous West right-of-way line of said Old 1460 Trail and the previous North right-of-way line of said SE Inner Loop;

THENCE **North 21°41'50" West**, with the previous West right-of-way line of said Old 1460 Trail, and the common East line of said 0.043 of one acre tract, a distance of **380.43** feet to a 1/2-inch rebar found at the Northeast corner of said 0.043 of one acre tract, and the common Southeast corner of a called 3.15 acre tract of land described in a General Warranty Deed with Vendor's Lien to Bertha Montes Garcia, recorded in Document No. 2020090906, of said O.P.R.W.C.T.,

THENCE with the existing West right-of-way line of said Old 1460 Trail, and the common East line of said 3.15 acre tract, then the East line of a called 10.00 acre tract of land described in a Warranty Deed to The Most Reverend Vincent M. Harris, Bishop of Austin, and His Successors in Office, recorded in Volume 554, Page 86, of said D.R.W.C.T., and then the East line of said Lot 1, Block A, RABBIT HOLLOW (AMENDED), a subdivision recorded in Cabinet E, Slide 33, of the Plat Records of Williamson County, Texas (P.R.W.C.T.), then of Lot 2, Block A, said RABBIT HOLLOW (AMENDED), the following three (3) courses and distances:

1) **North 21°29'17" West,** passing at a distance of 30.24 feet a 5/8-inch rebar found with aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION PROPERTY CORNER", and continuing for a total distance of **194.52** feet to a 1/2-inch rebar found with plastic cap stamped "RPLS 5784";

2) **North 32°41'00" West,** a distance of **51.04** feet to a TxDOT Type I concrete monument found; and

3) **North 21°22'21" West,** a distance of **759.65** feet to a Calculated Point at the return of the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing South right-of-way line of Rabbit Hollow Lane (50' Wide Right-of-Way), at a Northeast corner of said Lot 2, Block A;

THENCE **North 22°13'06" West,** over and across the existing right-of-way of said Rabbit Hollow Lane, a distance of **79.94** feet to 1/2-inch rebar found at the return of the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing North right-of-way line of Rabbit Hollow Lane, for a Southwest corner of Lot 1, Block C, said RABBIT HOLLOW (AMENDED);

THENCE with the existing West right-of-way line of said Old 1460 Trail, and the common East line of said Lot 1, Block C, then of Lot 2, Block C, said RABBIT HOLLOW (AMENDED), the following four (4) courses and distances:

1) **North 21°51'57" West,** a distance of **107.53** feet to a 1/2-inch rebar found for the Northeast corner of said Lot 1, Block C, and the common Southeast corner of said Lot 2, Block C;

2) **North 22°00'05" West,** a distance of **52.73** feet to a Calculated Point;

3) **North 10°12'34" West,** a distance of **50.98** feet to a TxDOT Type I concrete monument found; and

4) **North 21°33'30" West,** a distance of **18.83** feet to a 1/2-inch rebar found at the Northeast corner of said Lot 2, Block C, and the common Southeast corner of Lot 2, GEORGETOWN SOUTH, PHASE ONE, a subdivision recorded in Cabinet C, Slide 115, of said P.R.W.C.T.;

THENCE **North 21°29'19" West,** with the existing West right-of-way line of said Old 1460 Trail, and the common East line of last said Lot 2, then of Lot 1, said GEORGETOWN SOUTH, PHASE ONE, a distance of **380.54** feet to a Calculated Point at the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing South right-of-way line of Georgetown View Lane (50' Wide right-of-way) (undeveloped road), and the common Northwest corner of last said Lot 1;

THENCE **North 21°29'19" West,** over and across the existing right-of-way of said Georgetown View Lane, a distance of **52.51** feet to a 1/2-inch rebar found at the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing North right-of-way line of said Georgetown View Lane, for the Southeast corner of a called 1.09 acre tract of land described in a General Warranty Deed to Billy B. Postell and Lisa M. Postell, recorded in Document No. 2025021229, of said O.P.R.W.C.T.;

THENCE **North 21°21'33" West,** with the existing West right-of-way line of said Old 1460 Trail, and the common East line of said 1.09 acre tract, then the East line of a called 1.59 acre tract of land conveyed in a Special Warranty Deed to Dana Ruth Wilson, recorded in Document No. 2017116610, of said O.P.R.W.C.T., and described in a Deed Recorded in Volume 557, Page 201, of said D.R.W.C.T., a distance of **330.53** feet to a Calculated Point at the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing South right-of-way line of Thunder Valley Trail (50' Wide Right-of-Way), for the Northeast corner of said 1.59 acre tract;

THENCE **North 22°13'58" West,** over and across the existing right-of-way of said Thunder Valley Trail, a distance of **51.85** feet to a Calculated Point at the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing North right-of-way line of said Thunder Valley Trail, and the common Southeast corner of a called 0.46 of one acre tract of land described in a General Warranty Deed with Vendor's Lien to Bersain Giron Hilerio and wife, Marisol Barrera, recorded in Document No. 2022057810, of said O.P.R.W.C.T.;

THENCE **North 21°23'22" West,** with the existing West right-of-way line of said Old 1460 Trail, and the common East line of said 0.46 of one acre tract, then the East line of a called 0.695 of one acre tract of land described in a Warranty Deed with Vendor's Lien to Thomas W. Linton and Chelsea M. Whyte, recorded in Document No. 2013082706, of said O.P.R.W.C.T., a distance of **249.87** feet to a 1/2-inch rebar found for the Northeast corner of said 0.695 of one acre tract, and the common Southeast corner of a called 0.46 of one acre tract of land described in a deed to Jesse C. Chambers Jr. and wife, Patsy Chambers, recorded in Volume 522, Page 506, of the Deed Record of Williamson County, Texas (D.R.W.C.T.);

THENCE **North 21°34'19" West,** with the existing West right-of-way line of said Old 1460 Trail, and the common East line of last said 0.46 of one acre tract, a distance of **100.00** feet to a Calculated Point at the intersection of the existing West right-of-way line of said Old 1460 Trail and the existing South right-of-way line of Pleasant Valley Drive (60' Wide Right-of-Way), being the Northeast corner of last said 0.46 of one acre tract;

THENCE **North 21°36'25" West,** over and across the existing right-of-way of said Pleasant Valley Drive, a distance of **31.68** feet to a Calculated Point in the approximate centerline of the existing right-of-way of said Pleasant Valley Drive;

THENCE **North 68°26'44" East,** over and across the existing right-of-way of said Old 1460 Trail, a distance of **78.49** feet to the **POINT OF BEGINNING** and containing 6.351 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on September 29, 2025.

Frank W Funk 03/13/2026

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 25-038
Attachments: K:\!2025\25038 - CoGT ROW Annexation\CAD\DWGs\25038_CoGT_ROW Annexation_Old 1460_Exhibit.dwg

LEGEND

●	1/2-INCH REBAR FOUND (OR AS NOTED)
■	2-INCH IRON PIPE FOUND
◉	CONCRETE MONUMENT FOUND
	5/8-INCH REBAR WITH CAP STAMPED TEXAS DEPARTMENT OF TRANSPORTATION FOUND (OR AS NOTED)
△	CALCULATED POINT (NOT SET)
▲	MAG-NAIL FOUND
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
CAB.	CABINET
R.O.W.	RIGHT-OF-WAY

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

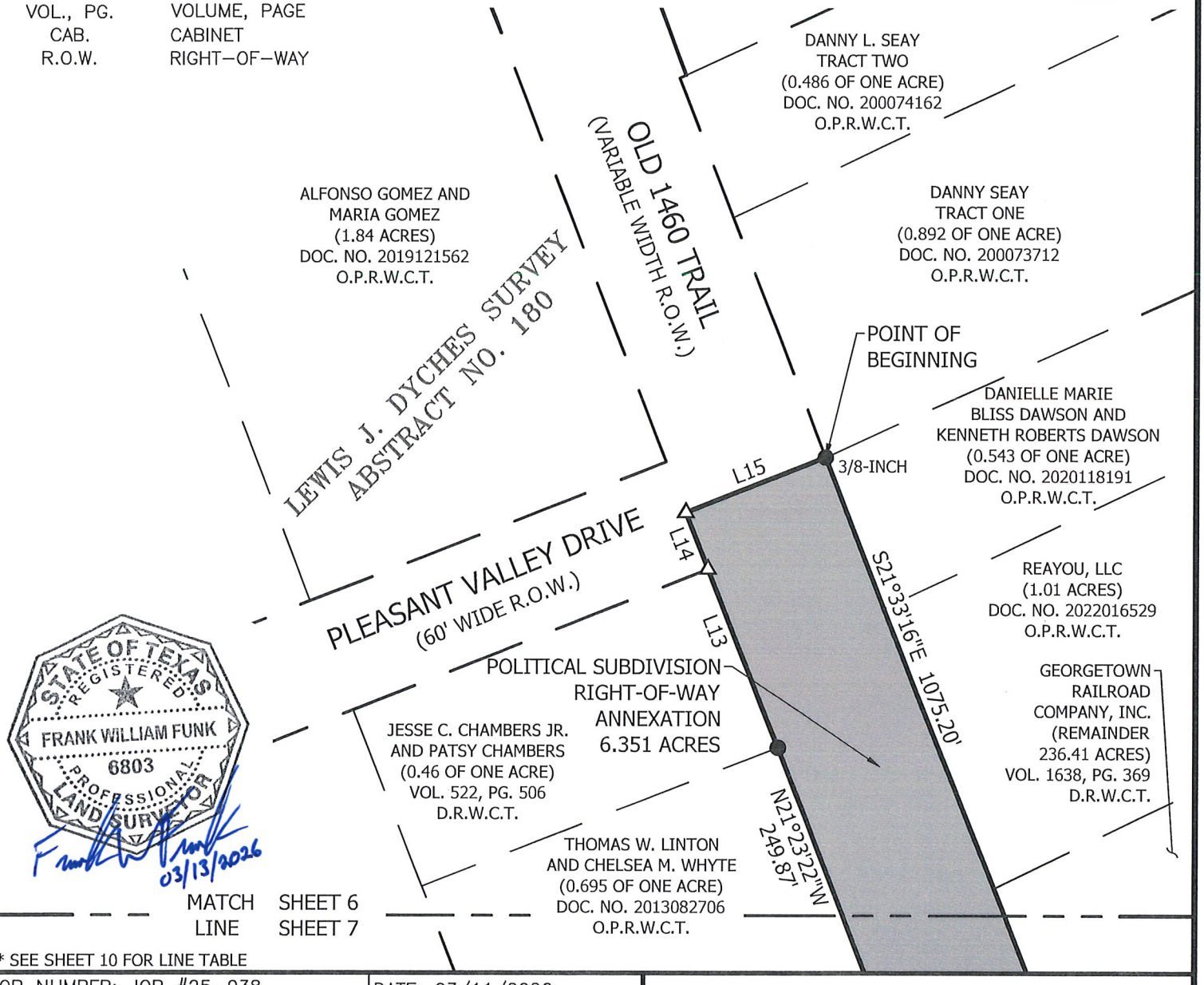
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

N

80' 60' 40' 20' 0' 40' 80'

GRAPHIC SCALE

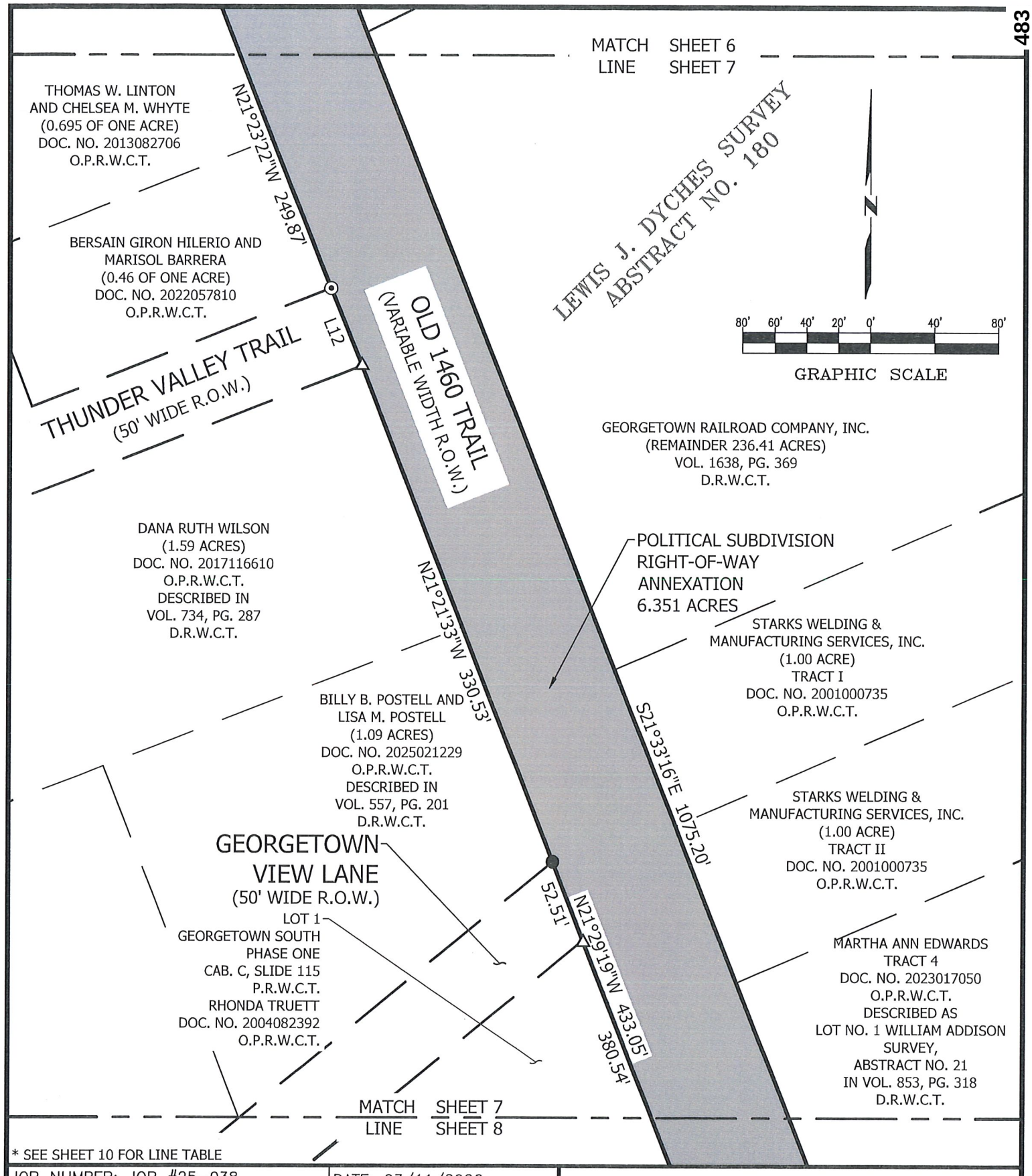


STATE OF TEXAS
REGISTERED
FRANK WILLIAM FUNK
6803
PROFESSIONAL
LAND SURVEYOR
03/13/2026

* SEE SHEET 10 FOR LINE TABLE

JOB NUMBER: JOB #25-038	DATE: 03/11/2026		
PROJECT NAME: CoGT ROW ANNEXATION			
DRAWING NAME: CoGT ROW ANNEXATION OLD 1460 EXHIBIT.DWG			
DRAWING FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DWGs			
METES AND BOUNDS FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DESCRIPTIONS			
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SHEET 06 of 10	FIELDBOOKS 34/498		SCALE:1"=80'

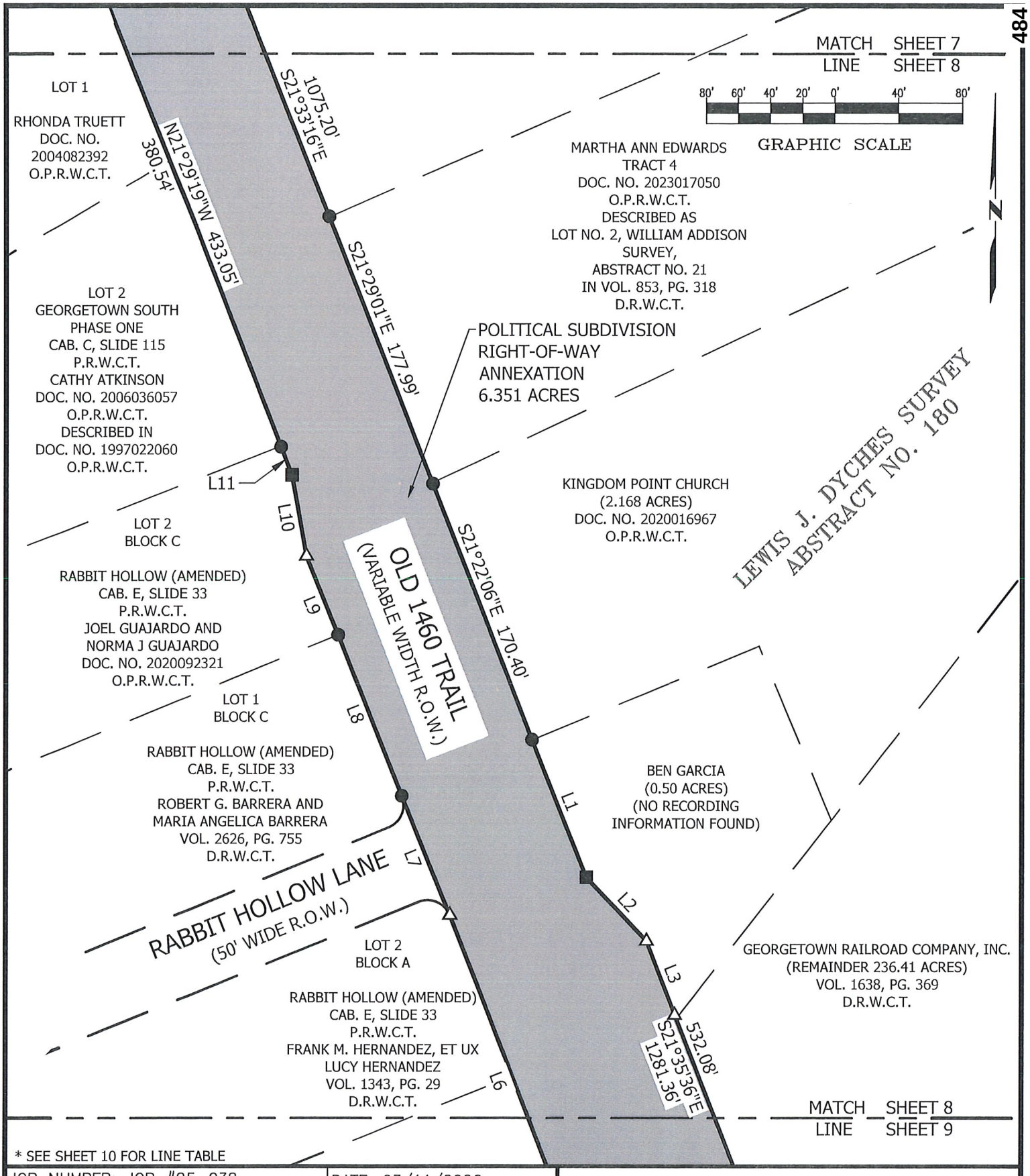
LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



* SEE SHEET 10 FOR LINE TABLE

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PROJECT NAME: CoGT ROW ANNEXATION			
DRAWING NAME: CoGT ROW ANNEXATION OLD 1460 EXHIBIT.DWG			
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METES AND BOUNDS FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DESCRIPTIONS			
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SHEET 07 of 10	FIELDBOOKS 34/498		SCALE:1"=80'

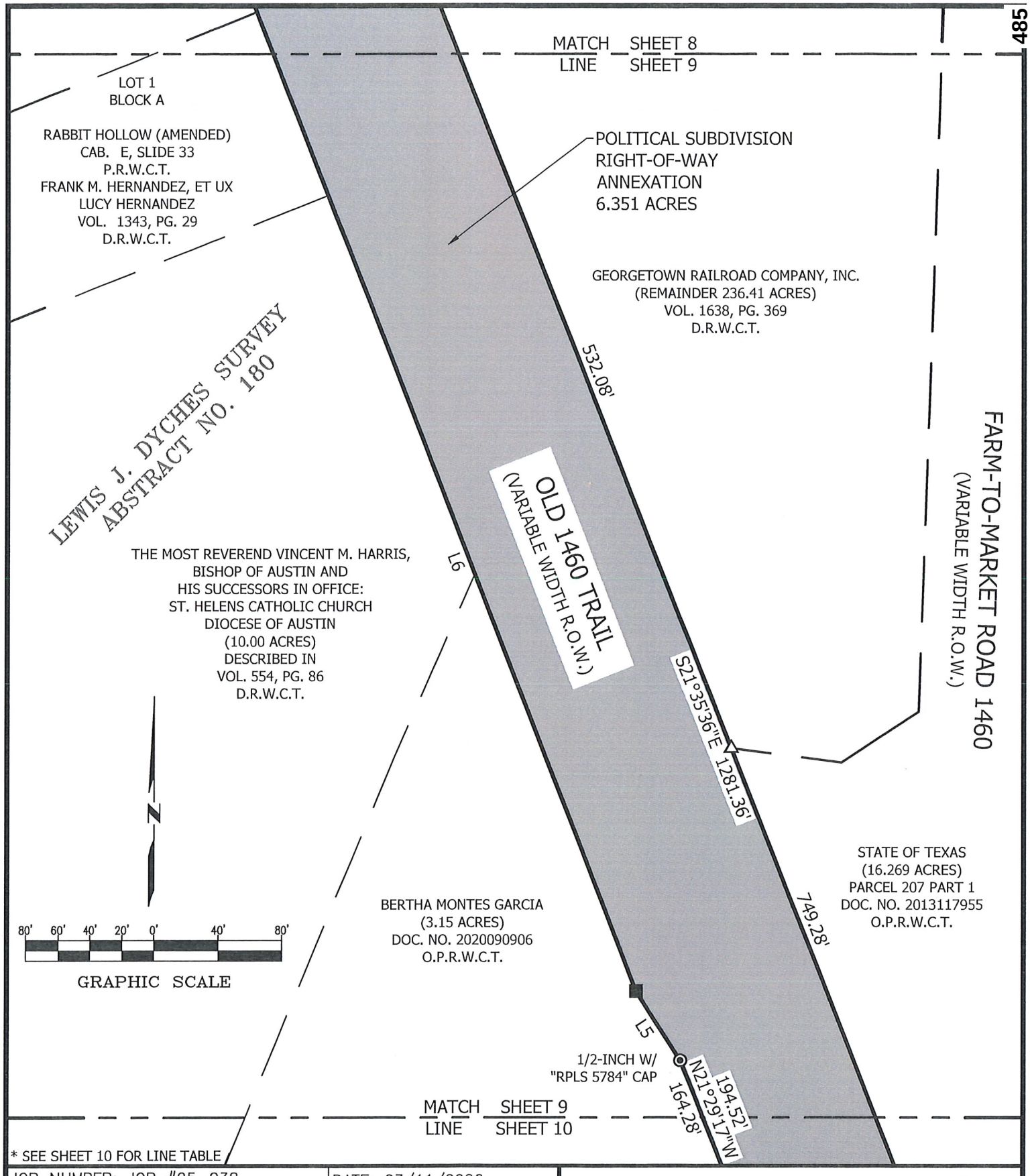
LSI LANDESIGN SERVICES, INC.
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RPLS: FWF	TECH: DNP	PARTY CHIEF: CD	CHK BY: HAS
SHEET 08 of 10	FIELDBOOKS 34/498	SCALE:1"=80'	

LSI LANDESIGN SERVICES, INC.
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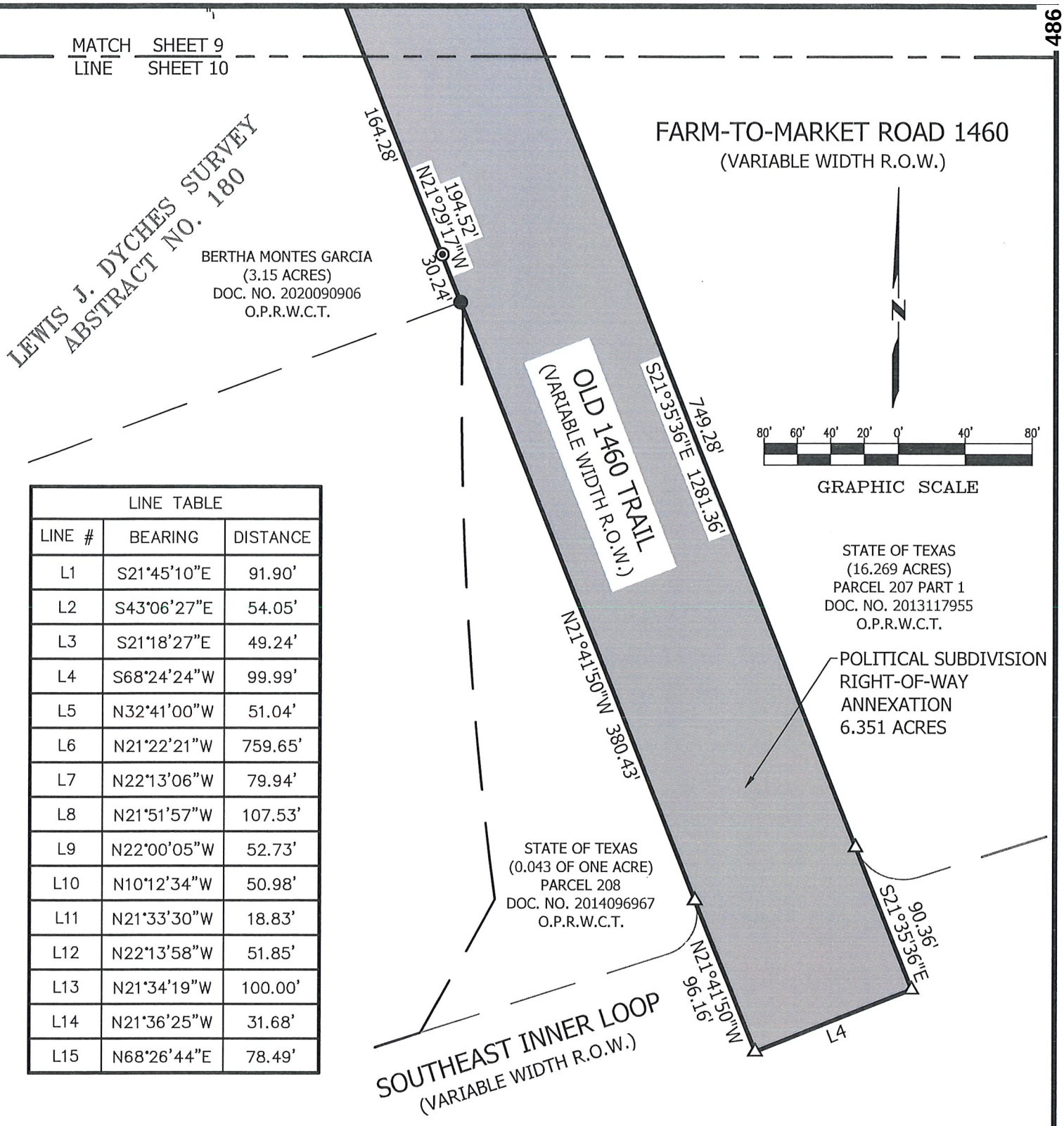


* SEE SHEET 10 FOR LINE TABLE

JOB NUMBER: JOB #25-038		DATE: 03/11/2026	
PROJECT NAME: CoGT ROW ANNEXATION			
DRAWING NAME: CoGT ROW ANNEXATION OLD 1460 EXHIBIT.DWG			
DRAWING FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DWGs			
METES AND BOUNDS FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DESCRIPTIONS			
RPLS: FWF	TECH: DNP	PARTY CHIEF: CD	CHK BY: HAS
SHEET 09 of 10	FIELDBOOKS 34/498		SCALE:1"=80'

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

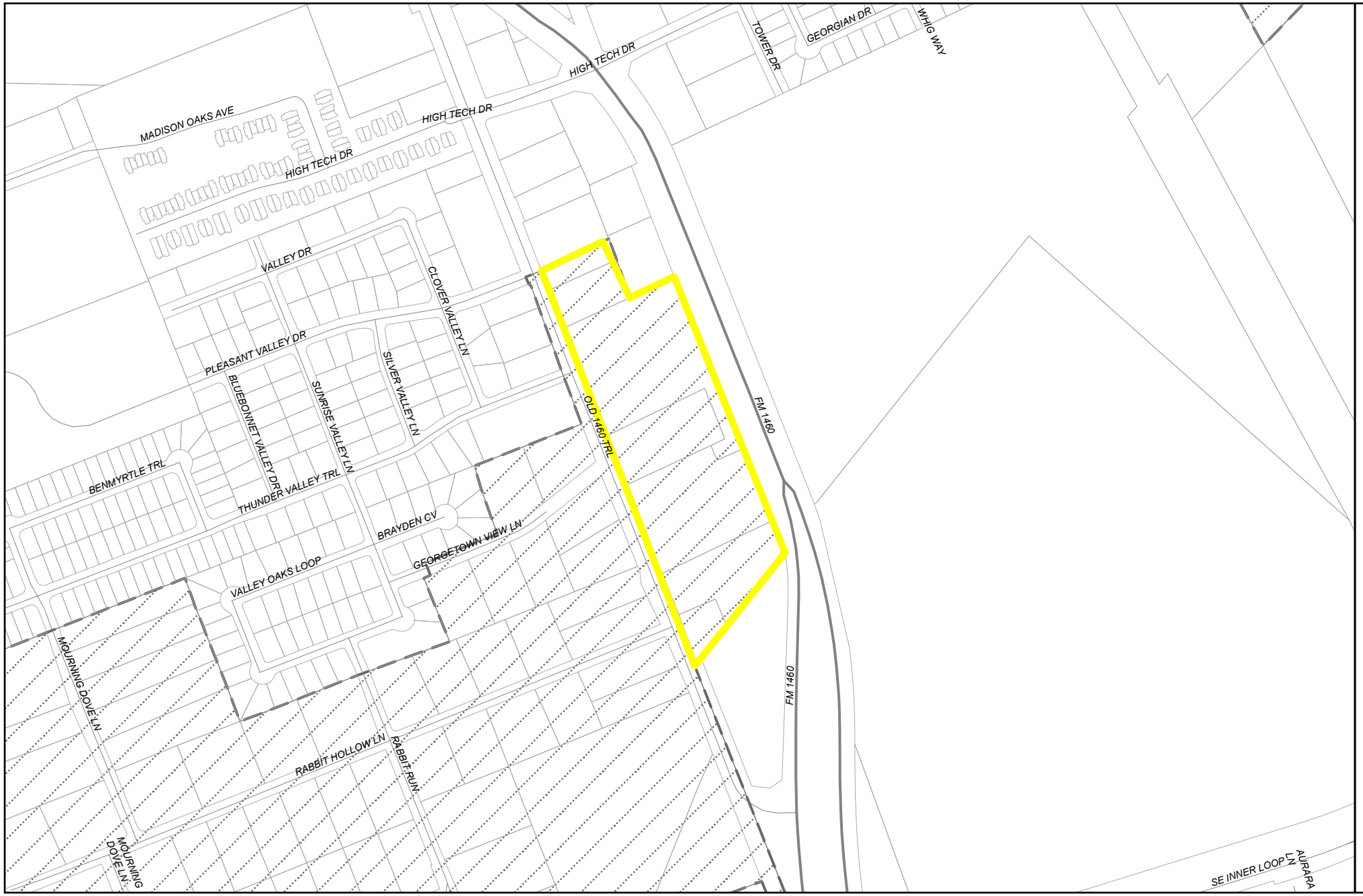
MATCH LINE SHEET 9 / SHEET 10



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S21°45'10"E	91.90'
L2	S43°06'27"E	54.05'
L3	S21°18'27"E	49.24'
L4	S68°24'24"W	99.99'
L5	N32°41'00"W	51.04'
L6	N21°22'21"W	759.65'
L7	N22°13'06"W	79.94'
L8	N21°51'57"W	107.53'
L9	N22°00'05"W	52.73'
L10	N10°12'34"W	50.98'
L11	N21°33'30"W	18.83'
L12	N22°13'58"W	51.85'
L13	N21°34'19"W	100.00'
L14	N21°36'25"W	31.68'
L15	N68°26'44"E	78.49'

JOB NUMBER: JOB #25-038		DATE: 03/11/2026	
PROJECT NAME: CoGT ROW ANNEXATION			
DRAWING NAME: CoGT ROW ANNEXATION OLD 1460 EXHIBIT.DWG			
DRAWING FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DWGs			
METES AND BOUNDS FILE PATH: K:/!2025/25038/25038 – CoGT ROW ANNEXATION/DESCRIPTIONS			
RPLS: FWF	TECH: DNP	PARTY CHIEF: CD	CHK BY: HAS
SHEET 10 of 10	FIELDBOOKS 34/498		SCALE:1"=80'

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



GEORGETOWN
TEXAS
more than welcome

Area to be Surrounded

2025-2-ANX

Exhibit C
Old FM 1460 Trail

- Area to be surrounded
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
HARC Appeal - 2026-2-APL - 1103 Walnut Street

SUGGESTED ACTION:
Public Hearing to consider the request for an Appeal of the Historic and Architectural Review Commission's decision for denial of a Certificate of Appropriateness (COA) for replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2026-2-APL) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Summary of Request:
The applicant is appealing the denial of a request for a Certificate of Appropriateness (2025-45-COA) for the replacement of a historic architectural feature with a non-historic architectural feature on a Medium Priority Structure located at the property addressed at 1103 S. Walnut Street.

UDC Guidance:
Per the Unified Development Code (UDC), Chapter 3.13.080, a person aggrieved by a final action of the Historic and Architectural Review Commission on a Certificate of Appropriateness may appeal to the City Council. The appellate body (City Council) shall review the application, the staff report and meeting minutes, conduct a hearing in accordance with established procedures and state law, and take final action on the appeal. It shall require a concurring vote of a majority of the appellate body's members to overturn a decision on a certificate of appropriateness. In exercising its authority, the appellate body (City Council) may reverse or affirm, in whole or in part or modify the original order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the appellate body has the same authority as the original reviewing authority.

Timeline of Request:
September 23, 2025 – Complete application for Certificate of Appropriateness accepted. The request was for the replacement of a historic architectural feature with a non-historic architectural feature on a Medium Priority Structure. (2025-45-COA)

December 11, 2025 - Regular Historic and Architectural Review (HARC) Meeting. At the hearing, two members of the public, in favor of the request, addressed the Commission. A motion was made to postpone to a date certain to allow the applicant to address concerns raised around the option to preserve the existing windows, with the motion approved with a vote of 5-2.
January 22, 2026 - Regular Historic and Architectural Review (HARC) Meeting. At the hearing, no members of the public addressed the Commission. A motion to deny as presented due to non-compliance with Design Guideline (3.2.B) as it relates to the repair of deteriorated building materials over replacement, with the motion approved with a vote of 4-3.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (55 notices mailed and 1 sign was posted on-site. As of the publication date of this report, staff has received 1 written comment in favor and 0 in opposition of the request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2026-2-APL Staff Presentation.pdf
2026-2-APL Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - COA Submittals.pdf
Exhibit 3 - Historic Resources Survey.pdf
Exhibit 4 - Public Comment.pdf
Exhibit 5 - December 11 HARC Minutes Signed.pdf
Exhibit 6 - January 22 HARC Minutes Signed.pdf
Exhibit 7 - Appeal Submittals.pdf

1103 Walnut Street
Replacement of a Historic Architectural Feature with a Non-Historic Architectural Feature
Appeal of HARC Decision

March 24, 2026 | City Council Meeting

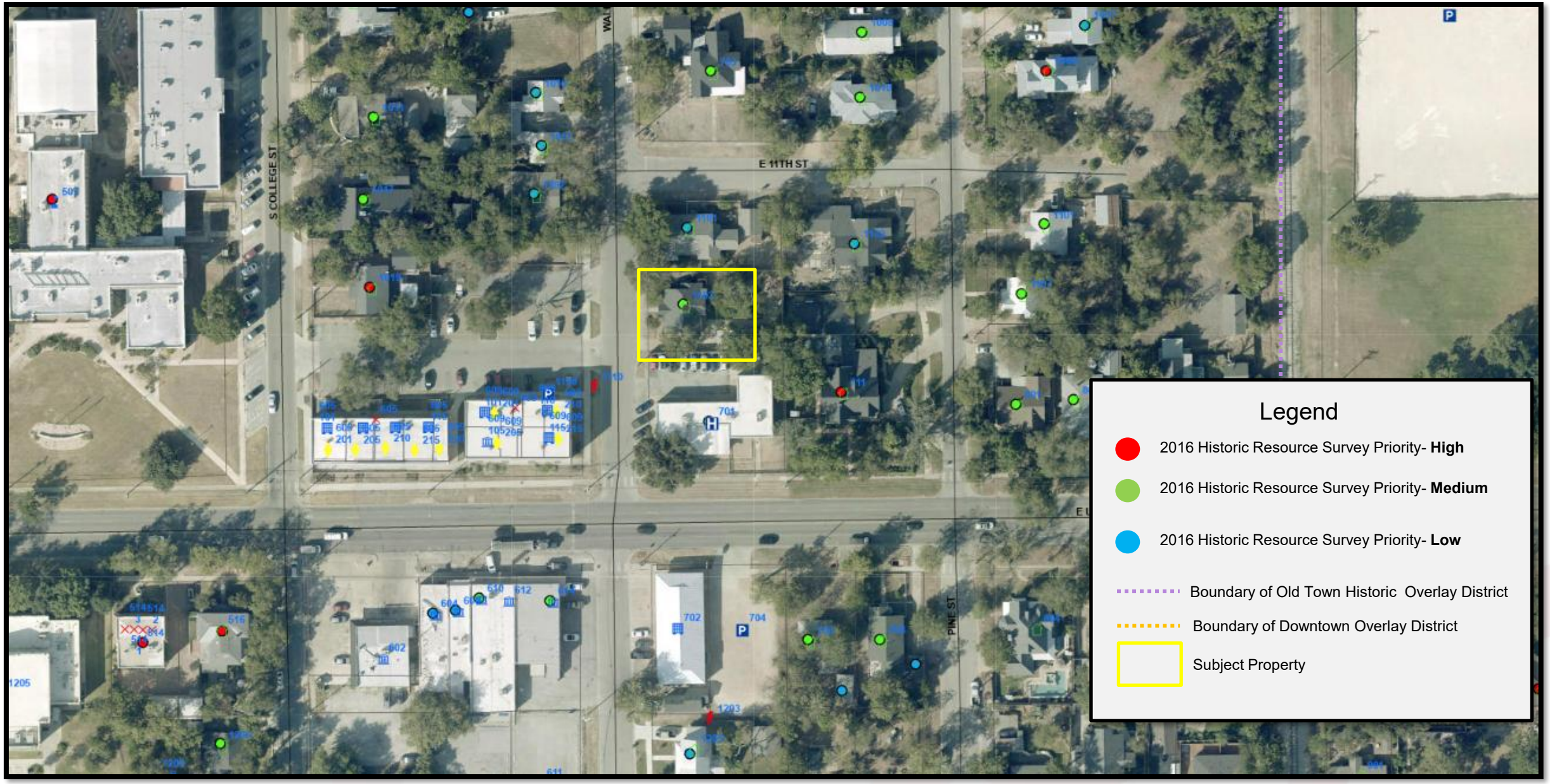
Allyson Iiams, Preservation & Redevelopment Program Manager

GEORGETOWN TEXAS

Item Under Consideration

2026-2-APL

Public Hearing to consider the request for an Appeal of the Historic and Architectural Review Commission's decision for denial of a Certificate of Appropriateness (COA) for replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2026-2-APL) – Allyson Iiams, Preservation & Redevelopment Program Manager


E 11TH ST
S COLLEGE ST
PINE ST
Legend
2016 Historic Resource Survey Priority- High
2016 Historic Resource Survey Priority- Medium
2016 Historic Resource Survey Priority- Low
Boundary of Old Town Historic Overlay District
Boundary of Downtown Overlay District
Subject Property

Case History

December 11, 2025: Regular HARC Meeting

- Motion to postpone with a vote of 5-2
- Reason for Postponement: To request quotes for preservation of existing windows.

January 22, 2026: Regular HARC Meeting

- Motion to deny with a vote of 4-3
- Reason for Denial: Design Guideline 3.2.B as it relates to the repair of deteriorated building materials over replacement.

2016 Survey





Applicant Provided Photos



Existing Front Windows



Replaced Rear Windows

Window Repair Quote

Company/Project Scope	Window Cost	Storm Window Cost	Total Cost	Timeline
Anderson Window Replacement	$15,936		$15,936	ASAP
Barron Window Restoration	$12,050	$5,575	$17,625	Est. 3 Month Waitlist 3-5 Weeks to Complete
*Does not include new hardware, stool, apron, casing, muntin/profile replacement, rail or stile replacement, or sill/subsills Potential additional costs included with quote: • Muntin/Profile Replacement $125 • Rail or Stile Replacement $275 each • Sill or Subsill Replacement $375				
Red River Window Restoration	$25,572	$5,575	$31,147	Est. April Start Date 2 Month to Complete
*Does not include new hardware, major repairs to jam, replacement trim, sill/sub-sills, or fabrication of wood components				

Approved Fibrex Window Examples



706-712 Austin Ave.
High Priority



411 East 10th St.
Medium Priority



403 S. Myrtle St.
Low Priority

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Not Applicable
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Partially Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Partially Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Partially Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Public Notification

- 55 notices mailed
- 1 signs posted
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



City Council Action Options

City Council may reverse or affirm, in whole or in part the original decision from which an appeal is taken and make the correct decision and for that purpose the City Council has the same authority as the original reviewing authority:

- Approve
- Deny
- Approve with Conditions

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *March 24, 2026*
File Number: *2026-2-APL*

AGENDA ITEM DESCRIPTION

Public Hearing to consider the request for an Appeal of the Historic and Architectural Review Commission's decision for denial of a Certificate of Appropriateness (COA) for replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2026-2-APL) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: *1103 South Walnut Street Window & Door Replacement*
Applicant: *Jill Schneider*
Property Owner: *Jill Schneider*
Property Address: *1103 Walnut Street*
Legal Description: *1862 Acres out of the western part of Block 2, Snyder Addition*
Historic Overlay: *Old Town*
Case History: *N/A*
Prior COA Denials: **N/A**
Prior COA Approvals: **N/A**

HISTORIC CONTEXT

Date of Construction: *1930*
Historic Resources Survey Level of Priority: *N/A*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Replacement of a historic architectural feature with a non-historic architectural feature (street-facing windows and front door)

STAFF ANALYSIS

Present Property Description:
The subject property is located at the midblock of Walnut Street, between E. 11th Street and E. University Avenue, within the Old Town Overlay. The structure was designated by the 2016 Historic Resources Survey as being a Medium Priority Resource, stating that the structure "retains a relatively high degree of integrity; property is significant and contributes to neighborhood character". The

structure was not noted as having a stylistic influence. However, it has 1-over-1 double hung wood windows, beveled wood siding, a single bay porch, tapered columns and a beveled wood door with a small window in the center of it. The Historic Resources Survey does not note any alterations. However, in reviewing the imagery, a metal awning and the original wood screens were removed between the 1984 Survey and the 2007 Survey.

Requested Changes:
The applicant has requested to replace all the historic windows and doors on the property with new, non-historic materials.

Justification for Requests:
As stated in the applicant's letter of intent, the windows are "sealed shut and have wood rot internally and externally" and the replacement windows will be "energy efficient, stable in extreme temperatures and resistant to moisture."

Technical Review:
The applicant has requested to replace their windows and doors with new Fibrex windows and a fiberglass door. The selected replacements will be manufactured by Renewal By Andersen, which manufactures windows and doors to custom fit the existing openings in a home. These materials are warrantied by Andersen for 20 years. Fibrex is a relatively new material that was invented in 1992. It is made with 40% wood fiber and 60% plastic. Fibrex is intended to be more durable than vinyl but low maintenance. The replacement windows will be a 1-over-1 style and double hung. The applicant intends to replace all of the windows and doors on the property, but only the front six windows and front door are reviewed through the Certificate of Appropriateness process.

As stated in the applicant's Letter of Intent, there is some wood rot on the bottom sash of the windows, many of the windows are painted shut, and some of the window sash cords are torn. The issues noted with the subject property's windows are common issues with historic windows, and repairs can oftentimes be made in place to get the windows into working order.

To summarize the findings listed in the Staff Report above, repair of historic windows is preferrable to replacement. However, repair is not always practical in residential settings due to a limited number of knowledgeable contractors and restoration professionals. While the Design Guidelines note that wood window products are recommended, there is also an emphasis placed on maintaining appropriate dimensions, profiles, color, and appearance. Many Fibrex products meet those criteria for dimensionality.

In accordance with the Unified Development Code, replacement windows can be approved on Low and Medium priority resources without the additional requirement of a Certificate of Appropriateness if they meet all of the Design Guidelines. There have been several projects over recent years that have received approval for Fibrex windows, and this request is consistent with those past approvals.

However, this material is not consistent with the Design Guidelines in its lack of proven durability, and depending on the product selected, its form.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *4 of the 9* applicable Historic District Design Guidelines in *Chapter* 3 as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.2.B Deteriorated building materials should be repaired rather than replaced, whenever possible.	
B.1 When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is preferred to replacing them.	**Does Not Comply** The applicant intends to replace original materials.
3.2.E Original building materials that have deteriorated beyond repair should be replaced in kind.	**Does Not Comply** The applicant has chosen a window type that is not an in-kind match. The windows chosen are not a match in terms of visual aspects or materials. The original windows are wood, while the new windows are wood fiber and plastic.
E.2 Match the original material in composition, scale and finish when replacing it on a primary surface.	
a. If the original material is wood clapboard, for example, then the replacement material should be wood or fiber cement. It should match the original in size, the amount of exposed lap, and finish.	
c. Do not use synthetic materials, such as aluminum, vinyl siding, or panelized brick, as replacements for primary building materials on an historic structure.	
3.5.G. Doors & Windows	
G.1 Front Doors	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	**Complies** There will be some glass on the upper portion of the door, similar to the historic door.
G.2 Windows	**Complies** The applicant has proposed to replace the existing windows on the street-facing façade of the original home. They will be symmetrical with even sill heights.
a. Windows should generally comprise 30-45% of the front façade.	
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	**Partially Complies** The applicant has selected Fibrex window sashes. The Guidelines state that windows *should* be made of wood or aluminum-clad wood or fiberglass clad wood. Fibrex windows do contain wood in their material makeup, and the selected window profiles are designed to mimic historic wood windows. Additionally, the original windows are 1-over-1, making the impact of replacement windows less noticeable than a more detailed window.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	**Complies** The windows selected have clear, non-tinted glass.
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
the dominant materials and their use in new construction is preferred.	
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	**Complies** The replacement windows will be a 1-over-1 style and double hung, with real wood texture.
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	**Does Not Comply** The applicant has proposed Fibrex windows and a fiberglass and Fibrex door. These materials were invented in 1992, so they were not predominantly used in Old Town. Additionally, the windows and doors have about a 20-year lifespan, while wood can last for hundreds of years if maintained.
3.5.N Energy Efficiency	
N.1 Construction of any new structures or alterations to existing structures should be done in such a way as to maintain character while maximizing energy efficiency.	**Does Not Comply** The applicant states that the new windows will maximize energy efficiency. However, the new windows will be removing a historic feature that is integral to the character defining façade of the home. Staff acknowledges that new windows may help with energy efficiency, however there are alternative options to increase efficiency such as the installation of storm window.
N.2 Maximizing energy efficiency should in no case be motivation to demolish a historic, contributing, or potentially contributing structure, or to change a structure in such a way that its historic features are modified or removed.	

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the application complies with 1, partially complies with 3, does not comply with 1 of these criteria. 3 criteria are not applicable to this request.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** The application was complete and the information contained within the application is correct and sufficient enough

SECTION 3.13.030 CRITERIA	FINDINGS
	to allow adequate review and final action;
2. Compliance with applicable design standards of this Code;	**Not Applicable** Window selection is not regulated by the Unified Development Code.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Does Not Comply** The applicant does not comply with any of the applicable Secretary of the Interior's Standards. The following are the applicable standards: **Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies** The material of the proposed windows does not comply with guidelines' recommendations, however, the size, form, and appearance will meet design guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Partially Complies** The integrity of the structure is not overly impacted by the type of windows selected.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Not Applicable** No new buildings or additions are proposed with the request.

SECTION 3.13.030 CRITERIA	FINDINGS
7. The overall character of the applicable historic overlay district is protected; and	**Partially Complies** The character of the district is not overly impacted by the type of windows selected, however, the windows selected may alter the home's ability to contribute to the district.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable** No new signage is proposed with the request.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (55 notices), and 1 sign were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – COA Submittals
Exhibit 3 – Historic Resource Survey
Exhibit 4 – Public Comments
Exhibit 5 – December 11 HARC Minutes
Exhibit 6 – January 22 HARC Minutes
Exhibit 7 – Appeal Submittals

SUBMITTED BY

Allyson Iiams, Preservation & Redevelopment Program Manager



GEORGETOWN
TEXAS
more than welcome

Location

2026-2-APL

Exhibit #1

Site
Parcels

N

0 100 200 Feet

Subject: Letter of Intent for Windows and Door Replacement 1103 S Walnut Street

To Whom It May Concern:

This is a letter to communicate my intent to replace the windows and doors at 1103 S Walnut Street. The 1103 South Walnut Street Window and Door Replacement project is a project to completely replace the original 1940's single pane windows that are broken, sealed shut and have wood rot internally and externally. The energy, safety and curb appeal will increase dramatically with this investment project. The windows I have chosen are the Renewal By Andersen, Fibrex Windows in the color white. This is a like for like replacement keeping the integrity of the historical look of the wood windows with a material that is energy efficient, stable in extreme temperatures and resistant to moisture. I also plan to replace the front entry door with a like for like door in the same color, white.

I look forward do a positive reply to move forward with my investment project.

Sincerely,

Jill Elise Schneider







Specs (6 Windows, 1 front door):
- Like for like replacement — dimensions, joints, color
- No changes/damage to existing walls/structure/paint
- Composite material (Fibrex) with a true wood look (see below)
- Lead safety practices — Andersen Master Intallers
- Manufactured to an 1/8 of an inch for a perfect fit
- Replacing 6 front facing windows and door from street view
- White color to match existing



Before example



After example

*Color not represented, example is in red — showing dimension, frame likeness, and clean install

For additional questions please contact Project Consultant — Jake Guy at 480-784-7682







Frame rot, soft to touch — cannot repair



Frame rot, soft touch — cannot repair



Frame rot, soft to touch — cannot repair



Windows sealed shut, cannot open — safety hazard



Window rope (block and tackle system) broken

BARRON RESTORATIONS
HISTORIC WOOD & STEEL WINDOW RESTORATIONS

Daniel Sidler
214-810-0232
daniel@barronrestorations.com

Rocky B Littlefield
512-656-8935
rocky@barronrestorations.com

www.barronrestorations.com

Attention:
Jill Scheider
1103 Walnut Street
Georgetown TX 78626
512.739.7446
jilleschneider@gmail.com

Job Description: Window & Jamb Restoration

DATE: 2026.01.13

PROPOSAL: 967

Jamb Restoration - On site
Remove sashes, scrape jambs free of excess paint and repair small rot or damage, ensure pulleys are cleaned, tuned and functional, install Sampson Spot Cord to weights. Prime and paint jambs with 2 coats premium water-based acrylic paint, cover opening with 1/2" plywood. Mill new parting bead and interior stop. Re-install sashes and ensure smooth operation.

Window Sash Restoration - In shop
Remove glass, all existing putty and paint, sand smooth, repair all damage with epoxy or wood to match, prime with oil-based primer, clean and bed original glass & finish glaze with linseed oil putty. Apply 2 coats premium water-based acrylic paint. Bulb weatherstripping at meeting rail and lower sash as needed, caulk exterior parting bead and interior stop. Clean and lacquer existing hardware.
Does Not include new hardware.

Description	Qty	Unit Price	Cost
1/1 Style, 1st floor (23” x 60” and 29” x 60”)	6	$1975.00	$11850.00
Travel to G’town	4	$50.00	$200.00
Sill replacement, as needed		$375.00	
Rail replacement, as needed		$275.00	
Please move all furniture at least 5 feet from the window so we can set up containment.			
			$12,050.00

Old buildings are full of surprises and we are able to anticipate most of the issues that will arise; however, there are occasionally things that come up that could not have been anticipated and will require extra work. The time and cost of this proposal may require some changes as the project moves forward.

SCOPE FOR WORK - Interior stop to blind stop. Does not include stool, apron or casing. **Warranty voided should anyone but Barron work on windows/ doors. Warranty good on labor for one year after completion of work.

Estimate valid for 20 days. Subject to fluctuations of material costs.

**** Includes one color paint. Ad $100 per additional color.**

Sign:_____ Date:_____

Installation Invoice

Jill Schneider
1103 S Walnut Street
Georgetown, TX 78626
H: (512)739-7446

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Base Unit Installation Charges, Full Frame & EJ Frame			
Base Unit Installation Charges, Insert Frame & Base Frame			
Install Double-Hung Window-DG (Base Frame), 80-89.99 UI	4	$120.00	$480.00
Install Double-Hung Window-DG (Base Frame), 90-99.99 UI	11	$120.00	$1,320.00
Install Double-Hung Window-DG (Base Frame), 70-79.99 UI	1	$120.00	$120.00
Install Casement Window (Base Frame), 70-79.99 UI	2	$120.00	$240.00
Install Casement Window (Base Frame), 50-59.99 UI	1	$120.00	$120.00
Base Unit Installation Charges, Patio Doors			
Base Unit Installation Charges, Entry Doors			
Construction Charges			
Lead Safe Work Practice Charge (Must Have Install Pics), JOB	19	$50.00	$950.00
Int. Stops/Jam Extensions/Quarter Rounds, JOB	19	$30.00	$570.00
Ext. Trim, JOB	1	$30.00	$30.00
Trip Charge (50-100 Miles), JOB	1	$50.00	$50.00

SUBTOTAL	**$ 3,880.00**

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 1103 Walnut St
City: Georgetown
County: Williamson
2016 Survey ID: 125964
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R047411

Construction Date: 1930 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.633843 Longitude -97.67071

Current/Historic Name None/None

Stylistic Influence(s)* ☑ None Selected

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Plan*

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☑ None Selected ☐ Other:

Priority:	**2016 Survey**	ID: 125964	☐ High	☑ Medium	☐ Low
Explain:	Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character				
	2007 Survey	ID: 1070	☐ High	☑ Medium	☐ Low
	1984 Survey	ID: 710	☐ High	☐ Medium	☑ Low

General Notes: (Notes from 2007 Survey: None)

Recorded by: CMEC Date Recorded 4/21/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.



Photo direction: East

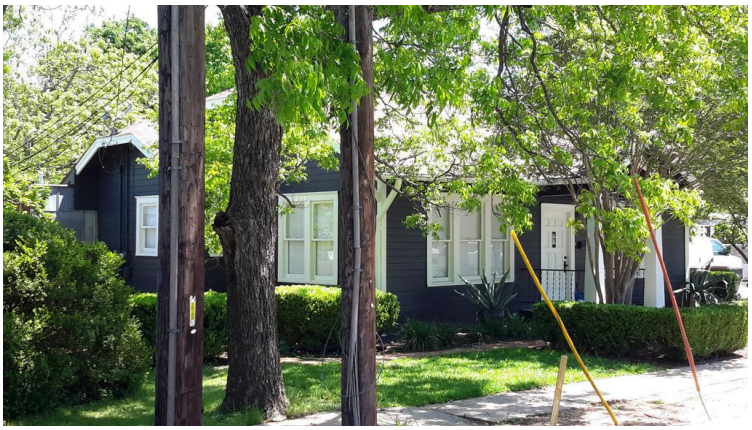
Note: See additional photo(s) on following page(s)

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address:	1103 Walnut St	2016 Survey ID:	125964
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southeast



GEORGETOWN
TEXAS

RECEIVED
DEC 01 REC'D
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 1103 Walnut Street

Project Case #: 2025-45-COA HARC Date: 12.11.2025 Case Manager: Olivia Beams

Name of Respondent: GRETCHEN JOHNSTON
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 1102 Pine St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact Olivia Beams directly."

Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, December 11, 2025

The Georgetown Historic and Architectural Review Commission met on Thursday, December 11, 2025 at 6:00 PM at Council and Court Building, 510 W 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.
On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this mee ng is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Linda Burns; seconded by Evan Hein to Approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission.

Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

1.B 708 S. Austin Avenue, (2025-41-COA)
Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines for the property located at 708 S Austin Ave, bearing the legal description .7 Acres out of Lot 4, Block 41, City of Georgetown (2025-41-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

John Montgomery, applicant, approached the podium to address the commission and provided examples of plastic or internally illuminated signs within the downtown area. Montgomery shared that many of the signs have vinyl material which would be considered plastic and prohibited. Montgomery provided staff with a list of failed businesses over the last 10 – 15 years within the area and highlighted that signage was a very important aspect. Montgomery highlighted that the current sign size was 25 square feet and their proposed size was 18.6 square feet with the only difference being the shape, design, and illumination. Montgomery highlighted that the trees block the signage from both directions of Austin Avenue.

Commissioner Swoboda asked if there was a difference between signage externally illuminated versus internally illuminated. Montgomery explained that an internally illuminated sign is fully exposed versus a portion of it seen via a beam of light. Commissioner Swoboda acknowledged that the request was only for a sign on top of the canopy and inquired about possible signage underneath the canopy. Montgomery shared that the owners were not interested in signage underneath the canopy but have mentioned the possibility of a logo on a window. Commissioner Swoboda believed that a large sign could be detrimental to the face of the historic building.

Commissioner Hein shared no concern with the design as it was smaller than the previous sign and expressed support with the request.

Commissioner Garner inquired about guidelines with regard to internal level of lighting. Beams explained that internal illumination within area 1 would not be appropriate. Beams explained that area 2 calls for a warm white light that is similar to daylight. Beams added that generally staff understood the guideline as having 2000 Kelvin with regard to color temperature. Commissioner Hein requested details with regard to the strength of the illumination of signs in the area. Beams shared that a google search shows that a soft white light is 2700 to 3000 Kelvin.

Commissioner Lemanski shared no concern with the internal illumination pending research of brightness and believed that the size was considerably larger for the area. Commissioner Lemanski described that covering up historic architecture with a sign

would be a balancing act.

Chair Cash opened the public hearing.

Michael Price, 100 Shiner Lane, approached the podium to address the commission and expressed support for the sign. Price highlighted that the trees continue to grow in the area and that having signs that can be seen can be difficult. Price shared that in reviewing signs in the area he noted some backlit acrylic signs. Price questioned a lit sign on the side of the Juliet restaurant that was not in the overlay. Price believed that there were several circumstances that warrant the sign's size and illumination.

Dale Illig, 707 South Rock Street, approached the podium to address the commission and expressed excitement for the restaurant. Illig shared excitement for the authentic quality food.

Chair Cash closed the public hearing.

Commissioner Hein explained that cases brough forth to HARC may not meet all applicable design guidelines, so the commission must make their best judgement for individual cases. Commissioner Hein saw the request as an improvement over the current state and explained that the applicant could resurface the current sign which is much larger.

With no further discussion, Chair Cash asked for a motion from the dais.

Moved by Evan Hein; seconded by Sydney Lemanski to Approve as presented with the condition that the applicant use soft white lighting not to exceed 3500 Kelvin in brightness.

Chair Cash expressed concern with the illumination as it is not allowed in area 1.

Commissioner Garner inquired about limitations for brightness.

Allyson Iiams, Preservation and Redevelopment Manager, explained that the guidelines state that there should be halo lighting and noted that there isn't anything specific about the level of intensity.

After the conclusion of discussion, the commission proceeded to vote on the motion.

Motion Approved: 5- 2
Voting For: Evan Hein, Stuart Garner, Heather Smith, Linda Burns, Sydney Lemanski
Voting Against: Wendy S Cash, Waldo Swoboda

1.C 1103 S. Walnut Street (2025-45-COA)
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Olivia Beams, Historic and Downtown Planner

Allyson liams presented the staff report.

Jill Schneider, owner, approached the podium to address the commission and acknowledged that the current windows are original to the home. Schneider shared concern with regard to safety, efficiency, and usability of the current windows. Schneider explained that she chose Anderson Windows because the fibrex windows were highly recommended for their quality, sustainability, and look to the current windows.

Jake Guy, Renewal by Anderson, approached the podium to address the commission and highlighted that the company started in 1903. Guy shared that in 1991 the company created windows that look like wood windows but cannot rot. The creation was made of composite material that is 40% wood and 60% polymer. Guy explained that there are mortise and tenon joints in the corners that mimic a real wood window. Guy explained that replacement projects include an insert frame window, which does not require the removal of the existing siding. Guy explained that this process will help keep the original structures intact.

Commissioner Swoboda liked the product and believed it should be used in the historical area with the condition that HARC would have to reconsider high priority projects in which wood would be preferred.

Commissioner Burns asked if the owner considered repairing only the front windows since that is within HARC's purview.
Schneider explained that she did not have a restoration company review the windows, but had more than 5 companies provide bids for window materials from vinyl to aluminum to wood clad of upwards of $80,000.

Commissioner Hein highlighted that the design guidelines make it clear that repair is preferred and asked for the lifespan of fibrex windows. Guy explained that there is a 20-year warranty. Commissioner Hein said that he would like to see the front windows repaired rather than replaced. Schneider noted that the current windows were single panes and explained that efficiency would be very noticeable. Schneider shared that she would like to replace all windows with same material.

Commissioner Smith agreed that the preference is to repair and noted that it is difficult to make a decision if an applicant does not prepare a repair quote for HARC. Beams explained that staff suggests applicants to reach out to a restoration company to review the feasibility of restoration when they issue comments on a request. Beams explained that replacement and repair are two different scopes of work which does not allow staff to require applicants to provide a quote before being brought forth to HARC.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and shared that he considered the windows on his home identical to those of the

windows of the home in question. Dana shared that he was in favor of the request and explained that there would not be a noticeable difference except for a slight tint on the window. Dana highlighted the large variation of homeowners in Old Town and noted that some may not be able to afford wood windows. Dana believed that the request would be a good solution to a problem and that the windows selected would be energy efficient.

Chris Sundgren, 1206 South College Street, approached the podium to address the commission and shared that the windows on his home were in the same condition as the ones on the home in question. Sundgren shared that he recently replaced 15 out of 19 windows with fibrex windows and noted that it made a noticeable difference. Sundgren acknowledged that the glazing on the original windows on the side of his home had been removed by hail. Sundgren believed that the preservation of the home is more important than the rot, decay, and lack of affordability for original materials. Sundgren noticed a large temperature difference with the installation of fibrex windows.

Chair Cash closed the public hearing.

Commissioner Burns shared that Preservation Georgetown gives grants for windows.

Commissioner Lemanski did not agree that the fibrex windows look exactly like traditional wood windows. Commissioner Lemanski agreed with Commissioner Hein in that HARC's goal was to preserve architectural features that add depth to the profile of historic homes. Commissioner Lemanski shared that she did not want to stand in the way of the energy efficiency concerns and those being able to repair their windows.

Commissioner Hein explained that there are options to insulate the original windows as well as the grant opportunity that Commissioner Burns mentioned. Commissioner Hein highlighted that HARC's purview is the front façade and commented that the owner could replace the windows that are not within their purview.

With no further discussion, Chair Cash asked for a motion from the commission.

Moved by Evan Hein; seconded by Linda Burns to Postpone to Date Certain to the January 22nd HARC meeting so that applicant can provide a detailed estimate on restoring the 6 front windows of the home.
Motion Postpone to Date Certain: 5- 2
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski
Voting Against: Heather Smith, Waldo Swoboda

1.D 801 E. University Avenue, (2025-48-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) an addition to a street-facing façade and a setback reduction to allow for a 1'-8" encroachment into the required 15' street-side setback for the property located at 801 E. University Avenue, bearing the legal description of .2199 Acres out of the southwest part of Block 4, Snyder Addition (2025-48-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Travis Adams, applicant, approached the podium to address the commission and explained that he was available to address the commission's questions.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and explained that he was not aware of the addition to the property. Dana shared that he initially supported the request because an 11% encroachment was not significant but wished he had done more research on the actual request as he would have a different view of the project.

Chair Cash closed the public hearing and asked for a motion from the dais.

Moved by Linda Burns; seconded by Heather Smith to Approve as presented.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Short recess at 7:50 PM. The meeting resumed at 7:56 PM.

1.E 911 Wesleyan Drive, (2025-49-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 911 Wesleyan Drive bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2025-49-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Commissioner Garner asked for the meaning of the reasonable rate of return. Beams explained that staff interpreted the reasonable rate of return for remodeling the structure as it is an income producing structure. Beams shared that the design guidelines are more tailored towards commercial buildings or single-family residences rather than this unique property.

Trent Jacobs, Director of Project Management for Southwestern University, approached the podium to address the commission and shared that the university recently created the campus architect position in which the University is retooling the system of managing facilities. Jacobs shared that one of the biggest challenges the university has faced has been student retention. Jacobs highlighted a 25% turnover or lack of retention due to first-year experience in the dorms which resulted in the assessment of the university's dorms. Jacobs acknowledged that it is not easy to calculate the reasonable rate of return for just one building on the university's campus because of the assessment of actual rental space of the dorms versus the four-year tuition funds that would be received. Jacobs explained that the dorms for younger students were more traditional with dorm rooms and shared communal spaces. Jacobs highlighted that Ruter Hall lacks ADA accessibility and explained that the building would not be able to be used as offices because it is surrounded by other residence halls. Jacobs spoke about a possible remodel which would result in less beds per floor.

Commissioner Hein asked for the construction cost of new residence hall constructed adjacent to Ruter Hall.

Commissioner Swoboda asked for the plan of the salvaged material if the commission included it as part of the condition of approval. Jacobs explained that the university has a salvage yard which would be available to the developers of the SU 560 program.

Jacobs answered Commissioner Hein's previous question regarding the cost of the new residence hall and shared that it would be roughly $17 million with 46 beds per floor. Commissioner Hein highlighted that the new dorm per bed would be more expensive than the cost of the renovation and explained that his calculations came to be $123,000 per bed for the new dorm versus $120,000 for the renovation. Jacobs noted that the new dormitory will have more amenities than Ruter Hall. Commissioner Hein explained that it was difficult to see financial hardship as the reason for demolition with comparison to the cost of the new dormitory. Commissioner Hein continued to explain that there was nothing that stood out as unusual with Ruter Hall as buildings of this age across campuses can be brought up to modern standards.

Commissioner Lemanski shared her thoughts from the demolition subcommittee meeting. Commissioner Lemanski highlighted that in order to rehabilitate the building it would have to be disassembled to its stubs and rebuilt. Commissioner Lemanski questioned whether this process would leave an appropriate portion of the original building.

Chair Cash opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Linda Burns; seconded by Stuart Garner to Approve with the following conditions that staff recommended:

1) An archival record of the building and the property must be prepared and provided to the city prior to the issuance of the Certificate of Appropriateness for the demolition and relocation of the buildings in compliance with Design Guidelines 4.4 and 4.5.
2) A salvage plan indicating the stone veneer and lintel of the building will be salvaged and reused for Southwestern University's use is to be provided to the city prior to issuance of the Certificate of Appropriateness

Commissioner Swoboda wished to amend the motion.

Moved by Waldo Swoboda; seconded by Evan Hein to Amend that part of the conditional approval was to have the lintel with Martin Ruter name be established in the landscaping on the site to memorialize his name.

Commissioner Swoboda withdrew the amendment. Commissioner Lemanski wished to amend the original motion.

Moved by Sydney Lemanski; seconded by Heather Smith to Amend the motion so that part of the condition of approval was to have the lintel with Ruter's name remain on the building site and be memorialized in the landscaping in some way.
Motion Approved with amendment: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Before the vote on the original motion, Commissioner Hein stated that structures appear to not be in horrible conditions and reiterated that the request did not align with the design guidelines. Commissioner Hein explained that despite their appearance, similar buildings are rehabilitated across the country with no economic hardship to the university.

Motion Approved: 6- 1
Voting For: Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: Evan Hein

1.F Discussion Items

General updates, and Commissioner questions and comments -- Allyson liams, Preservation and Redevelopment Manager

There were no discussion items.

Adjournment

These minutes were approved at the meeting of January 22, 2026

Wendy S. Cash
Chair

Sydney Lemanski
Attest

Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, January 22, 2026

The Georgetown Historic and Architectural Review Commission met on Thursday, January 22, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram

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1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Sydney Lemanski; seconded by Heather Smith to Approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission .

Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram
Voting Against: None

1.B Meeting Minutes

Consideration and possible action to approve the minutes from the January 8, 2026, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Phil Rotheram; seconded by Heather Smith to Approve the minutes from the January 8, 2026, meeting of the Historic and Architectural Review Commission.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram
Voting Against: None

Allyson liams shared that item 1.D would be tabled for the meeting as there was a notification error. The item is anticipated to be presented at the February 26, 2026, HARC meeting.

1.C 1103 S. Walnut Street (2025-45-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Iiams presented the staff report for item 1.C.

Alternate Commissioner Rotheram inquired about possible grants that would assist with the cost of windows. Iiams explained that the Preservation Georgetown Grant has limited funding and acknowledged that the City of Georgetown has a Historic tax exemption program. Iiams did note that this project would not rise to that specific level though.

Commissioner Hein referred to design guidelines 3.2.B, 3.5.N, and the comparable cost of restoration and replacement as his reasons to support denying the request.

Chair Cash clarified that the sides of the home that aren't within HARC's purview have had the windows replaced with Fibrex windows. Chair Cash shared difficulty with this case with regard to the lack of consistency in decisions for replacement or repair of windows. Chair Cash acknowledged that if there was a motion to approve the request, she would like to see a condition to paint the trim of the windows to match the other windows.

Commissioner Lemanski acknowledged that the code was the consistent factor and explained that situations that call for the replacement of aluminum windows with fibrex windows would be more appropriate than replacing wood windows with fibrex windows. Commissioner Lemanski shared that she would be more comfortable in approving the request had it been a replacement with a wood window.

Iiams acknowledged that the projects along Austin Avenue that received approval were given a lower quote than the newer windows that were also fibrex. Discussion on cost estimates and HARC's purview.

Chair Cash opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Linda Burns; seconded by Phil Rotheram to Deny the request based on Design Guideline 3.2.B which stated that deteriorated building materials should be repaired rather than replaced, whenever possible.

Commissioner Lemanski noted that the fibrex window material did not meet Design Guideline 3.5.H which stated that new materials should have a demonstrated durability in the Central Texas climate.

With no further discussion, the commission voted on the motion.

Motion Approved: 4- 3
Voting For: Evan Hein, Linda Burns, Sydney Lemanski, Phil Rotheram
Voting Against: Stuart Garner, Wendy S Cash, Heather Smith

1.D 601 Church Street (2025-10-REZ)

Public Hearing and possible action on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Old Town Overlay zoning district to the Downtown Overlay zoning district, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Please note that this item was not discussed during the meeting. However, the commission voted to postpone the item. The results follow.

Moved by Sydney Lemanski; seconded by Linda Burns to Continue the item.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram
Voting Against: None

1.E 701 S. College (2025-57-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Commissioner Smith was recused from the item due to a conflict of interest.

Iiams presented the staff report.

Kris Johnston, applicant, approached the podium to address the commission and acknowledged that the November 20, 2025, conceptual review allowed the applicant to take the feedback and return to HARC with 30/34 complying criteria. Johnston shared data from previous HARC meetings in which 4 infill projects since 2022 have been approve or approved with conditions. Johnston referred to design guideline 3.5.H and explained that they have made modifications to the front elevation on South College Street in which all windowsills were at the same height. Johnston added that they adjusted the sill heights of the windows on 7th Street with the exception of the bay window. Johnston referred to design guideline 3.5.H.1 and explained that they intend to add synthetic cedar shake to the roof. Johnston requested that they install mature landscaping throughout the lot including 12 72-inch box oaks and highlighted the stone planter at the corner of 7th Street and South College Street. Johnston explained that the limestone will be used from the existing retaining wall that dated back to the original building. Johnston referred to criteria 2 from section 3.13.030 of the UDC and proposed to set back the structure 3 feet on South College Street. Johnston referred to design guideline 3.5.C.3.b and provided data that shared that 18/24 houses in the surrounding block are wider than they are tall.

Tommy Dunn, owner, approached the podium to address the commission and shared that he and his family fell in love with the Georgetown community. Dunn expressed that they wanted to raise their family here and shared their family's involvement in Georgetown.

Chair Cash opened the public hearing.

Ruth Gordon, 1007 South College Street, approached the podium to address the commission and noted that she was speaking on behalf of her son Eric Gordon who owns the house at 1007 South College Street. Gordon was told that once the original home on the property was demolished, the lot would be divided into 3 lots of equal sizes. Gordon believed that new construction should respect the scale of neighboring structures and noted that 803 South College Street was the largest home in the area. Gordon referred to Appendix C, number 9 which states the size, scale, and features should be to protect the integrity of the historic area and its environment. Gordon believed that a house this size would not meet the intent. Gordon questioned what would happen with the 3 trees that were currently on the lot. Gordon referred to design guideline 3.4.A and noted that the new structure would not respect neighboring structures based on scale and height. Gordon referred to design guideline 3.4.C.3 and believed that the looming would affect the 4 units surrounding the property. Gordon believed that looming should also apply to new construction.

Liz Weaver, 1221 South Main Street, approached the podium to address the commission and questioned whether the proposed planter would be allowable with the city's code of obstruction of view. Weaver shared that the proposed project in comparison with other homes in Georgetown was not comparable. Weaver explained that the general feel of the proposal was not like what is in Old Town. Weaver referred to design guideline 3.5.A.2 and explained that the proposal was not in context to the area. Weaver highlighted the differences between the proposal and the Leavell home. Weaver shared that the side of the proposed home was comparable to 10-11 motel rooms in length. Weaver shared that there would be over 9,000 square feet in living space under the roof which would not be comparable to the surrounding structures. Weaver concluded that the overall character of the old town historic overlay district would not be protected.

Carla Schaefer, 603 East 7th Street, approached the podium to address the commission and shared her conversation with the applicant. Schaefer explained that Old Town structures may have multiple stories but noted that this proposed structure would be sprawling. Schaefer believed that the closed design did not fit with the scale or appropriateness of the character of Old Town. Schaefer explained that corner lots have multiple entries to the front door and highlighted that the proposed structure would only have one entry with the other side of the home closed off. Schaefer did not believe that an 8-foot stone wall was acceptable and believed that appropriateness was non-existent.

Angela Litterski, 603 East 8th Street, approached the podium to address the

commission and shared disappointment in the color of the original home which led to her questioning the purpose of HARC if color was not a regulated design. Litterski emphasized the community feeling and questioned the decision to demolish the previous structure on the property.

Paul Litterski, 603 East 8th Street, approached the podium to address the commission and expressed concerns that the proposed structure would not fit the character of the neighborhood. Litterski noted that the Leavell house was one of the primary homes in the area that was restored to its historic significance and explained that the owner restored it over time. Litterski could not find the height of the fence in between his home and the proposed and asked for clarification.

Danni Babik, 1008 East University Avenue, approached the podium to address the commission and believed that the proposed home was inappropriate with the scale, mass, and height. Babik highlighted that multiple homes in the area are similar in size and questioned what would happen if the owners decided to sell the home. Babik hoped the commission would deny the request based on scale, mass, height, and inappropriate style.

Larry Brundidge, 908 South Pine Street, approached the podium to address the commission and explained the dimensions of his home and property. Brundidge acknowledged that some people would like privacy and believed that they have the right to it. Brundidge believed that the proposed home had masking mass and appropriate materials. Brundidge noted that there will be 8 matured oak trees and shared that in his experience, oak trees increase the perception of depth which would help mask that side of the building. Brundidge recommended approval.

Chair Cash closed the public hearing.

Commissioner Hein referred to the comments about the demolition and the pretense of 3 lots and asked for context on this point. Iiams explained that there was a likelihood that when the demolition was done, there was discussion about dividing the lot into 3. Iiams continued to explain that no one is held to the verbal statement of future actions and that the property owners have every right to do what they wish for the property. Johnston explained that the previous owner intended to subdivide and replat the property.

Commissioner Hein asked if the stone wall and fencing were a part of the application. Iiams confirmed that the stone wall and fencing would be part of the request but explained that they are outside of the guidelines. Iiams shared that the building official would need to review the 8-foot retaining wall. Johnston explained that the fence between the homes on 8th Street and this structure was proposed as 8 feet, whereas the fence on Walnut Street was proposed as 6 feet. Johnston added that the front picket fence will be 4 feet tall. Iiams explained that the fence on the front and along 7th Street would be the guidelines and the code. Discussion on fencing height and a triple frontage lot.

Commissioner Lemanski asked if the applicant considered breaking up the structure instead of one continued structure. Johnston explained that it was discussed relocating the garage, but the accessibility and usability did not seem appropriate from a design standpoint.

Chair Cash shared that she spent a lot of time driving around the area and believed that the commission would have to review the request holistically. Chair Cash felt that the mass and scale appeared to be out of character with the neighborhood.

Commissioner Hein believed that the side of the home that would be over 100 feet appears to be misaligning the perception of mass and scale from the commission and staff. Commissioner Hein believed that breaking the structure would allow it to be more in keeping with the neighborhood. Johnston explained that it would create a more detached look and uninviting accessibility. Johnston highlighted that there were multiple lots on the block that have a higher floor to area ratio than the proposed lot. Commissioner Hein recommended postponing the item if there were still concerns from the commission. Iiams explained that the applicant preferred approval or denial and was not open to postponement.

With no further discussion, Chair Cash asked for a motion from the commission.

Moved by Evan Hein; seconded by Phil Rotheram to Deny the request as presented under guidelines 3.5.A.1 and 3.5.A.2.

Commissioner Rotheram wished to add design guideline 3.5.C. Commissioner Hein withdrew the motion with the agreement of the commission and made a new motion.

Moved by Evan Hein; seconded by Phil Rotheram to Deny the request based on design guidelines 3.5.A which reference respect to historic styles and 3.5.C, referring to massing, scale and form.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Phil Rotheram
Voting Against: None

1.F Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

Iiams asked that the commission vote to table item 1.D. Please see this item number above for the results of the vote.

Adjournment

These minutes were approved at the meeting of February 12, 2026

Wendy J. Cook
Chair

Attest

Subject: Letter of Intent for Windows and Door Replacement 1103 S Walnut Street

Appeal for case: 2025-45-COA

Legal Description: SNYDER ADDITION, BLOCK 2(W/PT), ACRES .1862

WCAD R Number: R047411

To Whom It May Concern:

This is a letter to communicate my intent to appeal the decision of HARC to deny my request to replace the windows and doors at 1103 S Walnut Street, case number 2025-45-COA. The intent of the 1103 South Walnut Street Window and Door Replacement project is to replace the 1940s single pane windows that are broken, sealed shut and have wood rot internally and externally. The energy efficiency, safety and curb appeal of my home will increase dramatically with this investment project.

The windows I have chosen are the Renewal By Andersen, Fibrex Windows in the color white. This is a like for like replacement keeping the integrity of the historical look of the wood windows with a material that is energy efficient, stable in extreme temperatures and resistant to moisture. The Fibrex material was recommended to me by Allyson Iams with the city, based on the fact that the HARC commission has recently approved Fibrex windows for both residential and commercial homes and buildings within the historic district. Based on this knowledge and recommendation, I had no reason to believe my window project would be denied. However, not only was I denied, but HARC postponed the decision after the first meeting in December to require me to get bids on repairing the windows. This was not part of the original process request, nor has HARC made all others who have been approved for Fibrex windows get additional repair bids after the fact.

I originally researched multiple options for my windows, including wood and aluminum clad, which are in the rules as approved material. What I found was that these were extremely expensive and would have additional cost for upkeep and repair. The bids for these types of windows were coming in at $70-80,000 for all nineteen of my windows, which is significantly outside my budget. I understand HARC only cares about the front facing six windows based on their statements at the December meeting ("we do not care about the rest of the windows; you can put those in"), but as a homeowner, it is important to me that all of my windows be unified in material, look and functionality. I also researched Vinyl, which is not an approved material. However, they are much more cost-effective, at $20,000 for all nineteen windows. When Allyson recommended Fibrex I worked with Renewal by Andersen and was able to find an option in the middle that was more affordable than the wood or aluminum clad and had the look and feel of the wood windows, for $46,000 for all nineteen windows. While still quite expensive, this is an investment that I am able and willing to make as a homeowner in the Old Town Historic Overlay, and this was the request submitted to HARC at its December meeting. However, HARC first delayed its decision to require me to get additional bids and then denied my request altogether, inconsistent with the treatment of other Fibrex requests.

In good faith, I ordered all nineteen of my windows. At this time, due to the inconsistency and unfairness of the HARC committee I have six windows that I own that I cannot put into my home. The remaining thirteen were put in Sunday immediately following the first HARC meeting in December.

I am appealing HARC's decision in my case for the following reasons:

- **Inconsistency in HARC's process and approvals**
    - I have personally seen new Andersen windows being installed currently on 10th Street, closer to the Square.
    - Multiple other materials installed around Old Town, including Vinyl.
    - This inconsistency creates the perception that materials do not matter if the building is undergoing a full remodel OR if the homeowner chooses not to follow the process of requesting HARC approval.

    - This inconsistency has delayed my project over a month and led to additional expense.
- **Unfairness of being a "test case"**
    - It was recommended to me by Allyson Iams to explore Fibrex due to recent approvals. I was informed that they had been approving Fibrex recently, so I went into this process believing it would be a formality, it instead turned into making me an example, being unfair, inconsistent and asking me to provide information that was not originally part of the process or that others had been asked to do.
    - At the original December 11 meeting, they postponed my request for over a month and asked me to do the following:
        - Get additional bids for repair, although I was not requesting approval for repair, due to the expense and inability of repair to adequately address the issues I am trying to correct.
        - Discuss information on grant process with the preservation committee.
    - The Staff team is put in a very bad position, recommending materials based on HARC's past consistent action, only to be sent in a completely different and contradictory direction. Allyson was asking HARC to review the guidelines and provide a fair and consistent process so that they can better help the residents. The staff is put in an incredibly difficult position because of HARC's actions.
    - I was not able to attend the second HARC meeting, as I was at my mother's deathbed (she passed away the following morning). I am frustrated that I was required to come back for a second meeting, which I then could not attend and was thus not able to defend my project after jumping through all of the additional hoops required of me.
- **Additional observations for Council's consideration**
    - A fair and consistent process for all homeowners should be one of HARC's highest priorities.
    - The design guidelines should be updated, as Fibrex is a fantastic option. I had bids to do Vinyl ~$20K, Wood or Aluminum Clad was $70-80K, and Fibrex fell in the middle at $46K, which I feel is a fair compromise, allowing the look and feel of the house to remain intact.
    - The intent of HARC should not be to keep the homeowners from updating their homes, making this an extremely difficult and inconsistent process. Many of us who choose to make our home in Old Town do so with a lot of appreciation and respect for the special historic nature of our homes, and we want to maintain the feel and character that is so prized in Georgetown. At the same time, we need a fair and consistent process with reasonable requirements.
    - One of the HARC commissioners was very adamant that I install storm windows. I researched that as well, and there are multiple issues with storm windows. They cost additional money on top of the repair, they would change the look of the windows on the front of my house (which is the only part HARC cares about), and they would make my windows inoperable (I want them to be functional).
    - If HARC is going to require repair bids as part of the process, they should include that up front. I have had to spend a lot of time and money researching, getting bids and putting together information for Allyson, all of which was then dismissed by HARC.
    - I want to clarify the additional bids and the cost, as I was unable to attend the second meeting due to my mother's imminent passing. The discussions I had with the contractors all conveyed the same thing, which was they could not say exactly how much the repair would cost until they got in and got the windows out and saw how much damage they were dealing with. The first bid on Allyson's chart only reflects the base (minimum) cost for the six windows; the additional costs are on top, per window. This

would make the cost much more than what is showing on the chart. She did call that out, it is my understanding; however, the feedback I received was that one commissioner stated it was close enough in costs, which is not accurate. The cost of repair is much greater than the costs of my windows, and there will be unknown costs in addition to having to buy storm windows in order to even attempt to get some energy efficiency like the new Fibrex windows provide. In addition, all repair contracts are at minimum 3 months out and will take a month or longer to complete.

- The Grant process they wanted me to check into is not an option until the back half of the year and the total amount the committee has this year is $16K. They would spread that across 3-5 projects if approved, but you cannot start your work until approved, meaning the windows would be delayed even further to the end of the year.

I love my home and want to invest in its longevity and be a good steward of its historic character. I began this project in good faith and with every intention of being in compliance with City requirements. Unfortunately, this process has been long, costly, and frustrating. I am requesting that Council overturn HARC's decision and approve my Certificate of Appropriateness, for the reasons stated above. I hope that I can be a "test case" for leading to improvements in the HARC process and that staff can be enabled to work with HARC to ensure consistency, fairness, and outcomes that protect historic properties without putting owners through unreasonable financial and procedural hoops.

Sincerely,

Jill Elise Schneider

	Company	Contact Name	Contact Number	Contact Email or Website	Window Sizes	Cost Per Window	Total Cost	Additional Costs/ Add On's	Timeline To Install	Comments
Bids	Barron Restoration	Rocky Littleton	512-656-8935	ky@barronrestorations.c	9X60 (2) 23x60 (4	$2,000 baseline + additional cost per item per window	12,000 baseline minimum + additional costs per window per item	paint/prime/rot/repo pes/sills etc. 7,500 +	long wait list 3 months +	2,000 base cost everything else is an add on cost on top of the 2,000 and Storm Windows are an additional cost per window. Additionally the install will include removing windows and leaving the house boarded up for a period of time. The storm windows would be on top of the cost. Glass replacement in conjunction with restoration - $45 ea Glass replacement as a stand alone - $375 Muntin/profile replacement - $125 Rail or stile replacement - $275 ea Sill or subsill replacement - $375 $100 for second paint color
	Red River Restoration	hn Hindman/ Jessi	512-998-3432	ce@redriverresorations.c	9X60 (2) 23x60 (4	$4,262	$25,572.00 + additional costs for all that is excluded see bid notes			Excluded: New hardware, and major repairs to jamb that would cause extraction or rebuild. Also excluded, is trim work that needs replacing. We also do not work on exterior casing and replacement of sills/sub-sills. Fabrication of any wood component is excluded at this time and can be added if necessary with an approved change order.
	Aden Builders	Karl Comtois	00-8238/ 512-638-6173		29X60 (2) 23x60 (4)					3rd contractor/bid did not come through yet, based on our conversation, it would be very time intensive and costly.
	Storm Window Bid from Barron	Rocky Littleton	512-656-8935	ky@barronrestorations.c	9X60 (2) 23x60 (4	$929.16	$5,575.00			Here is the pricing/ bid for storm windows. The HARC committee members recommended this as a viable solution. I do not agree, not only due to the additional cost but also the ability to use my windows, open them etc. Additionally I learned from my discussions , some storm windows are installed on the front and there are some that can be installed on the inside, the external ones would impact the look of the windows on the front of the house as well as they are not as energy efficient as new windows. They do provide another layer, but they do not provide the same efficiency per the people I spoke to for bids. Both types would impact the ability to use the windows.

My Fibrex Windows	Renewal By Andersen	Jake Guy	480-784-7682	y@renewalcentraltexas.c	9X60 (2) 23x60 (4	$2,656	15,936	N/A	Immediately	Renewal is holding my 6 windows in their warehouse/ they were purchased in good faith based on the recommendation of using Fibrex from the city due to recent approvals as well as seeing other homes and square buildings installing Fibrex that had been recently approved by HARC. I would have lost 2,000 if I did not order with the rest of my window. If not approved there will be a restocking charge in addition to money lost on my overall cost.
Grant Info	Preservation Georgetown	Jerry McCulley	512-496-5515	reservationgeorgetown.org						July 1st 2026 begins the grant process that ends in December 2026- home tour profit is donated to the grant process average has been 3800-4000 focused on restoration- they try to do 1/2 the total cost of the project however, cannot do large amounts. They want to be restored not replaced small amounts less than 5K ....16 K budget this year cannot do more then 3 projects and that includes residential and commercial. Additionally per the application guidelines the work cannot begin before the approvals of both HARC and the grant in order to be eligible. This would push my window project out until the back half of 2026 and it is not a guaranteed approval and it is limited dollars.



Original historic window.



Detail of deteriorated wall on building.

3.2.A Original building materials should be preserved in place, whenever feasible.

A.1 Maintain existing wall materials and textures.

a. Remove only those materials that are deteriorated and must be replaced.

b. Avoid rebuilding a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that is no longer historic.

c. In many cases, original building materials may not be damaged beyond repair and do not require replacement. Repainting wood, ensuring proper drainage, and keeping the material clean may be all that is necessary.

3.2.B Deteriorated building materials should be repaired rather than replaced, whenever possible.

B.1 When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials that show signs of wear is preferred to replacing them.

1103 S Walnut Street: New Fibrex Windows







These are the newly installed Fibrex side windows in the same size as the front 6 windows to give an illustration of the like for like comparison

Side by Side Comparison of Current Front Original Windows and the newly installed Fibrex Windows



Existing Front Windows



Replaced Rear Windows

Additional Pictures of Original Front Windows Inside and Outside Views







Wood Rot
Sealed Shut
Windows not operable/ cannot open or shut
Status of ropes and weighs- all not functional







1103 S Walnut Street: Current Original Front Windows



Current Original Front Left Side Windows



Current Original Front Right Side Windows

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2025-10-REZ - 601 S Church Street

SUGGESTED ACTION:
Public hearing and first reading of an Ordinance on a request for a Zoning Map Amendment to rezone .1652 Acres out of Lot 8, Block 11, Glasscock Addition, from the Residential Single Family zoning district and Old Town Historic Overlay District to the Mixed Use Downtown zoning district and the Downtown Historic Overlay District, for the property generally located at 601 S Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:
Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets 3 of the 5 criteria established in UDC Section 3.06.030 for a Zoning Map Amendment and meets 3 of the 5 criteria established in UDC Section 3.6.060 for the adoption of a Historic Overlay District, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (38 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 11, 2026) and 2 signs were posted on-site. To date, staff has received 9 written comments in favor, and 3 in opposition to the request.

Historic and Architectural Review Commission Recommendation:
At their February 26 meeting, the Historic and Architectural Review Commission recommended approval (5-0) of the request.

Planning and Zoning Commission Recommendation:
At their March 3 meeting, the Planning and Zoning Commission recommended approval (5-2) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-10-REZ Council Staff Presentation.pdf
2025-10-REZ Council Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Historic Resource Survey.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - Zoning Map.pdf
Exhibit 5 - Approval Criteria.pdf
Exhibit 6 - Letter of Intent.pdf
Exhibit 7 - Public Comments.pdf
Ordinance with Exhibits.pdf

601 S Church Street
2025-10-REZ

March 24, 2026 | City Council

GEORGETOWN TEXAS

Item Under Consideration

2025-10-REZ

- Public Hearing and first reading of an Ordinance on a request for a Zoning Map Amendment to rezone, .1652 Acres of Lot 8, Block 11, Glasscock Addition, from the Residential single family zoning district and Old Town Historic Overlay District to the Mixed-Use Downtown zoning district and Downtown Historic Overlay District, for the property generally located at 601 S. Church Street (2025-10-REZ) -- Allyson Iiams, Preservation & Redevelopment Program Manager

UDC Direction

HARC

- Responsible for making a recommendation to City Council on the rezoning of the property from the Old Town to Downtown Overlay

P&Z

- Responsible for making a recommendation to City Council on the rezoning of the property from the Residential Single Family zoning district to the Mixed-Use Downtown zoning district


Single Family, Detached
609 S. Church (recently rezoned)
Golden Rule Restaurant
Williamson County Courthouse
W 5TH ST
E 5TH ST
W 6TH ST
E 6TH ST
S AUSTIN AVE
S MAIN ST
S CHURCH ST
ASH ST
ELM ST
E 7TH ST
E 8TH ST
GEORGETOWN TEXAS
more than welcome
Aerial
2025-10-REZ
Site
N
0
100
200
Feet

Current Context



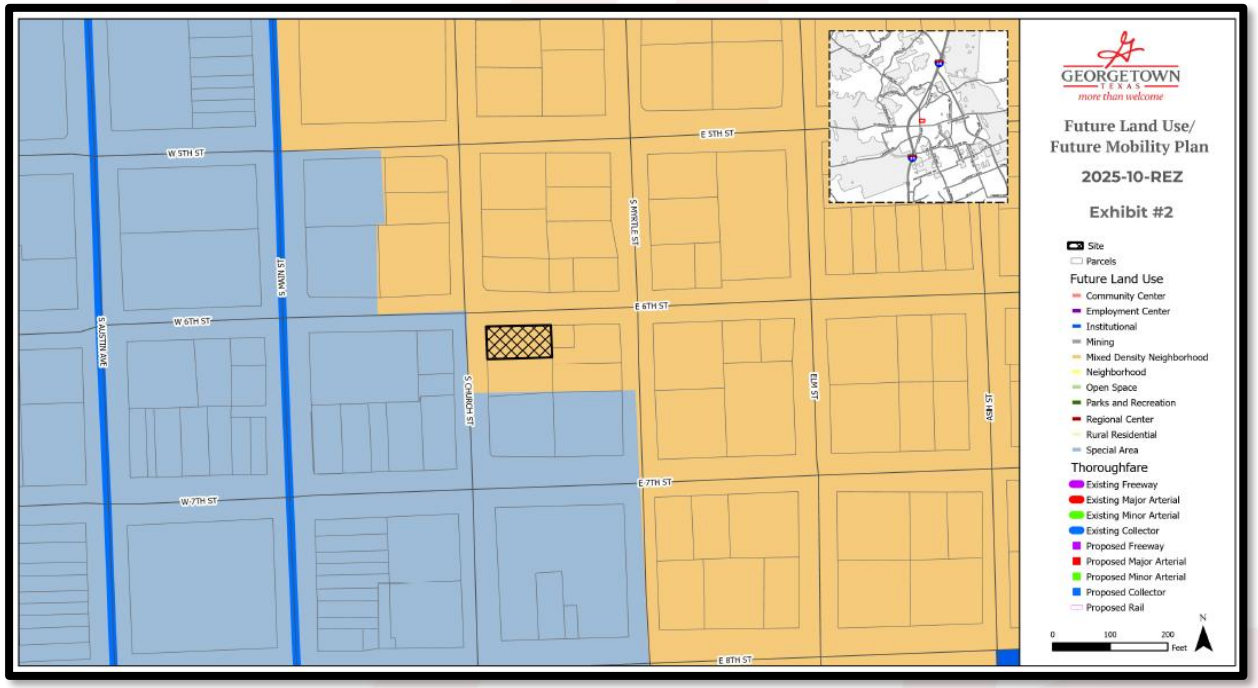




Zoning and Future Land Use Map



Downtown Overlay Boundary



Comprehensive Plan Guidance

Land Use Policies:

- *Policy LU.6: Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.*
- *Policy LU.4: Encourage redevelopment in target areas*
- *Policy LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.*



- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

added.

Geo. L. Rouser, Jr., Gets AEC Fellowship

George L. Rouser, Jr., son of Mr. George L. Rouser of Georgetown and Temple, has been granted a fellowship from the Atomic Energy Commission to study physiology at Vanderbilt University.

The AEC fellowship program includes fellowships in medicine, agriculture, and the physical sciences. Fellows are selected by special boards set up within the National Research Council of the National Academy of Sciences.

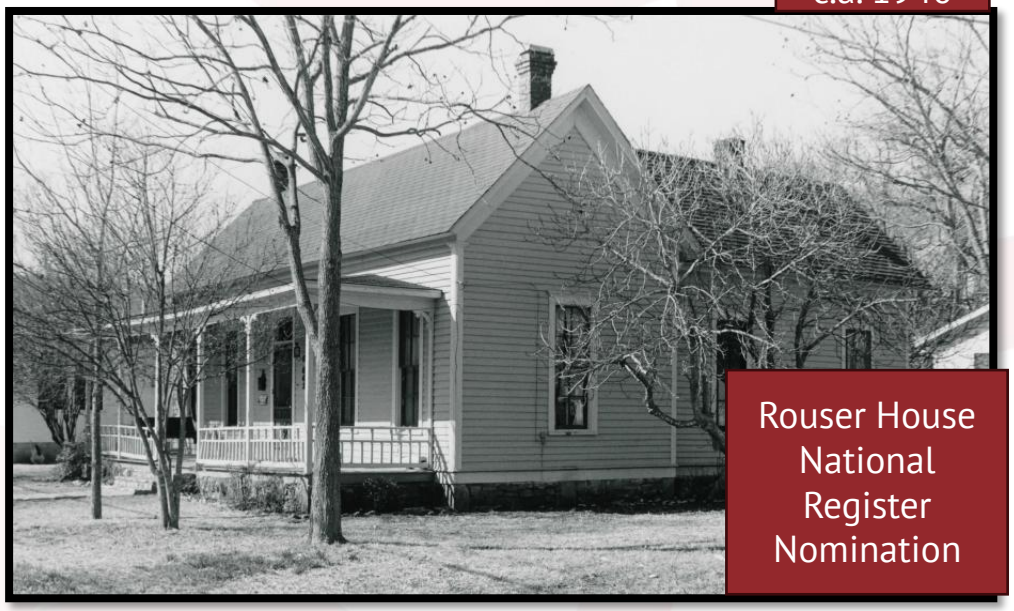
George graduated from Georgetown High School in the class of '41, and received his B.S. degree from Southwestern University.

During the war he was in the service and was one of the scientists engaged in atomic energy operations at Oak Ridge, Tenn. Following his discharge he was an instructor in the Science department of Southwestern for a time before leaving for further study.

SAVE PEACH SEED AND HELP THOSE WHO FACE GAS ATTACKS ON BATTLEFIELD

Mrs. Mattie Rouser and the members of the Children's Patriotic Society (Knights of the Clean Plate) are conducting a campaign for peach seed to send to the Government to be used in war work, and are appealing to every one to save the seed of peaches, plums and prunes, and hulls of walnuts, hickory nuts pecans and butter nuts. These seeds and hulls are used by the Government in the manufacture of gas masks for the soldiers who are in France and the seed that you save may be the means of saving the life of an American or Allied soldier. The seed are burned in kilns and the charcoal left from the seed is used as a filter for the air that has been poisoned by the gas attacks of the Huns. Save the seed and notify Mrs. Rouser or some member of the children's society, and they will call for them. Those bringing seed to town leave at the home of Mrs. Rouser.





Approval Criteria – UDC Section 3.06.030

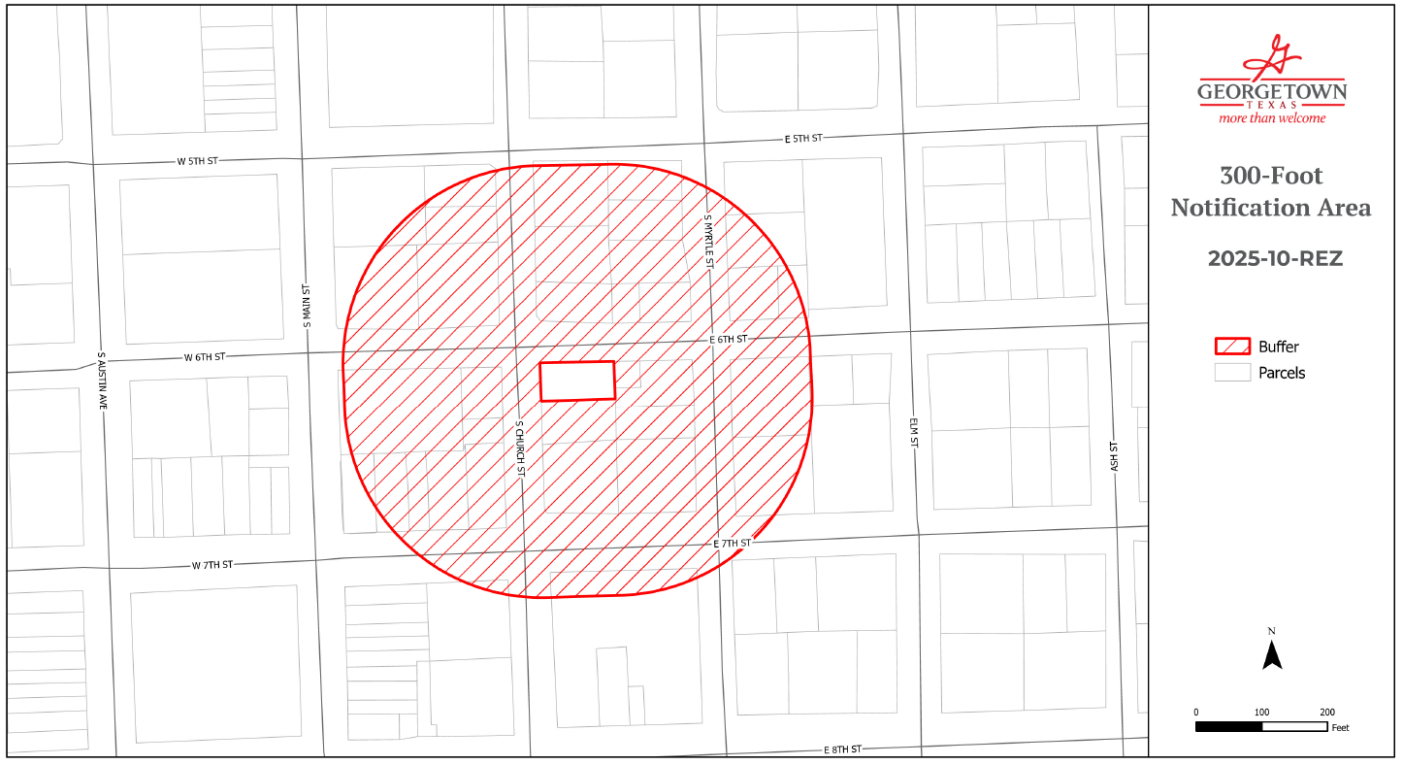
Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation;	X		
Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation		X	
Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to: Scale of buildings and structures typical of the area; Architectural style of the buildings and structures; Architectural period of the buildings and structures; Building materials typical of the area; Colors and textures used in the buildings and structures typical of the area; Typical relationships of buildings in the area to the street; Setbacks and other physical patterns of buildings in the area; Typical patterns of rooflines of buildings in the area; or Typical patterns of porch and entrance treatments of buildings in the area.	X		
Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.		X	
Occurrence of a notable historical event at the structures, sites or area;	X		

Public Notifications

- 38 property owners within the 300' buffer
- Notice in Sun News on February 11, 2026
- 2 sign posted on the property
- To date, staff has received:
  - 9 written comments IN FAVOR
  - 3 written comments OPPOSED



Case History

February 26, 2026 - Historic and Architecture Review Commission

- Recommendation of approval of the request to rezone the property from the Old Town Historic Overlay District to the Downtown Historic Overlay District, (5-0).

March 3, 2026 - Planning & Zoning Commission Action

- Recommendation of approval of the request to rezone the property from the Residential Single Family zoning district to the Mixed-Use Downtown zoning district, (5-2)

First Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE .1652 ACRES OUT OF LOT 8, BLOCK 11, GLASSCOCK ADDITION, GENERALLY LOCATED AT 601 SOUTH CHURCH STREET, FROM RESIDENTIAL SINGLE FAMILY ZONING DISTRICT AND OLD TOWN HISTORIC OVERLAY DISTRICT TO THE MIXED USE DOWNTOWN ZONING DISTRICT AND THE DOWNTOWN HISTORIC OVERLAY DISTRICT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

City Council
Planning Department Staff Report

Report Date: **March 24, 2026**
Case Number: **2025-10-REZ**
Project Planner: Allyson Iiams, Preservation & Redevelopment Program Manager

Item Details

Project Name: 601 S. Church Street
Project Location: 601 S. Church Street, within City Council district No. 6.
Total Acreage: .16 Acres
Legal Description: .1652 Acres out of Lot 8, Block 11, Glasscock Addition

Applicant: Matkin Hoover c/o Ryan Egan
Property Owner: Michael Seago

Request: Zoning Map Amendment to rezone the subject property from the Residential Single Family zoning district and Old Town Historic Overlay District to the Mixed-Use Downtown zoning district and Downtown Historic Overlay District.

Case History: This is the first public hearing of this request.



Overview of Applicant's Request

Location:
The subject property is located at the southeast corner of S. Church Street and W. 6th Street. The property is located in the Old Town Overlay, on the western edge of Downtown Area 1.

Physical and Natural Features:
The subject property is .16 Acres and is improved with two Medium Priority Historic Resources. The Historic Resources Survey estimates that the primary structure was constructed in 1880 and that the secondary structure was constructed in 1930.

Future Land Use and Zoning Designations:
The subject property has a Mixed Density Neighborhood Future Land Use designation and is currently zoned Residential Single Family (RS). It is also located within the Old Town Historic Overlay zoning district.

There are three land use policies of the 2030 Plan relevant to the review of the requested rezoning based on the site's Future Land Use designation, the location of the subject property, the existing improvements on the property, and features of the surrounding area. They are included in their entirety below, with the related key points underlined for emphasis. The applicability of each policy is explained in detail in the approval criteria section of this report.

- LU.1 Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.
- LU.4 Encourage redevelopment in target areas
- LU.6 Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods.

Surrounding Properties:
The subject property is located along the boundary line between the Downtown and Old Town historic zoning overlay districts, within the Old Town Overlay district. Surrounding properties include single-family detached structures on the north, east, and west sides of the property, and office to the south of the property.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
East	Residential Single Family (RS)	Mixed Density Neighborhood	Single-family, Detached
South	Mixed Use Downtown (MU-DT)	Special Area	Office
West	Mixed Use Downtown (MU-DT)	Special Area	Single-family, Detached (Short term rental)



Property History:
This is the first development application for the subject property.

Comprehensive Plan Guidance

Future Land Use Map:
Mixed-Density Neighborhood (MDN)
This category includes a range of single-family and medium-density housing types. Medium-density housing options are consistent with and complementary to the traditional single-family neighborhood with an emphasis on connectivity. This future land use area supports a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike or on foot with access to neighborhood amenities including schools and parks (see Objective 2.3 of the Parks and Recreation Master Plan). Development standards for medium-density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian elements to support the surrounding residents.

DUA: 5.0 minimum

Target Ratio: 25% detached residential (5-7 units)

45% moderate density residential (townhomes, duplexes, cottage court)

30% non-residential

Primary Use: Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes, townhomes, and duplexes

Secondary Uses: Limited neighborhood-serving retail and service uses, office, civic, institutional, parks, and open space

The Mixed-Density Neighborhood designation has been applied to the majority of the Old Town Overlay District because this historic residential area has a mix of home types and limited, neighborhood-scale commercial development, although the primary residential type is single-family homes. Commercial areas, churches, and school campuses – which have a different designation as

Institutional – are primarily located along major roadways such as University Avenue and Austin Avenue, although they may also be located in transition areas, such as the transition from the Old Town Overlay District to the Downtown Overlay District. The Future Land Use Map's Mixed-Density Neighborhood in which the subject property is located comprises approximately 657 acres of primarily residential use, with a relatively small percentage of commercial uses relative to the target ratio of 80% residential and 20% nonresidential. As the subject property's size is approximately .16 acres, however, the proposed zoning change's impact to the target ratio is minimal – less than one hundredth of a percent.

Other Master Plans:

Downtown Master Plan

The City of Georgetown has updated and adopted its Downtown Master Plan as of May 28, 2024. This strategic document aims to guide the city's decisions, programming, and reinvestment efforts over the next decade, focusing on preserving Georgetown's unique character amidst ongoing growth and development.

Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

The subject property is located directly adjacent to the urban core of downtown, which provides a high level of street and pedestrian infrastructure connectivity. The property fronts on S. Church Street, which is a Local Street, between E. 7th Street, which is a Minor Collector, and E. 6th Street, which is a Local Road.

S. Church Street – Local Street

Local streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.

A Traffic Impact Fee (TIF) will be assessed and required at the Site Development Plan, should the property redevelop, per the average daily trips generated by development based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

Downtown Overlay District

The City of Georgetown recognizes that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is

necessary to promote the economic, cultural, educational, and general welfare of the public. Historic overlay districts are created to:

- Protect and enhance the landmarks and districts which represent distinctive elements of Georgetown's historic, architectural, and cultural heritage;
- Foster civic pride in the accomplishments of the past;
- Protect and enhance Georgetown's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- Insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city; and
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation and preservation.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.060 for the adoption of a Historic Overlay District, as outlined below:

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA	
1. Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation.	**Complies**
2. Occurrence of a notable historical event at the structures, sites or area.	**Does Not Comply**
3. Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation.	**Complies**
4. Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to: a. Scale of buildings and structures typical of the area; b. Architectural style of the buildings and structures; c. Architectural period of the buildings and structures; d. Building materials typical of the area; e. Colors and textures used in the buildings and structures typical of the area; f. Typical relationships of buildings in the area to the street; g. Setbacks and other physical patterns of buildings in the area; h. Typical patterns of rooflines of buildings in the area; or i. Typical patterns of porch and entrance treatments of buildings in the area.	**Complies**
5. Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.	**Does Not Comply**

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**

Meetings Schedule

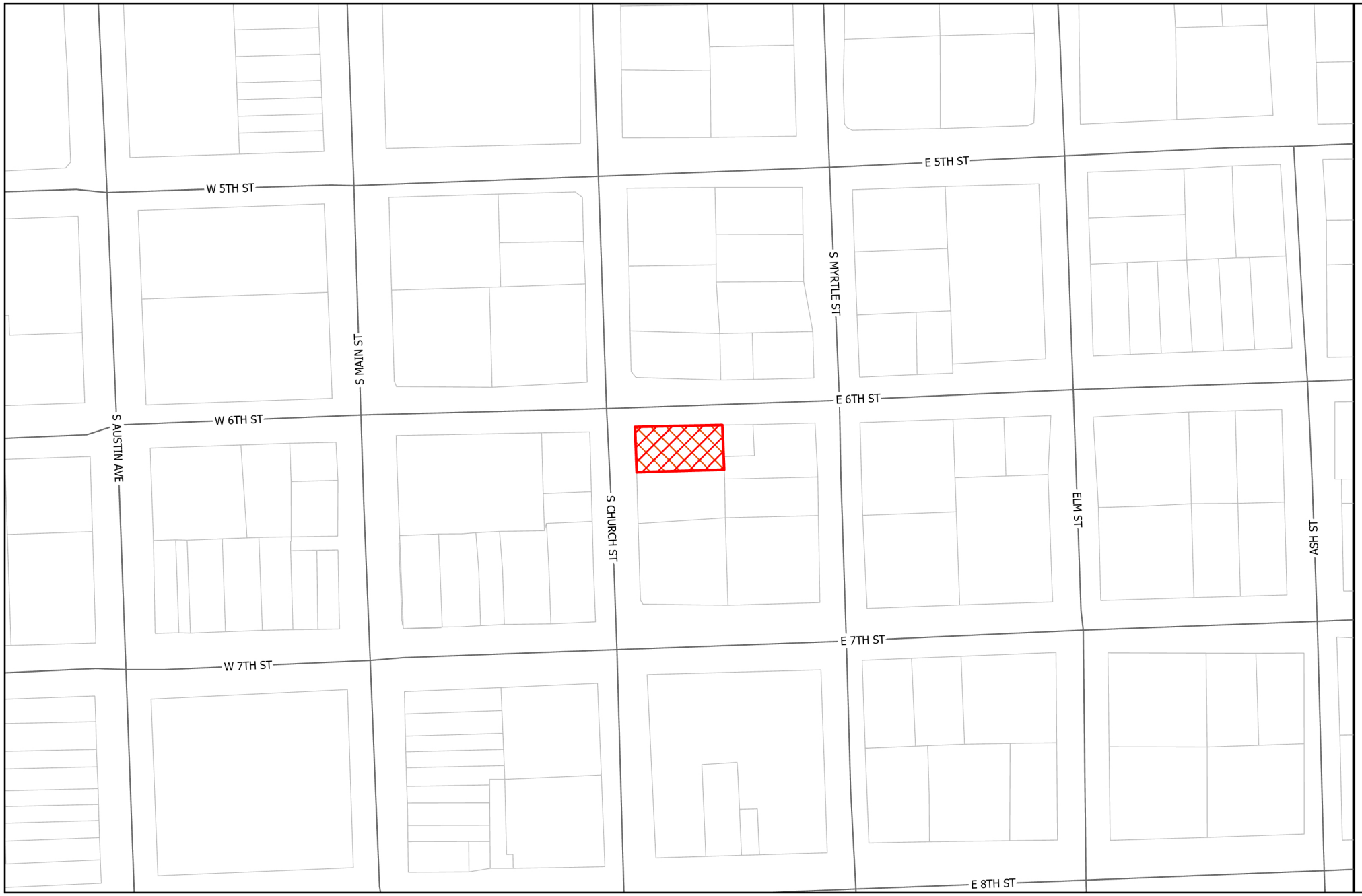
February 26, 2026 – Historic and Architectural Review Commission
March 3, 2026 – Planning and Zoning Commission
March 24, 2026 – City Council First Reading of the Ordinance
April 14, 2026 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (38 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 11, 2026) and 2 signs were posted on-site. To date, staff has received 9 written comments in favor, and 3 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Historic Resource Survey
Exhibit 3 – Future Land Use Map
Exhibit 4 – Zoning Map
Exhibit 5 – Approval Criteria
Exhibit 6 – Letter of Intent
Exhibit 7 – Public Comments



GEORGETOWN
TEXAS
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Location

2025-10-REZ

Exhibit #1

Site
Parcels

N

0 100 200
Feet

TEXAS HISTORICAL COMMISSION

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 601 S Church St
City: Georgetown
County: Williamson
2016 Survey ID: 124248 A
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042454

Construction Date: 1880 ☐ Actual ☑ Estimated Source: 2007 survey

Latitude: 30.638161 Longitude -97.675853

Current/Historic Name None/None

Stylistic Influence(s)* ☑ None Selected

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Plan*

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☑ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☐ Other:

Priority: **2016 Survey**	ID: 124248 A	☐ High	☑ Medium	☐ Low
Explain: Despite some alterations, property is significant and contributes to neighborhood character				
2007 Survey	ID: 830	☐ High	☑ Medium	☐ Low
1984 Survey	ID: 539	☑ High	☐ Medium	☐ Low

General Notes: (Notes from 2007 Survey: porch, siding, windows and door replaced with vinyl)

Recorded by: CMEC Date Recorded 3/2/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.



Photo direction: East

Note: See additional photo(s) on following page(s)

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Owner/Address SEAGO, MICHAEL LEE, 601 S ELM ST, , GEORGETOWN,TX 78626

Current/Historic Name: None/None

Latitude: 30.638219 Longitude -97.675624

Legal Description (Lot/Block): GLASSCOCK ADDITION, BLOCK 11, LOT 8, ACRES .1652 WCAD ID: R042454

Addition/Subdivision: S3677 - Glasscock Addition

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☑ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1930 ☑ Actual ☐ Estimated Source: WCAD

Function

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☑ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other:

Recorded by: CMEC Date Recorded 3/2/2016



Photo direction: Southeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 601 S Church St
City: Georgetown
County: Williamson
2016 Survey ID: 124248 B
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:
One-story ancillary dwelling unit with a rectangular plan and a side-gabled roof with exposed rafter tails. It is clad in board-and-batten, and has a projecting entry stoop with a shed roof canopy and a single front door.

☑ Additions, modifications: Windows replaced, door replaced, porch rails added, shed roof canopy supports replaced, present barn door replaced a window, faux hay loft opening added, roof material replaced (per comparison with 1984 survey photo)

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☑ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form
☑ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials
☐ Wood shingles ☐ Tile ☐ Composition shingles ☑ Metal ☐ Asphalt ☐ Other:

Wall Materials
☐ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☑ Other: Wood Siding: Board-and-Batter

Windows
☐ Fixed ☐ Wood sash ☑ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Vinyl

Doors (Primary Entrance)
☑ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

Plan
☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☑ Rectangular ☐ Other

Chimneys
Specify # 0
☐ Interior ☐ Exterior ☑ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☐ Other

Support ☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☑ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☐ Other:

Materials: ☐ Metal ☑ Wood ☐ Fabric ☐ Other:

# of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☑ Unknown

Ancillary Buildings
Garage Barn Shed Other:

Landscape/Site Features
☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 601 S Church St
City: Georgetown
County: Williamson
2016 Survey ID: 124248 B
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce
- ☐ Communication
- ☐ Agriculture
- ☐ Architecture
- ☐ Arts
- ☐ Immigration/Settlement
- ☐ Law/Government
- ☐ Education
- ☐ Exploration
- ☐ Health
- ☐ Religion/Spirituality
- ☐ Science/Technology
- ☐ Military
- ☐ Natural Resources
- ☐ Planning/Development
- ☐ Social/Cultural
- ☐ Transportation
- ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A — Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B — Associated with the lives of persons significant in our past
- ☐ C — Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D — Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☑ Design ☐ Materials ☐ Workmanship ☑ Setting ☐ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☑ Medium ☐ Low

Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☐ Yes ☑ No ☐ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Documentation details: 2007 ID: Not Recorded; 1984 ID: 539; 2007 Survey Priority: Not Recorded; 1984 Survey Priority: Not Recorded

General Notes: Building photo-documented in 1984 as a residential outbuilding of 1984 Site 539 but no priority was assigned

Questions?

Contact Survey Coordinator
History Programs Division, Texas Historical Commission
512/463-5853
history@thc.state.tx.us

TEXAS HISTORICAL COMMISSION
real places telling real stories

HISTORIC RESOURCES SURVEY FORM

Address:	601 S Church St	2016 Survey ID:	124248 B
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction South



Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address:	601 S Church St	2016 Survey ID:	124248 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

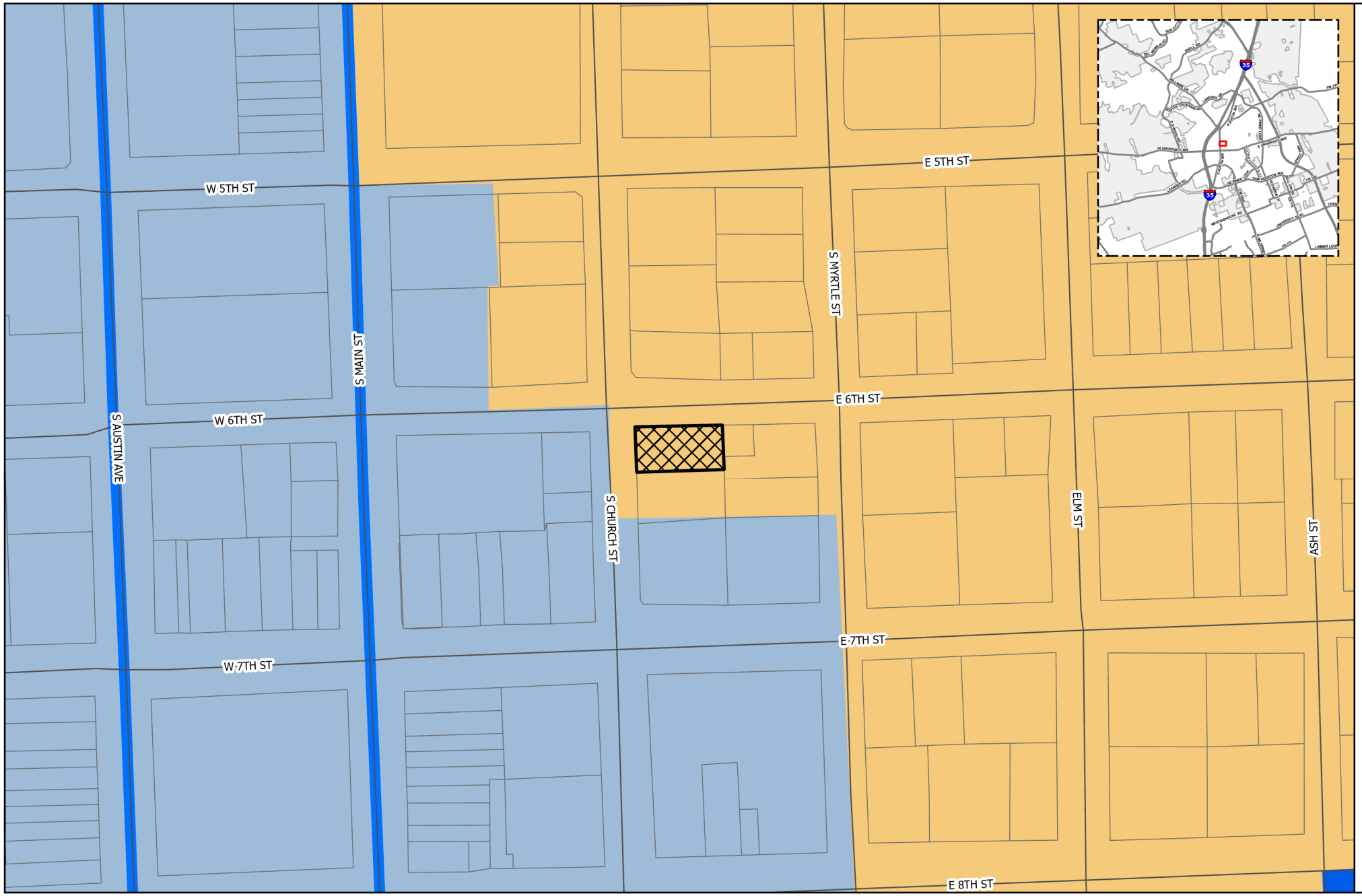
Photo Direction Southeast



Photo Direction Southeast

Abcillary





GEORGETOWN TEXAS
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Future Land Use/ Future Mobility Plan

2025-10-REZ

Exhibit #2

- Site
- Parcels

Future Land Use

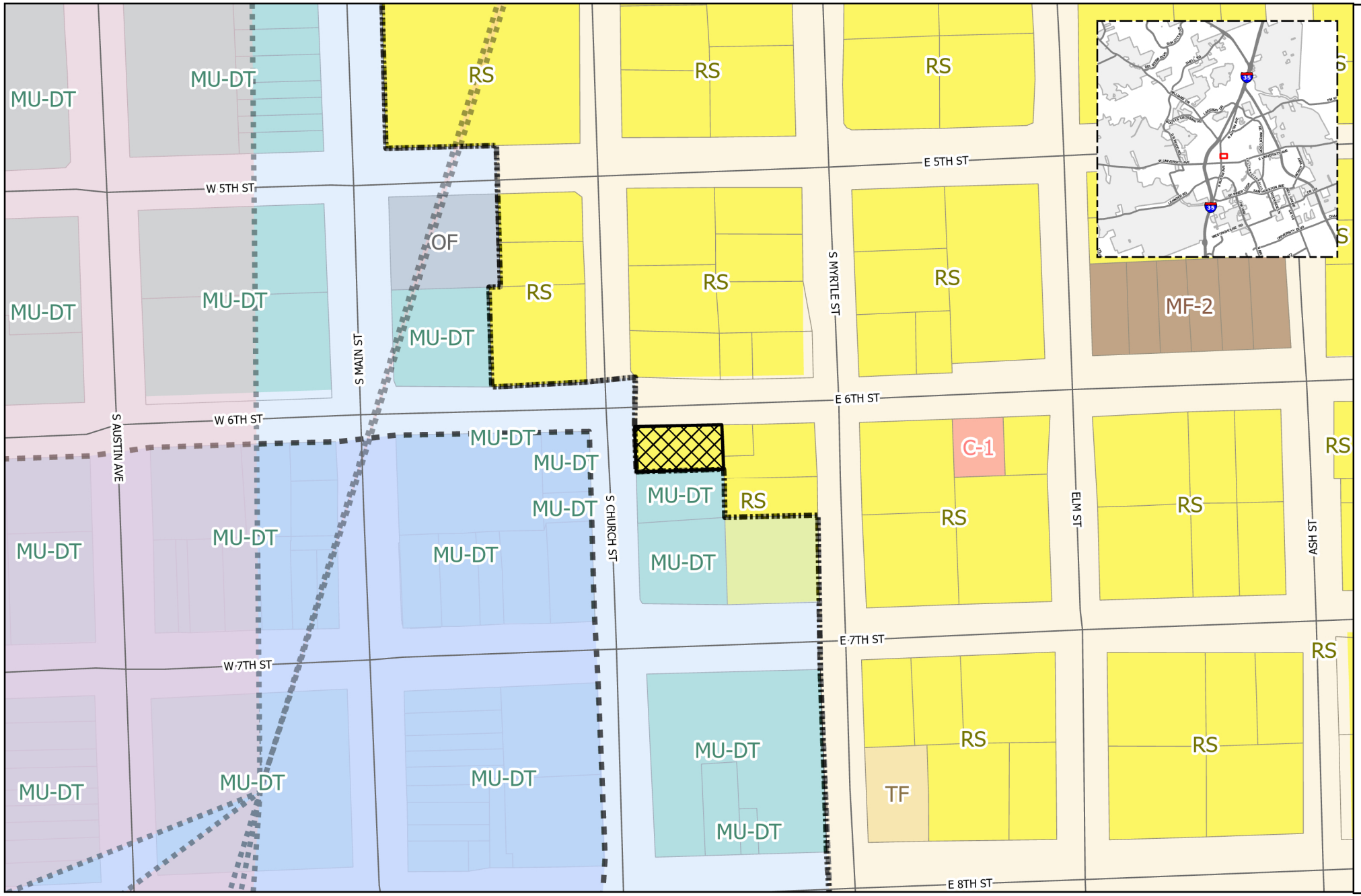
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

N

0 100 200 Feet



GEORGETOWN TEXAS
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Zoning

2025-10-REZ

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

N

0 100 200 Feet

Approval Criteria

Planning Department Staff Report

Report Date: **March 24, 2026**
Case Number: 2025-10-REZ
Project Planner: Allyson Iiams, Preservation & Redevelopment Program Manager

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.060 for the adoption of a Historic Overlay District, as outlined below:

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA	
1. Character, interest, or value of the structures, sites or area because of their unique role in the development, heritage or cultural characteristics of the City, County, State or Nation.	**Complies**
The subject property is located directly east of the Downtown Square, and directly north of the Downtown Area 2 boundary. The subject property is characteristic of twentieth century vernacular architecture, with its bungalow plan and Craftsman style influences. The structure has a side gable roof and horizontal wooden siding. These features are all characteristic of twentieth century construction in Georgetown.	
2. Occurrence of a notable historical event at the structures, sites or area.	**Does Not Comply**
Upon the review of resource survey data and historical newspaper archives, it was determined that the subject property is not known to have had the occurrence of a notable historical event.	
3. Identification of the structures, sites, or area with a person or persons who contributed notably to the culture and development of the City, County, State, or Nation.	**Complies**
According to the Williamson County Appraisal District records, Block 11 of the Glasscock Addition was purchased by Levi Pennington in 1877. Levi Pennington was the county clerk for 20 years, and elected as Chief Patriarch of Hubbard Encampment for the Odd Fellows. His daughter, Mattie Rouser inherited the land after his death. Mattie Rouser, who built 700 S. Austin Avenue, which is the current home to Quenans Jewelers on the Square. Mattie also played an important role in Georgetown's war efforts during World War I. According to Williamson County Public Records, the subject property was purchased by George L. Rouser in 1944. George L. Rouser Sr. and George L. Rouser Jr. owned the subject property until 1948. George L. Rouser Jr. was the grandson of George L. Rouser Jr. was a graduate of Georgetown High School and Southwestern University, where he received his Bachelor of Science. During World War II, George was one of the scientists involved in the development of the atomic bomb as part of the Manhattan Project. The Pennington-Rouser family contributed to the early history of Georgetown in many ways and played an important role in the development of the City and Nation through their	

HISTORIC OVERLAY DISTRICT APPROVAL CRITERIA	
contributions to the efforts in World Wars I and II, and their role in developing the Georgetown Square.	
4. Embodiment in multiple buildings in a site, or area under consideration of distinctive elements of architectural design, detail material, or craftsmanship related to a uniqueness to the area, or the related distinctiveness of a craftsman, master builder or architect, or a style or innovation, including but not limited to: **a. Scale of buildings and structures typical of the area;** **b. Architectural style of the buildings and structures;** **c. Architectural period of the buildings and structures;** **d. Building materials typical of the area;** **e. Colors and textures used in the buildings and structures typical of the area;** **f. Typical relationships of buildings in the area to the street;** **g. Setbacks and other physical patterns of buildings in the area;** **h. Typical patterns of rooflines of buildings in the area; or** **i. Typical patterns of porch and entrance treatments of buildings in the area.**	**Complies**
5. Archaeological value in the sense that the structures, sites, or area have produced or can be expected to yield, based on physical evidence, information affecting knowledge of historic or prehistory.	**Does Not Comply**
The subject property is not anticipated to yield archaeological value.	

In summary, the request to include the subject property within the Downtown Overlay District is generally consistent with the approval criteria for a historic overlay district, complying with three of the five criteria for approval. The structure is significant because of its architectural design and materials, and for its association with notable Georgetown residents, George L. Rouser, Levi Pennington, and Mattie Rouser. By continuing the subject property's inclusion in the Downtown Overlay district, the Design Guidelines and Certificate of Appropriateness application review process will remain in place to protect the structure and provide guidance for any proposed future exterior changes to the property.

Staff has reviewed the proposed rezoning request and has found that it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within	**Complies**

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
the application is sufficient and correct enough to allow adequate review and final action.	
An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The subject property has historically been used as a single-family residence, and with a zoning change to Mixed-Use Downtown (MU-DT), the subject property could retain that use, as well as convert to other commercial uses such as office, personal services or retail that would be consistent and compatible with surrounding properties and what is envisioned for this area. The future land use designation of Mixed Density Neighborhood allows for commercial uses at a neighborhood scale, with neighborhood-serving retail, office, institutional and civic uses being similar in intensity to the proposed use of personal services and retail. Many of the uses permitted in the MU-DT zoning district including artisan studio/gallery, personal services and library or museum are compatible with the site and location, with more intense uses like hotels, bars, event facilities and multifamily requiring approval of a Special Use Permit (SUP). The SUP process allows for an evaluation of the scale of more intense uses, including proposed site and building alterations related to the proposed use, to ensure a proper transition of uses is maintained to minimize the impact these uses may have on the adjacent residential neighborhood. The Mixed Density Neighborhood designation has a target ratio of 80% residential and 20% commercial. Although the size (.16 Acres) of the subject property does not make a significant change to the ratio, the proposed zoning change is within the established target ratio. Rezoning the subject property is supported by Land Use Policy LU.6: "Continue to promote diversification of uses while strengthening the historic character and supporting the existing historic neighborhoods." This policy continues with guidance that includes, "Uses appropriate in historic neighborhoods may include commercial and other neighborhood supporting development built at a scale and intensity that complements the character of neighborhoods identified as historic resources." Although the subject property originally developed as a single-family residence and continued as such for well over a century, the area around it has changed from primarily residential to a mix of residential and commercial, especially within the Church Street area.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
The subject property is situated within a transition area of both future land use designations and zoning districts, both of which support neighborhood-scale commercial uses and structures within the transition area. The subject property and adjacent property to the south have historically been used and zoned as residential, although surrounding residential uses and zoning have slowly converted to commercial uses on the edges of Downtown Area 2 and repurposed some of the residential structures for commercial activity. This transition activity has occurred along the outer edge of Downtown Area 2. Transition areas between the Mixed Use Downtown and Residential Single Family zoning must balance historic and current land uses with the built form, which is often historic residential structures and sites. While the desired land uses available with the MU-DT zoning are generally in line with what is envisioned for this area, MU-DT allows for more intense uses than one might typically want to see in a transition from intense uses to a single-family residential neighborhood. Also, the character identified for MU-DT and expressed through 0' setbacks and a 40' maximum building height allows for an urban form that is greater in scale and mass than you would typically want to see next to a residential neighborhood, particularly the Old Town Overlay District, which limits height at the setbacks to 15' and where setback requirements can be as much as 25'. Having a less intense zoning district such as the Office (OF) or Commercial Neighborhood (CN) districts may be more appropriate in allowing the desired land use (neighborhood-serving commercial), but at a mass and scale that are more compatible with the adjacent residential neighborhood.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
The requested rezoning from Residential Single-Family (RS) and Old Town Overlay district to Mixed-Use Downtown (MU-DT) and Downtown Overlay zoning are consistent with orderly development by continuing the MU-DT and Downtown Overlay zonings that currently apply to the west half of the block. Although having an RS-zoned parcel abutting MU-DT-zoned parcels, as is currently the case, does not provide for a proper transition of uses and thus orderly development, this part of historic Georgetown has evolved over time with residential and non-residential properties sometimes abutting, both historically and currently. S Myrtle Street currently acts as a transition and natural boundary between the Downtown and Old Town Overlay Districts as well as the Mixed-Use Downtown (MU-DT) and Residential Single Family (RS) zoning districts in many areas, although it is not a firm dividing line between the districts. Maintaining the MU-DT and Downtown Overlay zoning on the west side of S Myrtle Street does not substantially encroach commercial uses into the Old Town Overlay District in comparison to a request that would shift the transition line further to the east and across S Myrtle Street, as this road can continue to serve as a buffer and boundary between the districts.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**

Historic neighborhoods include layers of time and change that apply both to individual structures as well as whole neighborhoods. Although the design and review requirements are very similar, the Downtown and Old Town Overlay Districts were created to acknowledge two distinct historic characters and development patterns that are exhibited by the two separate districts. The Downtown Overlay District captured a primarily commercial neighborhood that has evolved from a small commercial district centered on the Courthouse Square with surrounding residential properties along the main streets and side streets to a vibrant Downtown that attracts both businesses and visitors. The structures that are protected within the Downtown Overlay today are not always representative of the structures from the past, which included lumber yards, large homes, modest dwellings and small businesses. The Old Town Overlay District captured a primarily residential neighborhood that has experienced a similar amount of change, although the changes have been primarily residential infill and alterations. Old Town has some small-scale commercial nodes, but its focus is the residential structures that span more than one hundred and fifty years of architectural styles and materials. As the original large lot properties were reduced to make way for new investment and development, a variety of sizes and styles emerged to create an eclectic mix that placed some of the most elaborate and expensive structures built around the turn of the 20th century next to rows of post-WWII starter homes and middle-class, mid-century styles.

The transition between the Downtown and Old Town neighborhoods has been a constant evolution over Georgetown's history as commercial and civic interests and investments have continued to expand outward from the Square. Although the Mixed Density Neighborhood designation allows for neighborhood-scale and neighborhood-serving commercial uses and districts, part of establishing protections for historic structures is protecting the context of those structures and neighborhood character, especially for areas that retain century-old streetscapes and relationships between structures. Zoning changes from districts that allow residential uses to districts that allow a mix of commercial uses may provide a conflict with the retention of the historic structure due to the application of commercial site development standards to the historic property (i.e. off-street parking spaces), which inevitably change the context, especially for properties that were developed prior to the arrival of the automobile.

The change of historic overlay district from the Old Town Overlay to the Downtown Overlay would alter some of the zoning requirements specific to maximum building height and setbacks but does not result in a change to the design review or Certificate of Appropriateness requirements that presently apply to the subject property and its

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
surroundings.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The main historic structure is suitable for many of the uses permitted in the Mixed-Use Downtown (MU-DT) zoning district, and protections would be in place with the inclusion in the Downtown Overlay District for proposed exterior modifications to the existing historic structure to be reviewed through the Certificate of Appropriateness application process. Additionally, the MU-DT zoning district allows the residential single-family use, and the historic residential use of the property could continue with the proposed zoning change. The proposed change of use of the site from a residential property to a commercial property would require compliance with the City's off-street parking requirements, which in Area 2 of the Downtown Overlay District is 1 space per 500 sq. ft. of gross floor area ratio. Although site design plans have not been submitted to staff for the review of parking requirements and calculations, staff estimates between 2 and 3 off-street parking spaces could be required for a commercial use of the property, which is a similar requirement to the 2 parking spaces per dwelling unit required for residential uses by the Unified Development Code. Additionally, the subject property does not currently meet the standard for front setbacks outlined by the Unified Development Code for the Residential Single Family zoning district. By rezoning the property to Mixed Use Downtown, the existing structure would meet the established dimensional standards for the zoning district, which is intended to protect the character of existing historic resources.	

In summary, the request to rezone the subject property from Residential Single-Family (RS) to Mixed-Use Downtown (MU-DT) is consistent with the zoning and uses of the surrounding properties. The rezoning request will allow for uses consistent with the secondary uses allowed in the Comprehensive Plan for the Mixed Density Neighborhood Future Land Use, while also allowing for the historic home to be retained with minimal site alterations. The zoning change also allows for the home to be used in its current state as a single-family residence, should the property owner continue this use.

Prepared by Matkin Hoover Engineering & Surveying

1701 Williams Drive, Georgetown, Tx 78628

Phone: 830-249-0600 Email: Regan@matkinhoover.com

Historic Summary — 601 S Church Street, Georgetown, Texas

601 S Church Street is Lot 8, Block 11 of the Glasscock Addition, a nineteenth-century neighborhood that forms part of the Old Town fabric southeast of the Square. The principal structure dates to about 1930, was built by an unknown builder, and has functioned as a small residential building, later operating as a modest multi-unit configuration consistent with surrounding patterns. The property lies within the City's historic context, area, and aligns with the scale, setbacks, and rhythms typical of Old Town. Sanborn Fire Insurance maps covering Georgetown in 1910 and 1916 document the Church Street blocks within the historic Glasscock Addition, helping to confirm development patterns immediately preceding the reported construction date of the current house. These sheets serve as the baseline for determining whether a structure stood on Lot 8 prior to 1930.

The primary structure at 601 S Church Street is characteristic of Georgetown's early twentieth-century residential building stock. It is a modest, one-story, L-shaped wood frame structure with horizontal siding, a composition shingle roof in a dark gray-black tone, and a small front porch. The house is painted a muted green with red doors. Decorative columns with vertical fluting and a simple diamond motif at the capital define the porch entry. The primary door is centered between two windows and is framed by carved wood trim that matches the porch columns, with a more detailed lintel above. The structure includes multiple exterior entry doors, as well as some light ornamentation. The north elevation of the main structure shows paired attic doors with decorative detailing. Two accessory structures sit to the east. The larger accessory structure is clad in wood sheathing, has a small covered entry, and includes two decorative doors at the north end that mirror the attic doors on the primary structure. The smaller accessory structure is clad in metal siding with a metal roof. Both accessory structures are painted to match the main house, which keeps a consistent appearance across the site.

The structure is associated with early-twentieth-century resident and civic organizer Mattie Rouser, who lived in the home. Rouser is noted locally for World War I home-front organizing, where she organized the collection of over 5,000 pounds of nut shells used to make charcoal gas mask filters, and for commissioning a downtown commercial building known as the Rouser Building. Records from the 1920s list her ownership of other lots in Block 11 of the Glasscock Addition.

City records from 1922 list “Mrs. Mattie Rouser” among Church Street property owners in a paving assessment ordinance, showing her presence and investment on Church Street during this period. Local history writing also associates Rouser with “601 S Church Street” in neighborhood memory. The 601 S Church parcel lies inside Georgetown’s Old Town Historic Overlay. Work on the exterior and site now follows the City’s Historic District Design Guidelines and Old Town Overlay map, which guide alterations, additions, and new work to maintain district character.

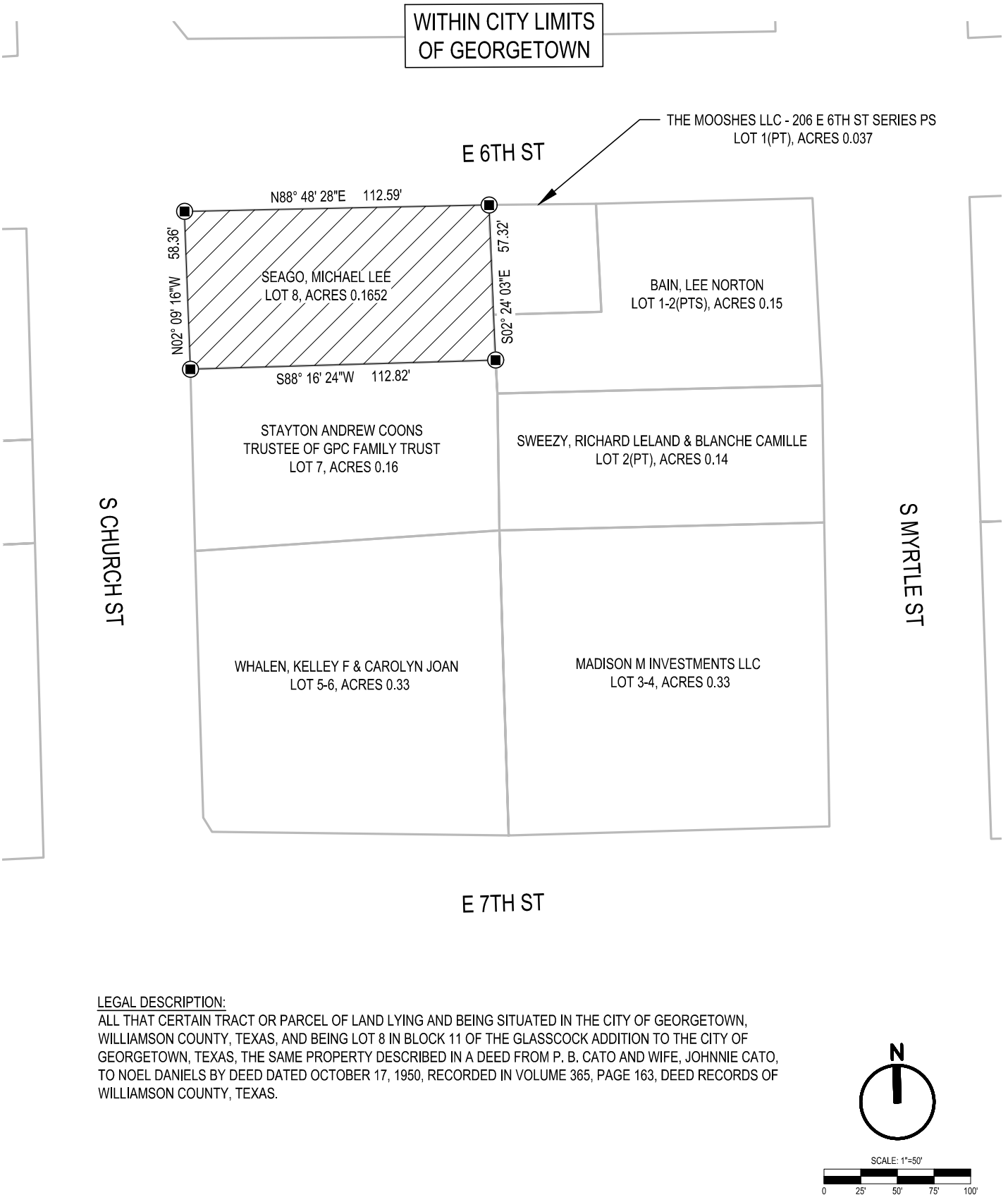
The property, now owned and meticulously cared for by Michael Seago, functions as a small multi-unit residential structure, in which he resides as his primary residence. He intends to oversee the gradual transition of the property from a non-conforming multifamily use under the Residential Single-Family zoning to a permitted use under the proposed Mixed Use Downtown zoning.

Mattie Rouser: 601 Church Street



Mattie was a realtor and mom who really went the extra mile to help soldiers in WWI. She led Georgetown's campaign during WWI to gather nut shells that were used to make charcoal that was used to protect troops wearing gas masks.

She rallied adults and kids to gather a total of over 5,000 pounds shipped to help our soldiers! And she organized the town's children to collect tin cans and newspapers for the war effort, and enrolled them in "The Knights and Ladies of the Clean Plate." By not wasting food, she taught them, more food could be shipped to the soldiers and starving people in Europe.



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND BEING LOT 8 IN BLOCK 11 OF THE GLASSCOCK ADDITION TO THE CITY OF GEORGETOWN, TEXAS, THE SAME PROPERTY DESCRIBED IN A DEED FROM P. B. CATO AND WIFE, JOHNNIE CATO, TO NOEL DANIELS BY DEED DATED OCTOBER 17, 1950, RECORDED IN VOLUME 365, PAGE 163, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

N

SCALE: 1"=50'

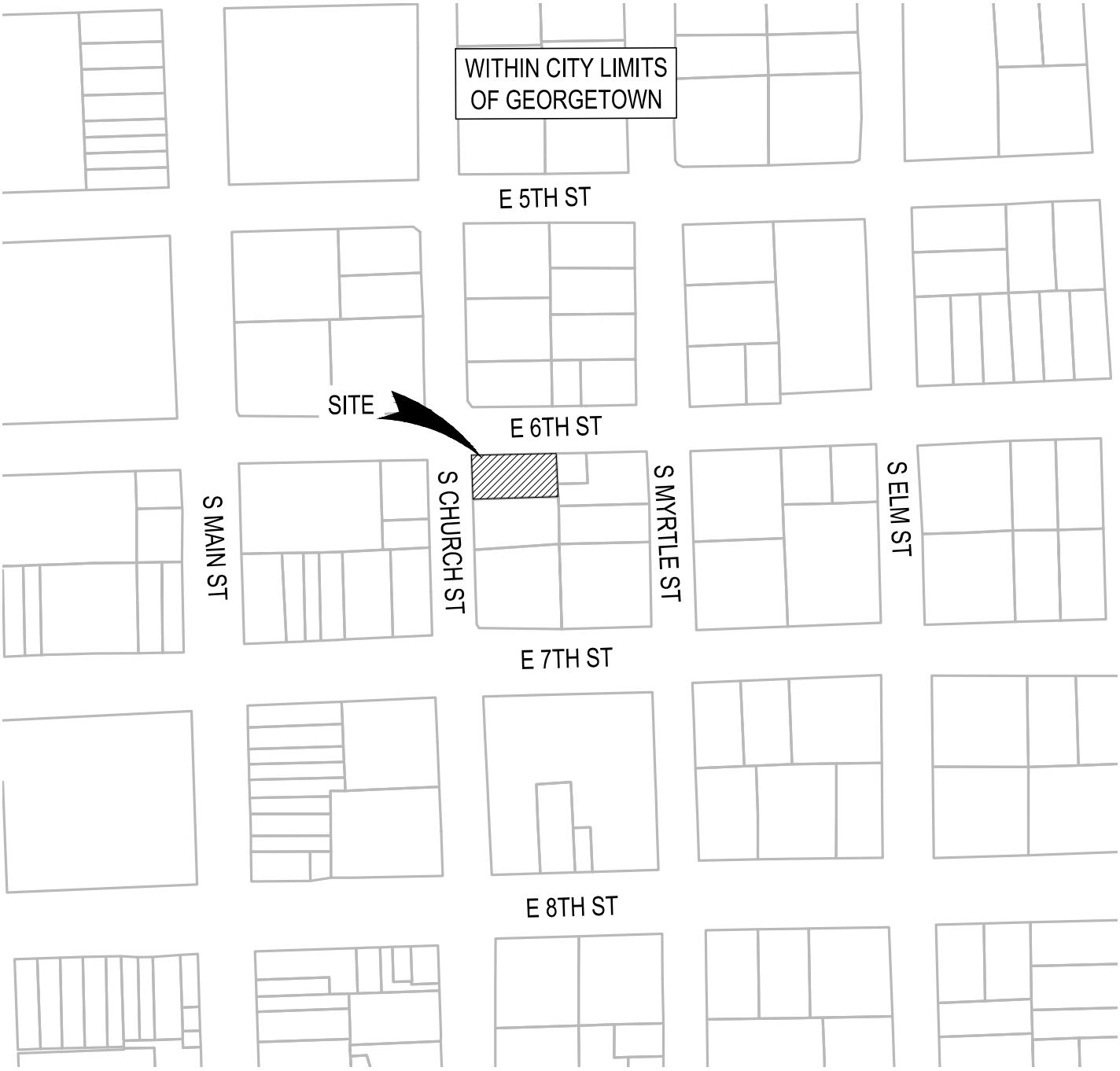
0 25' 50' 75' 100'

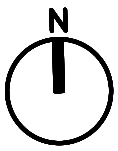
MATKINHOOVER
ENGINEERING & SURVEYING
BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

GLASSCOCK ADDITION, BLOCK 11 LOT 8 PROPERTY SKETCH
FOR
601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
SHEET ID	
SHEET #	1.0

G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 1.0 - Property Sketch.dwg





SCALE: 1"=200'

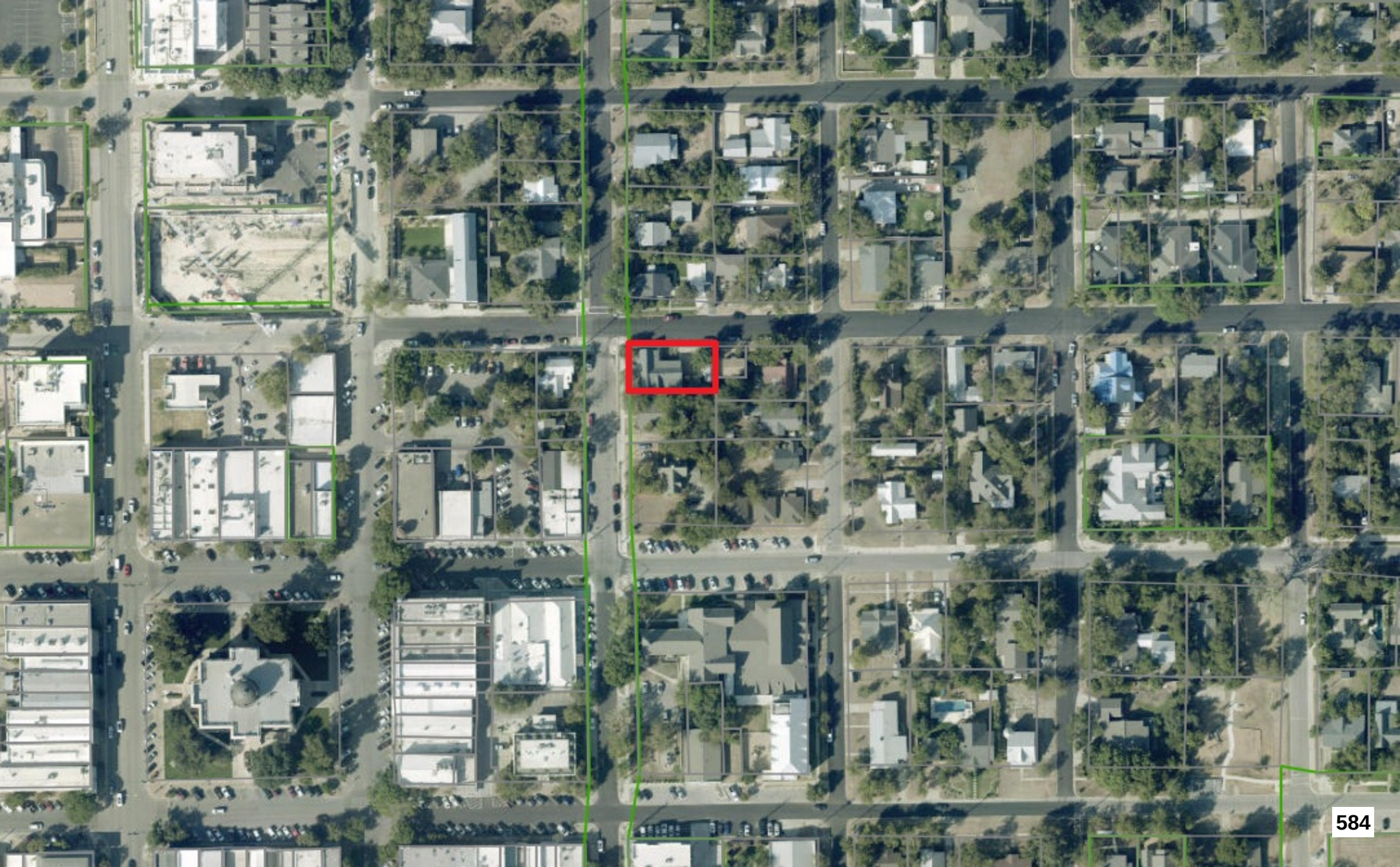
0 100' 200' 300' 400'

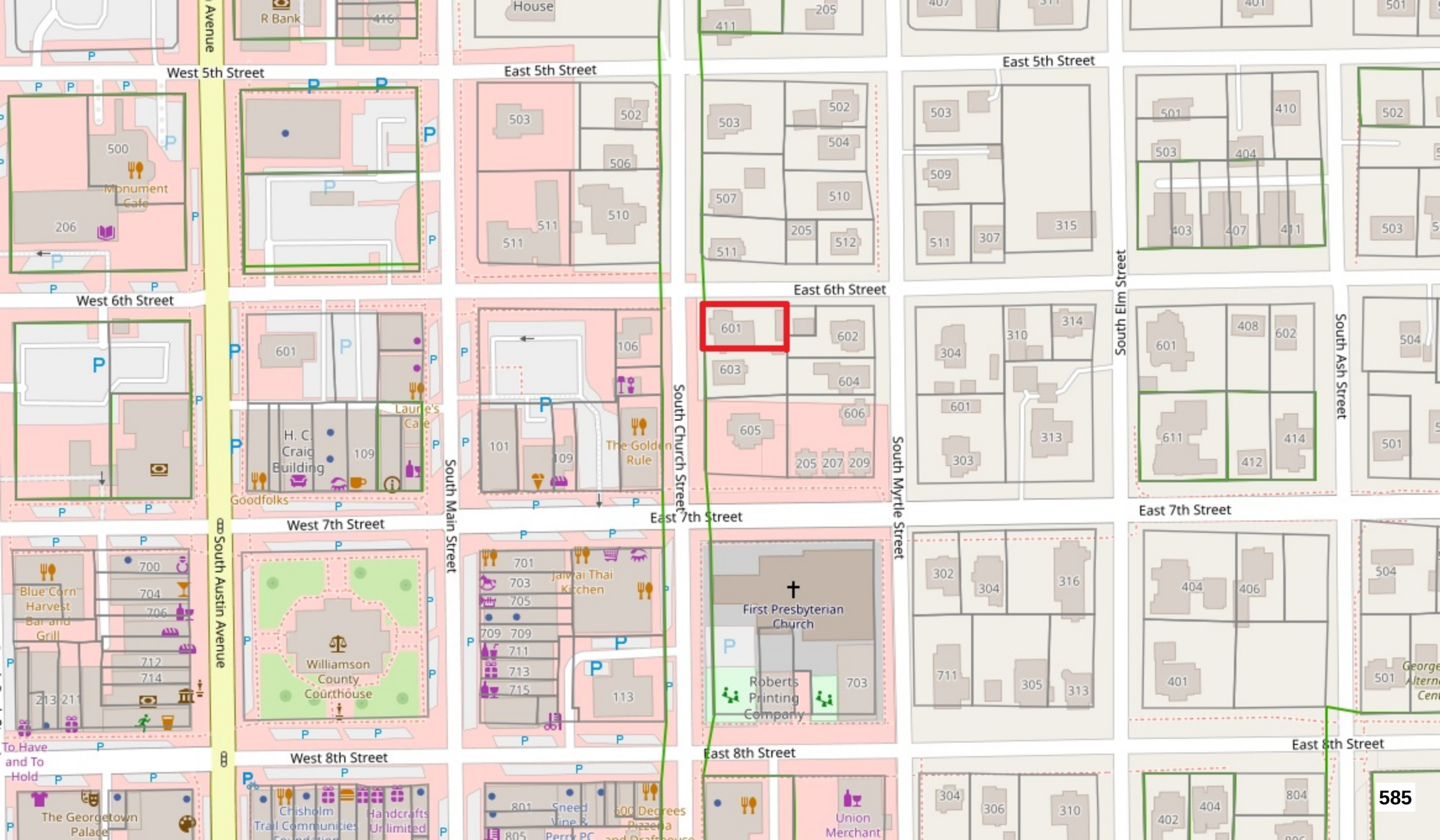
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TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

LOCATION MAP
FOR
601 S CHURCH STREET
CITY OF GEORGETOWN, TEXAS

JOB NO.	3550.00
DRAWN	JA
DESIGNED	HS
CHECKED	HS
SHEET ID	
SHEET #	1.0

G:\PROJECTS\3550 - 601 S Church St\Exhibits\FIG 2.0 - Location Map.dwg


584


West 5th Street
East 5th Street
East 5th Street
West 6th Street
East 6th Street
South Austin Avenue
South Main Street
South Church Street
South Myrtle Street
South Elm Street
South Ash Street
West 7th Street
East 7th Street
East 7th Street
West 8th Street
East 8th Street
East 8th Street
Monument Cafe
R Bank
House
H. C. Craig Building
Laurie's Cafe
Goodfolks
The Golden Rule
Williamson County Courthouse
Jaiwai Thai Kitchen
First Presbyterian Church
Roberts Printing Company
Blue Corn Harvest Bar and Grill
To Have and To Hold
The Georgetown Palace
Chisholm Trail Communities
Handcrafts Unlimited
Sneed Vine & Perry PC
600 Degrees Pizzeria and Drafthouse
Union Merchant
601
602
603
604
605
606
205 207 209
106
101
109
113
703
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313
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408
611
412
414
302
316
305
711
401
406
804
402
306
585


601
1
2


601
1
2


FIRE LANE NO PARKING
TOW AWAY ZONE






601
C. 1880
WATTIE ROUSER HOUSE


592


593


594


C. 1880
MATTIE ROUSSER HOUSE

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: EDWARD RICHARDS
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: _____
(Address required for protest)

I am in FAVOR: Edward Richards I OBJECT: _____

Additional Comments:

_____

_____

_____

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Michael Sexton
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 601 S. Church St
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

This is the last property on this block that is not mixed use or commercial.

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Stephanie Williams
(Please print name)

Signature of Respondent: Stephanie Williams
(Signature required for protest)

Address of Respondent: 205 East 6th Street Georgetown TX 78626
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

I am in FAVOR!

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GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

CITY OF GEORGETOWN
PLANNING DEPARTMENT
JAN 07 RECD
RECEIVED

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Bill Russell
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 315 E 6th
(Address required for protest)

I am in FAVOR: ✓ (yes) I OBJECT: _____

Additional Comments:

Everything on this block of Church is office or Commercial. Across the street is a restaurant Golden Rule. It is more connected to downtown than to the residential neighborhood.

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GEORGETOWN
TEXAS

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JAN 14 RECD
CITY OF GEORGETOWN
PLANNING DEPARTMENT

CITY OF GEORGETOWN
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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Harley Coons
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: 609 S church st
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

the entire block is already covered in commercial properties making residential living difficult.

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GEORGETOWN
TEXAS

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CITY OF GEORGETOWN
PLANNING DEPARTMENT

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Trang Nguyen
(Please print name)

Signature of Respondent: [signature]
(Signature required for protest)

Address of Respondent: 404 S. Lynnwood Trl, Cedar Park TX 78613
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: JAG El Rio, LLC / Anne Giddings, member
(Please print name)

Signature of Respondent: Anne Giddings
(Signature required for protest)

Address of Respondent: 606 Church St., Georgetown, TX
(Address required for protest)

I am in FAVOR: ✓ I OBJECT: _____

Additional Comments:

We own the property on the opposite side of the street (same block). We believe the zoning of this property should be the same as ours -- consistent on the block.

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Katy Bohls
(Please print name)

Signature of Respondent: Katy Bohls
(Signature required for protest)

Address of Respondent: 511 S Main St AND 601 S Elm St
(Address required for protest)

I am in FAVOR: X I OBJECT: _____

Additional Comments:

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GEORGETOWN TEXAS

Planning Department
City of Georgetown

1 of 2

(1)

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

I own
Address of Respondent: 502 S. Church ST
(Address required for protest)

I am in FAVOR: Yes I OBJECT: _____

Additional Comments: I AM 100% For this CC

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

(2)

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: Rezone/601 S Church Street

Project Case #: 2025-10-REZ P&Z Date: 3/3/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: Cle
(Signature required for protest)

Address of Respondent: 304 Sutton Place & own 502 S. Church
(Address required for protest)

I am in FAVOR: Yes I OBJECT: ~~_____~~

Additional Comments:

I AM 100% For this Zoning Amendment.

CL

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is by **5:00pm four business days prior to the Planning and Zoning meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

Planning Department
City of Georgetown

1 of 2

1

CITY OF GEORGETOWN
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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: _____
(Signature required for protest)

Address of Respondent: I own it 502 S. Church ST
(Address required for protest)

I am in FAVOR: Yes I OBJECT: _____

Additional Comments: I AM 100% For this C.

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4

CITY OF GEORGETOWN
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Project Name/Address: Rezone/601 S Church Street

Project Case #: 2025-10-REZ P&Z Date: 3/3/2026 Case Manager: Allyson Iiams

Name of Respondent: Chance Leigh
(Please print name)

Signature of Respondent: Cle
(Signature required for protest)

Address of Respondent: 304 Sutton Place & own 502 S. Church
(Address required for protest)

I am in FAVOR: Yes I OBJECT: //

Additional Comments:

I AM 100% For this Zoning Amendment.

CL

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1

GEORGETOWN
TEXAS

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Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Neighborhood is Residential. Further Creep of Commercial Business is a disruption to our lifestyle.

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GEORGETOWN TEXAS

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth (Co-owner w/ Dennis Mussett)
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle St., Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

we own 2 homes 507 S. church & 504 S. Myrtle
this is our family neighborhood and we do Not want commercial use extending outward into our neighborhood.

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Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Julie Faircloth (co-owner with Dennis Mussett)
(Please print name)

Signature of Respondent: Julie Faircloth
(Signature required for protest)

Address of Respondent: 504 S. Myrtle St., Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

I strongly oppose any change that would allow this property to be used for commercial use! Please see additional comments

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN TEXAS

Planning Department
City of Georgetown

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Dennis Mussett
(Please print name)

Signature of Respondent: Dennis Mussett
(Signature required for protest)

Address of Respondent: 504 S. Myrtle St. Georgetown, Tx 78626
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

Property owner 504 Myrtle St.
no more commercial ~~Nuetta~~ creeping into Old Town

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

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Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address:

Project Case #: 2025-10-REZ HARC Date: 2/26/2026 Case Manager: Allyson Iiams

Name of Respondent: Dennis Musselt

(Please print name)

Signature of Respondent: Dennis Musselt

(Signature required for protest)

Address of Respondent: 504 S. Myrtle St. Georgetown, Tx 78626

(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

No more creeping commercial in Old Town
property owner 507 church St.

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntexas.gov Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

GEORGETOWN
TEXAS

CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the – described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 601 S Church Street

Project Case #: 2025-10-REZ HARC Date: 1.22.2026 Case Manager: Allyson Iiams

Name of Respondent: DENNIS MUSSETT
(Please print name)

Signature of Respondent: Dennis Mussett
(Signature required for protest)

Address of Respondent: 504 S. MYRTLE ST.
(Address required for protest)

I am in FAVOR: _____ I OBJECT: X

Additional Comments:

No NEW Commercial

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetown.org. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting.** Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

From: Elizabeth Mussett [redacted]
Sent: Thursday, January 15, 2026 4:32 PM
To: Georgetown Planning <planning@georgetown.org>
Subject: [EXTERNAL] Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

Project Case #: 2025-10-REZ HARC DATE: 1.22.2026 case Manager: Allyson Liams

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
have concerns regarding safety, traffic, and increases in noise and littering. We have lived here for 10 years now and hope to continue to live here for a long time. We are

asking your help to preserve the neighborhood.

Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

2

[EXTERNAL] Comments on Project Case #: 2025-10-REZ

Summarize

Reply | Reply All | Forward

EM [redacted]

To Georgetown Planning; Allyson liams

Wed 2/18/2026 3:04 PM

Retention Policy COG 4 Year Permanently Delete (4 years) Expires 2/17/2030

You replied to this message on 2/18/2026 3:31 PM.

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

Project Case #: 2025-10-REZ HARC DATE: 2/26/2026 Case Manager: Allyson Liams

I have been informed this HARC date was moved and was unsure if I needed to resend my comments for consideration. I have included them below again just in case. Thank you!

Good Afternoon,

I am writing to express my objection to rezoning the lot located at 601 S Church St.

I live at 507 S Church St, close to the lot in question, with my husband and 3 year old son.

We are very worried about the creep of downtown into our neighborhood and the potential for this lot to become commercial. We love and support our local businesses on our beautiful square but
have concerns regarding safety, traffic, and increases in noise and littering. We have lived here for 10 years now and hope to continue to live here for a long time. We are asking your help to preserve the neighborhood.

Thank you so much for your time and consideration!

Elizabeth Mussett

[redacted]

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING PART OF THE OFFICIAL ZONING MAP TO REZONE .1652 LOT 8, BLOCK 11, OUT OF THE GLASSCOCK ADDITION, GENERALLY LOCATED AT 601 SOUTH CHURCH STREET, FROM RESIDENTIAL SINGLE FAMILY ZONING DISTRICT AND OLD TOWN HISTORIC OVERLAY DISTRICT TO THE MIXED USE DOWNTOWN ZONING DISTRICT AND THE DOWNTOWN HISTORIC OVERLAY DISTRICT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 14th day of April, 2025, for the specific Zoning District classification of the following described real property ("The Property"):

.1652 Acres out of Lot 8, Block 11, Glasscock Addition, generally located at 601 S. Church Street, as recorded in Document Number 2014040874 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

WHEREAS, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

WHEREAS, the Historic and Architectural Review Commission, at a meeting on February 26, 2025, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

WHEREAS, the Planning and Zoning Commission, at a meeting on March 3, 2025, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

WHEREAS, the City Council, at a meeting on March 24, 205, held an additional public hearing prior to taking action on the requested rezoning of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 4. The Official Zoning Map, as well as the Zoning District classification for the Property is hereby amended from the Residential Single-Family zoning district to the Mixed-Use Downtown zoning district, in accordance with the attached ***Exhibit A*** (Location Map) and ***Exhibit B*** (Legal Description) and incorporated herein by reference.

Section 5. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 7. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the 24th of March, 2025.

PASSED AND APPROVED on Second Reading on the 14th of April, 2025.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A


W 5TH ST
E 5TH ST
S MAIN ST
S MYRTLE ST
W 6TH ST
E 6TH ST
S AUSTIN AVE
S CHURCH ST
ELM ST
ASH ST
W 7TH ST
E 7TH ST
E 8TH ST
GEORGETOWN
TEXAS
more than welcome
Location
2025-10-REZ
Exhibit #1
Site
Parcels
N
0
100
200
Feet

EXHIBIT B

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

2. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

4. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

5. SUBJECT TRACT IS ZONED "RS" PER CITY OF GEORGETOWN PLANNING REFERENCE MAP.

RESIDENTIAL SINGLE FAMILY DISTRICT REQUIRES THE FOLLOWING SETBACKS:

FRONT SETBACK, MINIMUM FEET 20 FEET

SIDE SETBACK, MINIMUM FEET 6 FEET

REAR SETBACK, MINIMUM FEET 10 FEET

(https://library.municode.com/tx/georgetown/codes/unified_development_code?nodeId=UNDECO_CH6REDEST_S6.02DEST_S6.02.050ESSIMIDI)

SURVEY OF

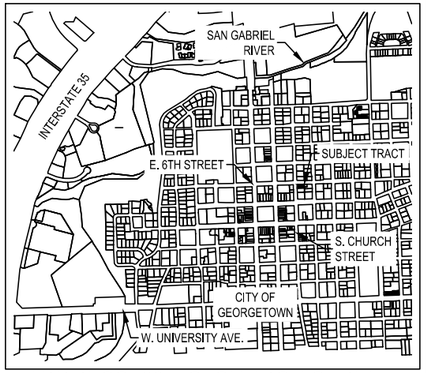
BEING A 0.164 OF ONE ACRE TRACT OF LAND, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING LOT 8, BLOCK 11 OF GLASSCOCK ADDITION (UNRECORDED), AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED RECORDED IN WILLIAMSON COUNTY CLERK'S FILE 2014040874.

N

SCALE: 1"=20'

0 10' 20' 30' 40'

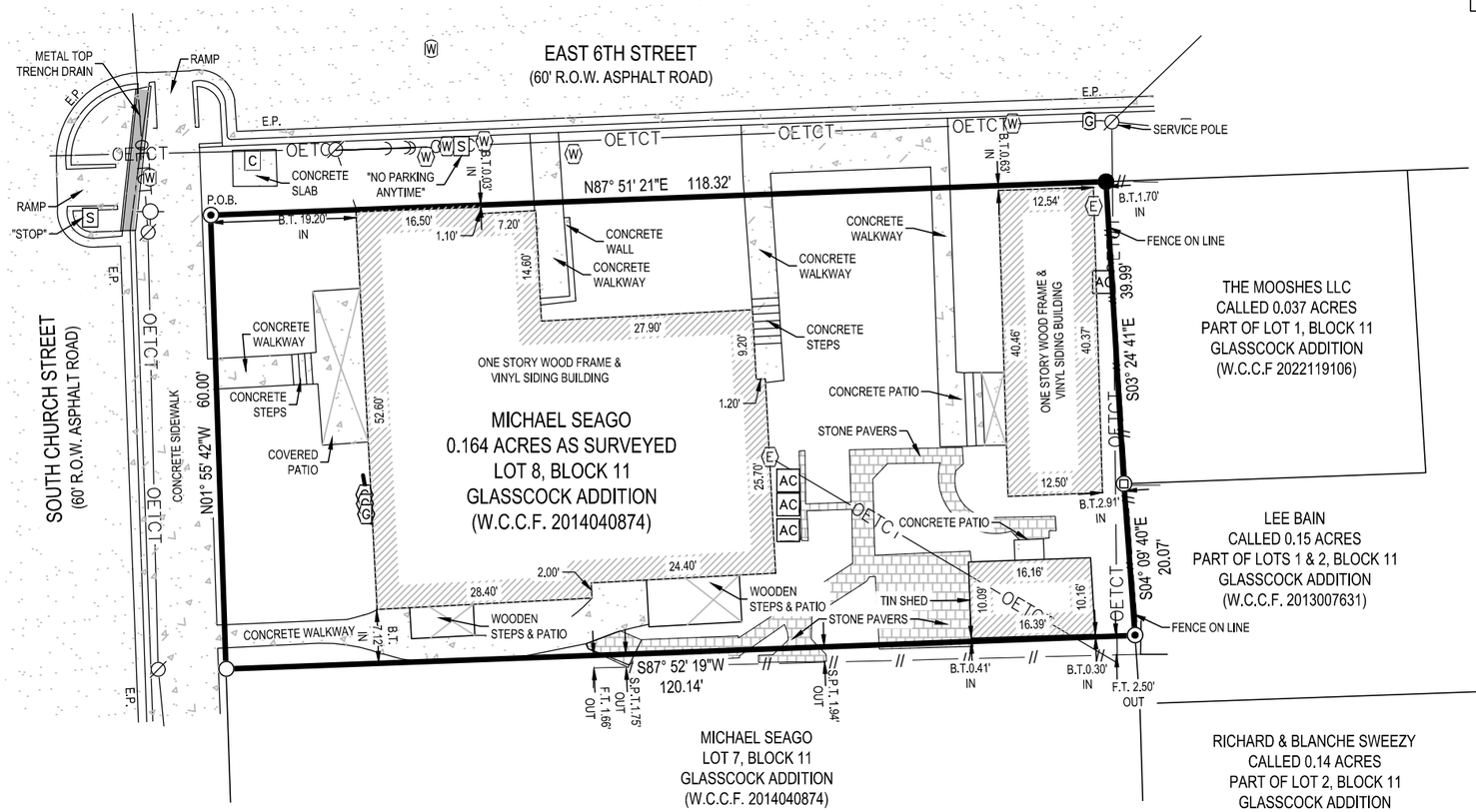
LOCATION MAP



ADDRESS: 601. S. CHURCH STREET, GEORGETOWN, TEXAS 78626

LEGEND

◎	FOUND 5/8" IRON ROD
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
●	FOUND 1/2" IRON ROD
◉	FOUND 1/2" CAPPED IRON ROD
O.R.	OFFCIAL RECORDS
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS
E.P.	EDGE OF PAVEMENT
B.T.	BUILDING TIE
S.P.T.	EDGE OF PAVEMENT
W.C.C.F.	WILLIAMSON COUNTY CLERK FILE
(E)	ELECTRIC METER
∅	UTILITY POLE
∅→	UTILITY POLE WITH GUY WIRE
[S]	TRAFFIC SIGN
(W)	WATER METER
[W]	WATER VALVE
	FIRE HYDRANT
[AC]	A/C PAD
(G)	GAS METER
[G]	GAS VALVE
[C]	COMMUNICATION BOX
// //	WOOD FENCE
OETCT	ELECTRIC/TELEPHONE/CABLE TV (OVERHEAD)



MATKINHOOVER
ENGINEERING & SURVEYING
BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE:830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

STATE OF TEXAS REGISTERED DAVID E. KING, JR. 6272 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
FIELD WORK COMPLETE: OCTOBER 22, 2025

DAVID E. KING DATE:OCTOBER 30, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6272
DKING@MATKINHOOVER.COM
JOB NO. 25-5017

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2025-4-ANX - Shell Spur PUD

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 28.93 acres in the Robert Williams Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 28.93 acres of land into City Limits with a Planned Unit Development (PUD) zoning district with base zoning of General Commercial (C-3), Low Density Multifamily (MF-1) and High Density Multifamily (MF-2). The PUD proposes a range of multifamily uses along with 4.9 acres of commercial space.

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with two, partially complies with two, and does not comply with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, and complies with one, partially complies with one, and does not comply with four of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (14 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, January 18, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 4 in opposition of the request.

Planning and Zoning Commission Recommendation:

At their February 3, 2026 meeting, the Planning and Zoning Commission recommended disapproval (7-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:
Haley Webre, Planning Department

ATTACHMENTS:
P&Z Staff Report.pdf
2025-4-ANX - Staff Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Zoning Map.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - PUD Development Plan.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Returned Letters.pdf
2025-4-ANX Ordinance with Exhibits.pdf

Planning and Zoning Commission
Planning Department Staff Report

Report Date:	March 16, 2026
Case No:	2025-4-ANX and 2025-12-ANX
Project Planner:	Ryan Clark, AICP, Planning Manager

Item Details

Project Name:	Shell Spur Tract PUD and Annexation
Project Location:	Generally located at the southwestern corner of the intersection of Shell Spur and Shell Road, within City Council district No. 5.
Total Acreage:	28.93 acres (2025-4-ANX) & 14.20 acres (2025-12-ANX)
Legal Description:	**(2025-4-ANX)** A 28.93 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-4-ANX) **(2025-12-ANX)** A 14.20 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-12-ANX)
Applicant:	H.D. Brown Consulting, c/o Amanda Brown
Property Owner:	Nova 368, LLC, c/o Vinod Nagi
Request:	Zoning Map Amendment to zone, upon annexation, the subject property as a **Planned Unit Development (PUD)**, with base zoning districts of **Low-Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3)**. This request consists of two separate applications filed under 2025-4-ANX and 2025-12-ANX. Both applications have been reviewed by staff in a unified analysis due to the same PUD requirements for both applications where MF-1 district is proposed. The applicant has split the application so that they may potentially withdraw the 14.20 acre western portion if sold to the adjacent Grace Bible Church.
Case History:	This is the second public hearing of this request. This request was previously heard at the Planning and Zoning Commission on August 19, 2025. The Commission recommended denial of the request, 7-0. On February 3, 2026, the Planning and Zoning Commission reviewed the revised proposal and recommended denial of the request again, 7-0.

Overview of Applicant's Request

The applicant is seeking to annex the subject property into the City Limits with base zoning districts of Low Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3). The applicant's letter of intent states that the intent of the development is to provide a horizontally integrated, mixed-use community with a mix of low- and high-density residential products in addition to C-3 zoned commercial space. The 14.20 acres of land that encompasses application 2025-12-ANX is only seeking the MF-1 district and has identical standards to the MF-1 requested as part of 2025-4-ANX.

The application will also require the annexation of adjacent right-of-way (ROW). It will include the lengths of Shell Road and Shell Spur adjacent to the subject properties as well as the intersection for Shell Road and Shell Spur. If the annexation is approved, the development of the site will include the construction of traffic signals at the intersection.

Site Information

Location:
The subject properties are located at the southwest corner of the intersection of Shell Road and Shell Spur in northwest Georgetown. The subject property borders the Logan Ranch neighborhood to the south and a newly proposed residential neighborhood to the west. Grace Bible Church sits north of the subject site along Shell Road.

Physical and Natural Features:
The subject property can be described as a mostly flat, undeveloped tract. The property is scattered with trees, with the densest canopy located on the southwestern portion of the site. There is a private road and a single family home adjacent to the Grace Bible Church site.

Future Land Use and Zoning Designations:
The subject properties consist of two future land use categories. Near the intersection of Shell Road and Shell Spur, the property is designated as Community Center. The remainder of the property has a Mixed-Density Neighborhood Future Land Use Designation. The property does not have a current zoning district as it lies within the City's extraterritorial jurisdiction (ETJ).

Surrounding Properties:
The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Use
North	RS/Unentitled	Community Center/Mixed Density Neighborhood	Residential Estate/Undeveloped
East	Unentitled	Community Center/Neighborhood	Indoor Gymnasium, Business Center, General Retail
South	Unentitled	Neighborhood	Large Lot Residential
West	Residential Single Family	Mixed Density Neighborhood	Grace Bible Church/Residential Single Family



Property History:
This is the third development application for this property. Previously, the subject property requested annexation with initial zoning of MF-1 and C-1 in 2022. The request was withdrawn before Council action. In 2023, another annexation request was made with an initial zoning of PUD (MF-1, C-1). This request was also withdrawn. After the second annexation request was withdrawn, the property owners voluntarily disannexed the property from the City's ETJ. In addition to pursuing annexation again, the property owners have applied for a Texas Land Application Permit (TLAP) permit with the Texas Commission on Environmental Quality (TCEQ). If not annexed, a TLAP permit would provide a wastewater solution for the property without using the City's wastewater infrastructure.

Comprehensive Plan Guidance

Community Center (CC)

Community Centers (CC) are typically configured as "nodes" of smaller scale at the intersection of arterial roads and other major thoroughfares. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. While typically auto-oriented, pedestrian connections to the surrounding neighborhoods are provided. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged. To promote the interaction of integrated and adjacent residential development, these areas emphasize quality building and site design, such as enhanced architectural features, landscaping, and prominent pedestrian facilities.

DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential

Primary Use: Small to mid-size retailers

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, and civic uses

Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Utilities

The subject properties are located within the City's service area for water and are within range to connect to the City's wastewater upon annexation. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electricity. Water and wastewater service is dependent upon the completion of several off-site infrastructure extensions. The applicant has applied for a development agreement with the City for accommodations to assist in the provision of public utilities.

Transportation

The subject properties are serviced by Shell Road, which is identified in the Future Mobility Plan as a major arterial. Arterial streets provide circulation through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements.

Major arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances. A 2021 bond has provided funding to expand Shell Road from Williams Drive, north to Sycamore Street, to a four-lane divided arterial road. There are currently no plans for road improvements north of Sycamore heading toward SH 195.

The western subject properties portion of the 2025-4-ANX application also have frontage along Shell Spur, which is classified in the Overall Transportation Plan as a Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

Proposed Zoning district

The Planned Unit Development (PUD) Development Plan proposes the following modifications to the base zoning districts:

General Commercial (C-3) base zoning district (For 2025-4-ANX only):
The General Commercial (C-3) zoning district is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

In addition to the development standards of C-3, the PUD makes the following modifications:

Standard	UDC	PUD
Use	-	The PUD prohibits a number of uses on both commercial lots as seen on pg. 2 & 3 of the Development Plan.
Fuel Sales	Fuel Sales requires an SUP in the C-3 zoning district.	Fuel Sales to be allowed by right limitations seen on pg. 4) on tract 5 of the PUD.

Low Density Multifamily (MF-1) base zoning district (Applicable to both 2025-4-ANX and 2025-12-ANX):
The **Low Density Multi-Family (MF-1)** zoning district is intended for attached and detached multi-family residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre (DUA). The MF-1 District may be appropriate in the Moderate Density Residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multi-family or commercial districts.

In addition to the development standards of MF-1, the PUD makes the following modifications:

Standard	UDC	PUD
Impervious Cover	50%	60%
Building Height	35 feet	125' transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to two stories in height within this zone.
Multi-Family Unit Regulations	-	- A condominium plat is required to be recorded prior to receiving a Certificate of Occupancy. - No vertically stacked units - Finished floor elevation no more than seven feet above natural grade. - Increased setback for outdoor amenities to southern property line

High Density Multi-Family (MF-2) base zoning district (Applicable only to 2025-4-ANX):
The High Density Multi-Family (MF-2) zoning district is intended for attached multifamily residential developments, such as apartments and condominiums, at a density not to exceed 24 dwelling units per acre. The MF-2 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories. Properties zoned MF-2 should have direct access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense commercial districts.

In addition to the development standards of MF-2 the PUD makes the following modifications:

Standard	UDC	PUD
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 6.02.080 and 090 – Minimum Building Separation of ten feet	Buildings shall be a minimum of six feet apart if compliant with Fire Code.

In addition to the modifications listed above, the PUD makes the following modifications applicable to the whole development (For both 2025-4-ANX and 2025-12-ANX):

Standard	UDC	PUD
Subdivision and Street Design	12.05.10, 12.05.20, 12.05.30 (standards pertaining to street network connections, street and block standards, and inter-parcel connectivity	12.05.10, 12.05.20, and 12.05.30 shall not apply to this project. Instead: i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC. ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur. iii. The extension of Falling Leaf Lane shall terminate in a cul-de-sac.
Tract 4- Fuel Sales Use	UDC Section 5.04 - Fuel Sales requires an SUP, which may impose additional site restrictions to ensure compatibility	-Tract 4 may be developed with one Fuel Sales Use by right -Increased setback -Enhanced buffer landscaping with trees - setbacks for underground storage tank -limits on lighting -limit to eight fuel pumps - Increased distance of pumps from residentially zoned property -limit on hours of operation

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. The applicant is still in discussion with City Staff for the provision of Utility Services as part of the Development Agreement and includes the potential requirements for the applicant to construct a lighted signal at the Shell Road and Shell Spur intersection.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with two and partially complies with three of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment,

as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The subject property carries two Future Land Use Designations. The portion of the property closest to the intersection of Shell Road and Shell Spur is designated as Community Center, with the remaining portion designated as Mixed-Density Neighborhood. The subject request partially complies with the Comprehensive Plan by providing an opportunity to develop the commercial and medium density uses intended for these areas but lacks the design standards to ensure the built environment reflects the intended vision for each future land use designation. The proposed PUD offers three modified zoning districts: Low-density Multifamily (MF-1), High-Density Multifamily (MF-2), and General Commercial (C-3). Modifications to these zoning districts can be seen on pages five and six of this report and within the development plan. While the density of the MF-1 district aligns with the MDN future land use area, the site design standards within the PUD do not guarantee the overall development is consistent or complimentary to a traditional single-family neighborhood, as intended in the Comprehensive Plan. The multi-family could look similar to a single-family home or townhome but will not be required to provide public streets, public sidewalks internal to the development, or connectivity requirements of standard single-family developments. Further, the Comprehensive Plan calls for vertical mixed use when proposing a residential product in a Community Center. While the uses in both the C-3 and MF-2 zoning district proposed with this PUD can be appropriate, they aren't organized in a vertical mixed-use format as desired by the Comprehensive Plan.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Partially Complies**
The request will comply with the UDC for Health and Safety standards and generally be aligned with the standard requirements for multi-family, commercial, and fuel sales. However, the proposed Multi-Family is not aligned with the character of the area or what is recommended by the Comprehensive Plan.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**
The proposed C-3 zoning district is generally appropriate at the corner of Shell Spur and Shell Road. The PUD proposes that tract 4 (corner lot immediately adjacent to the intersection) would be allowed to develop a fuel sales site by right. Additional standards have been introduced to ensure a	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
proper buffer is maintained between this future fuel sales site and the adjacent residential uses. The proposed Low-Density Multifamily (MF-1) district will allow for significantly denser residential development than what currently exists in the area with a maximum rate of 14 dwelling units per acre compared to the adjacent single-family uses that range from less than one unit per acre for the homesteads in the Logan Ranch Subdivision, to up to five units per acre in the Woodfield Preserve development.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property is large enough to support the proposed development. Water and electric infrastructure are accessible to connect to at the time of construction. Wastewater is not currently available at the site, but a 30-inch wastewater line is located approximately half a mile from the subject property, which the developer plans to extend and gain access to. The applicant has indicated that while no formal plans for the extension have been submitted, they have worked out a solution to bring wastewater to the site. There are no other natural or man-made barriers that would impede development on this site.	

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies with one, partially complies with two, and does not comply with three of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	**Partially Complies**
While the proposed PUD does provide three separate land use types, it does not introduce development standards that differentiate the project from standard MF zoning. The provision of General Commercial zoning along Shell Road has the potential to increase the variety of commercial uses seen in the area.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	**Partially Complies**
The proposed PUD orders its zoning districts in a logical fashion. The commercial is placed at the intersection of Shell Road and Shell Spur with the High-Density and Low-Density multifamily placed behind it to create some transition into adjacent residential areas. The PUD proposes the lower density development adjacent to the existing homes to the south of the property to serve as a buffer between the homes and the commercial and higher density developments. Further, no stacked units are being proposed in order to respect the surrounding established neighborhoods.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to	**Does Not Comply**

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
include facilities such as roadways, bicycle ways, and pedestrian walkways.	
The proposed PUD utilizes default MF zoning districts without additional standards internal to the site that would provide for a transportation network aligned with the standards of the UDC. The PUD does not enhance the transportation standards applicable to Multi-Family and Commercial zoning and will have a lower amount of pedestrian and vehicular facilities than a typical RS neighborhood.	
4. The provisions of cultural or recreational facilities for all segments of the community.	**Does Not Comply**
The proposed PUD does not provide standards that will ensure the provision of cultural or recreational facilities for the community. The multi-family portion of the PUD will provide common area amenities to be utilized by the residents of this PUD, but those will not serve the greater community. Additionally, all internal streets and sidewalks will be private, limiting access by the greater community. The PUD does not provide parkland and will instead pay a fee in lieu, missing an opportunity to provide public parkland for the surrounding community. The PUD does not alter the C-3 zoning district to require common spaces, promenades, outdoor seating, playgrounds, or other enhanced amenities in connection with any future commercial development.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	**Does Not Comply**
The PUD does not provide sufficient standards with which building envelopes will take advantage of the natural and manmade environment. While the General Commercial (C-3) zoning district is situated appropriately along Shell Road and Shell Spur, its standards are not modified beyond what is required in the UDC to better contextualize buildings within the commercial zone to the area. The PUD has a large group of Heritage and Protected Trees in the southwestern portion of the site. No standards are added to the PUD to ensure that building envelopes will be situated around these trees, nor an enhanced or clear path with which additional trees will be saved beyond the reduced mitigation already proposed within the PUD.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	**Complies**
Staff does not foresee any issues with which development could be inhibited regarding public utilities. The property will be dependent on wastewater to be constructed to the west in the Single-Family development currently being planned for construction.	

Meetings Schedule

February 3, 2026 – Planning and Zoning Commission
March 24, 2026 – City Council First Reading of the Ordinance

MEETING NOT YET SCHEDULED – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (14 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (1/18/2026) and signs were posted on-site. As of Tuesday March 17, 2026 at 12 PM, staff has received 0 written comments in favor, and 4 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – (Revised) PUD Development Plan
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments

Shell Spur Tract PUD
2025-4-ANX

City Council

March 24, 2026

Item Under Consideration

2025-4-ANX

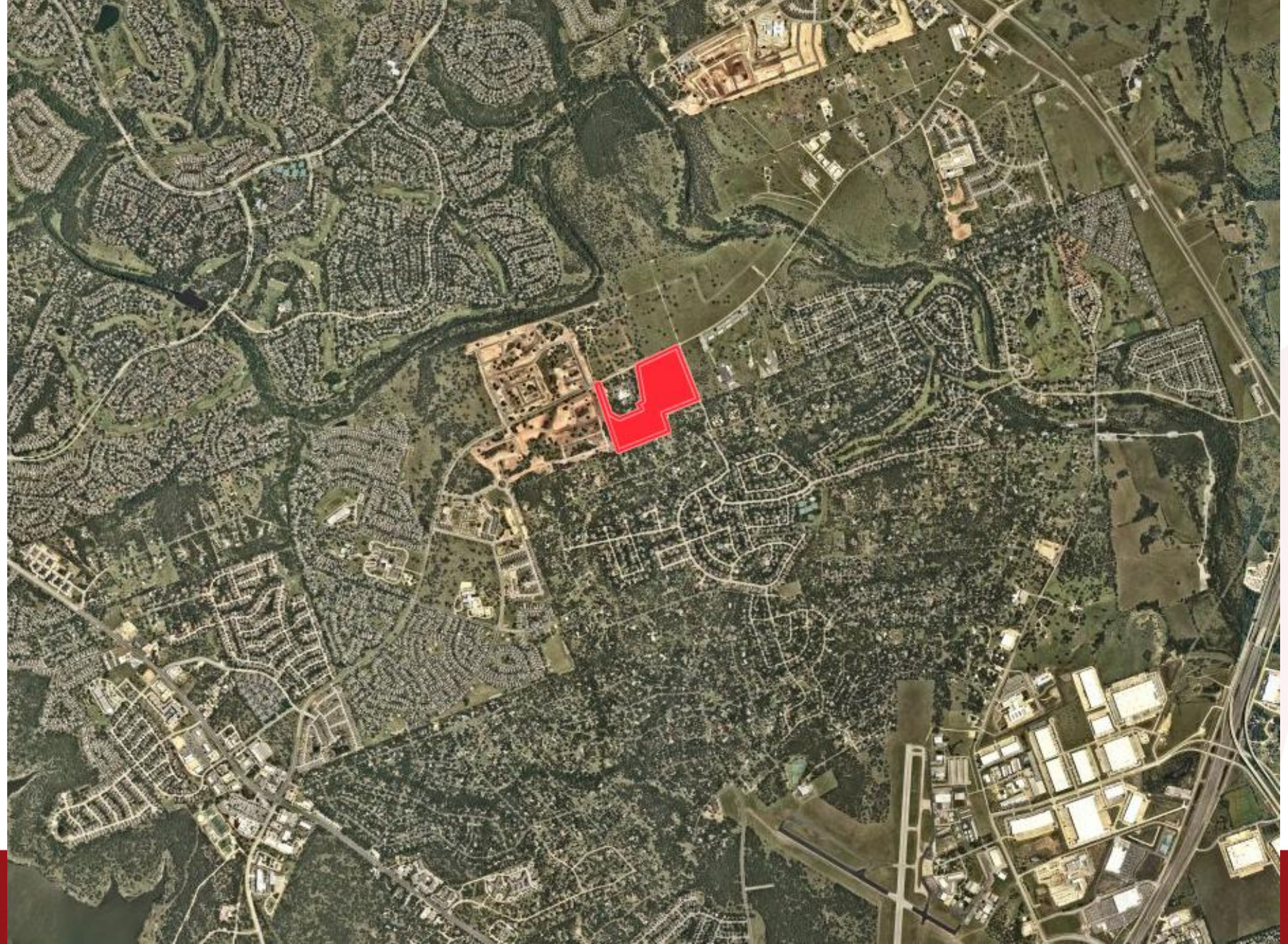
- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 28.93 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density and High Density Multi Family (MF-1, MF-2), and General Commercial (C-3), with portions of Right-Of-Way for Shell Road and Shell Spur, generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Planning Manager

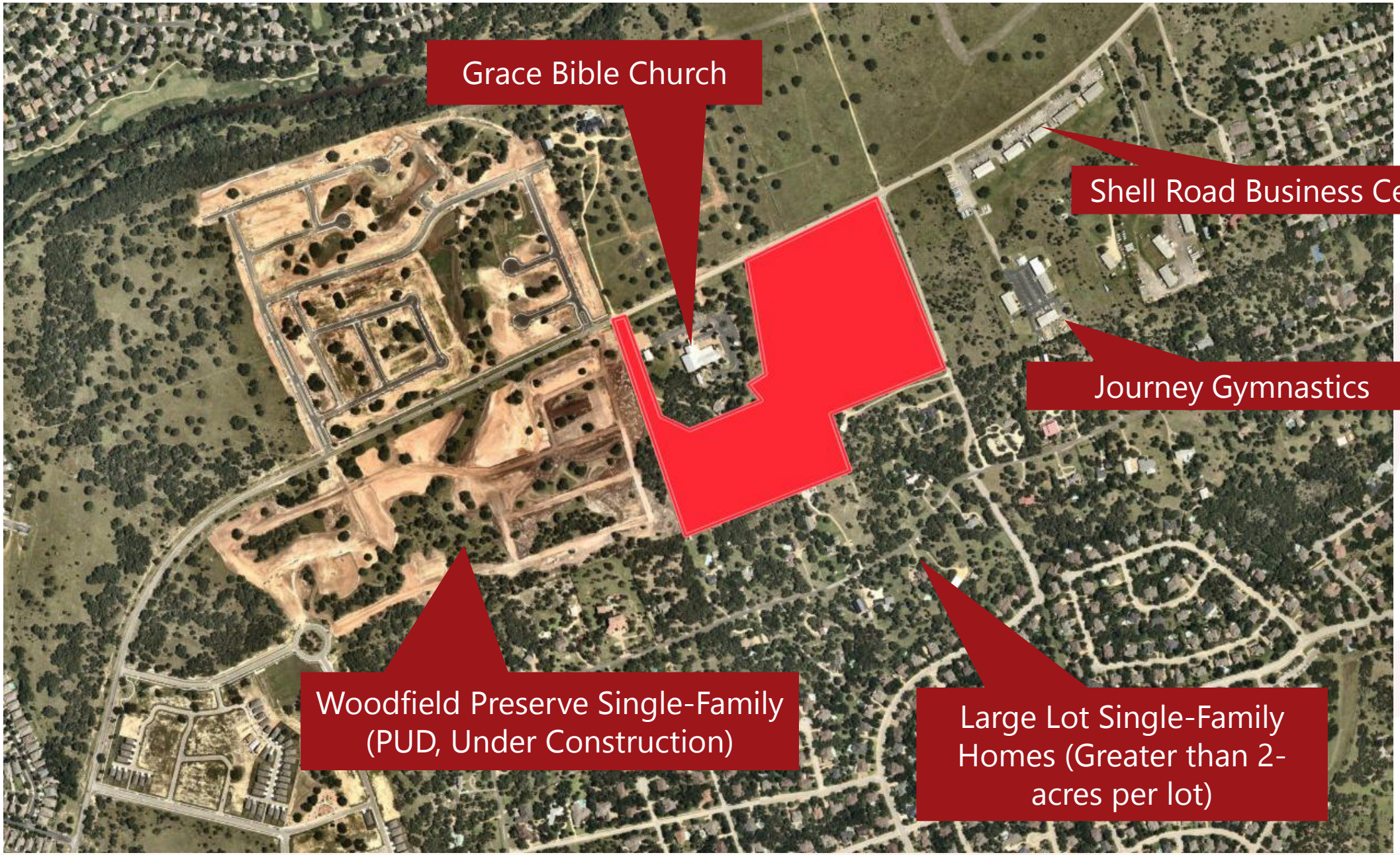
Case History

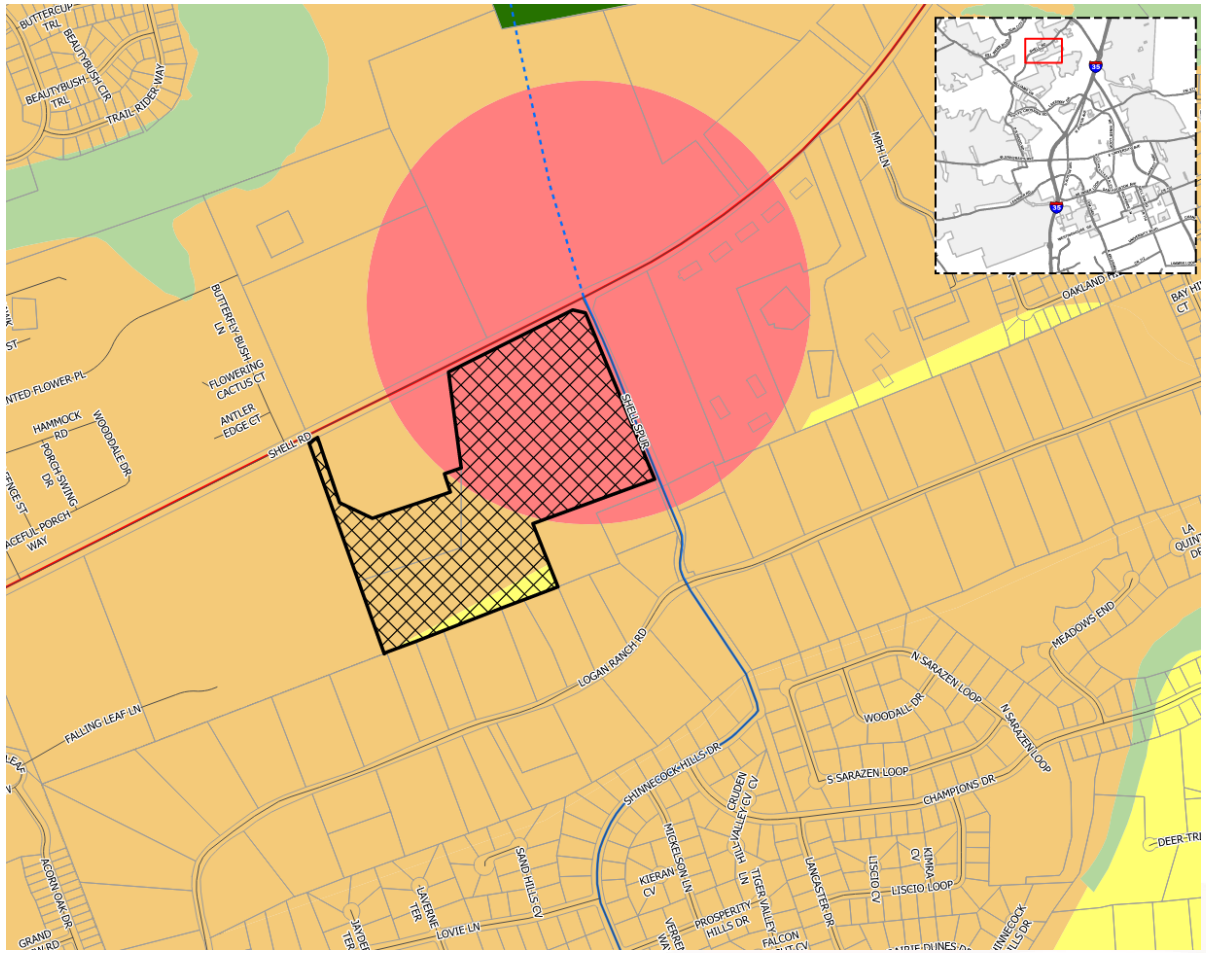
- Original ANX+PUD requested in early 2023
- Scheduled for P&Z on July 18, 2023, but withdrew application before hearing
- Property was withdrawn from ETJ on January 23, 2024
- Property was brought back into ETJ by resolution on April 22, 2025
- The PUD had a Council Workshop discussion at the same April 22 meeting.
- The PUD Received a recommendation of Denial at both the August 19, 2025 and the February 3, 2026 P&Z meetings (7-0, both times).

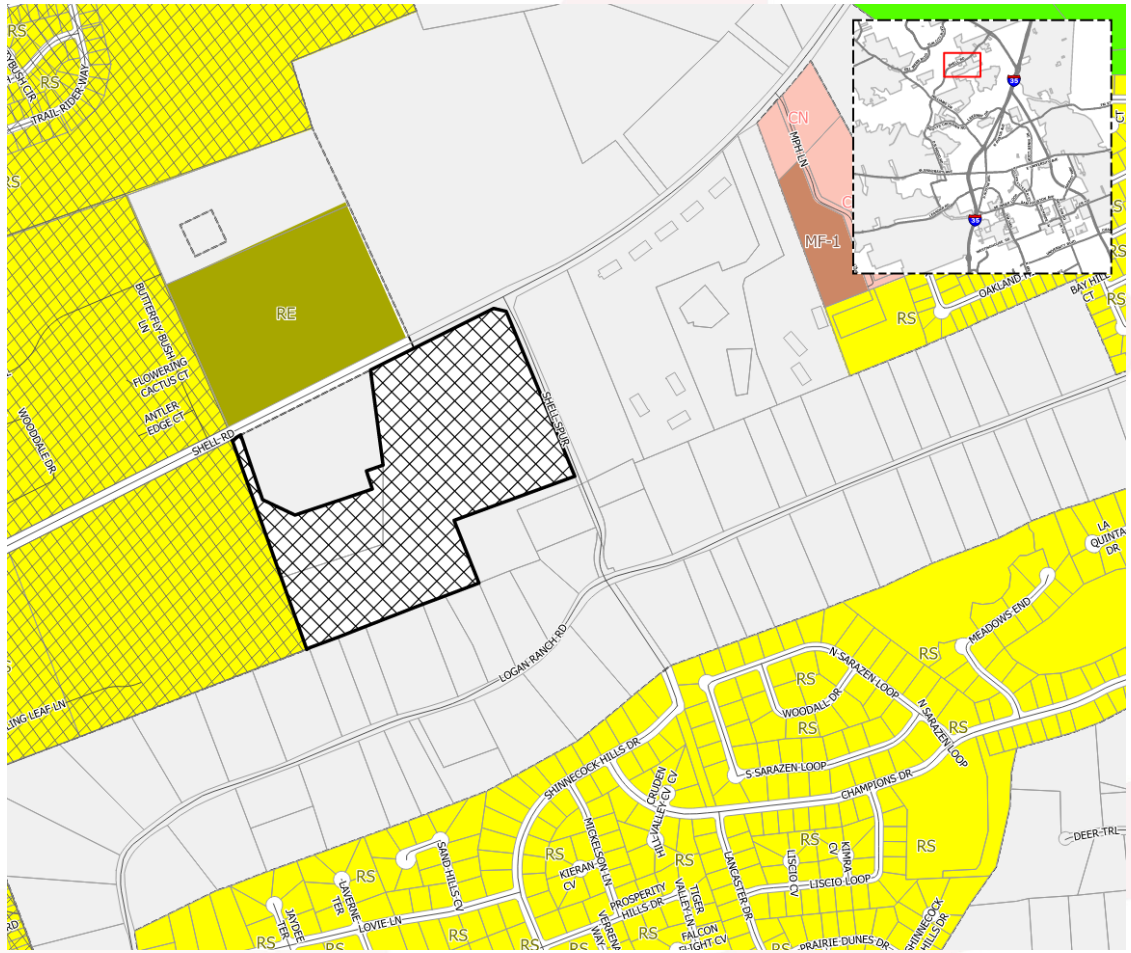
Council Feedback – Spring 2025

- Provide buffering and transition standards between existing and approved residential developments
- Fuel Sales should be constructed concurrently with neighborhood commercial building
- MF-2 designed consistently with development standards in new UDC (Urban style, pedestrian oriented, mixed-use)
- Parity with standard UDC requirements
- Allowance for new tree credits in new tree preservation ordinance
- Compliance with Transportation Impact Fee Policy
- Prioritize providing improvements to Shell Spur and Shell Road




Grace Bible Church
Shell Road Business Center
Journey Gymnastics
Woodfield Preserve Single-Family (PUD, Under Construction)
Large Lot Single-Family Homes (Greater than 2-acres per lot)


SHELL RD
LOGAN RANCH RD
FALLING LEAF LN
SHINNECOCK HILLS DR
S SARAZEN LOOP
N SARAZEN LOOP
CHAMPIONS DR
WOODALL DR
MEADOWS END
LOVIE LN
LISCIO LOOP
LISCIO CV
LANCASTER DR
PROSPERITY HILLS DR
KIERAN CV
MICKELSON LN
SAND HILLS CV
LAVERNE TER
BUTTERFLY BUSH LN
FLOWERING CACTUS CT
ANTLER EDGE CT
WOODDALE DR
HAMMOCK RD
PORCH SWING DR
TRAIL RIDER WAY
BEAUTYBUSH CIR
BEAUTYBUSH TRL
BUTTERCUP TRL
MPH LN
OAKLAND M
BAY HILL CT
LA QUINTA DR
DEER TRL
ACORN OAK DR
GRAND


RE
MF-1
CN
RS
SHELL RD
LOGAN RANCH RD
FALLING LEAF LN
SHINNECOCK HILLS DR
S SARAZEN LOOP
N SARAZEN LOOP
CHAMPIONS DR
WOODALL DR
MEADOWS END
LOVIE LN
LISCIO LOOP
LISCIO CV
LANCASTER DR
PROSPERITY HILLS DR
KIERAN CV
MICKELSON LN
SAND HILLS CV
LAVERNE TER
BUTTERFLY BUSH LN
FLOWERING CACTUS CT
ANTLER EDGE CT
WOODDALE DR
TRAIL RIDER WAY
MPH LN
OAKLAND M
BAY HILL CT
LA QUINTA DR
DEER TRL
PRAIRIE DUNES DR

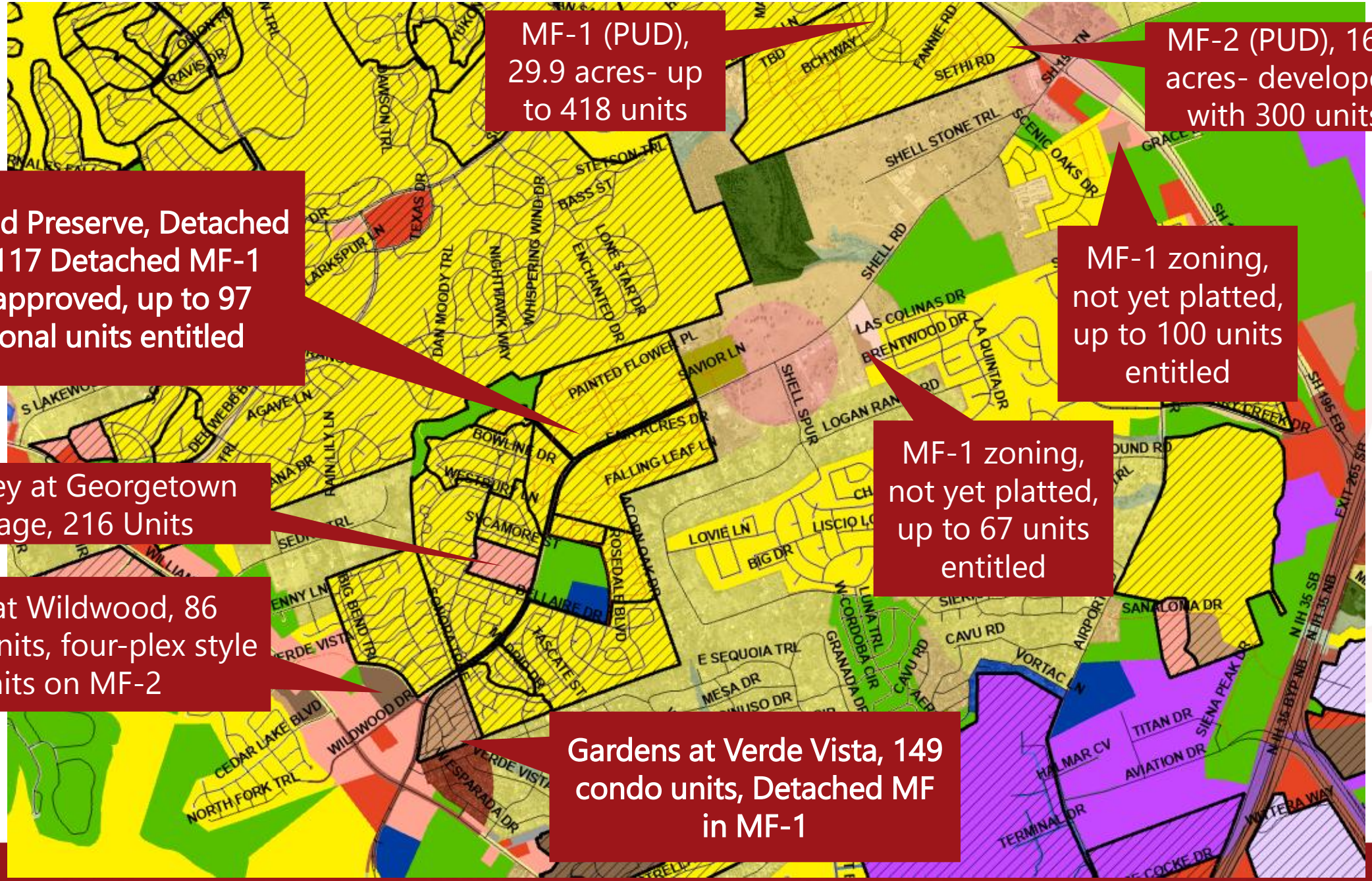
Comprehensive Plan Guidance

Mixed-Density Neighborhood

- **DUA:** 5.0 minimum
- **Target Ratio:**
  - 25% detached residential (5-7 DUA)
  - 45% Moderate density residential (townhomes, duplexes, cottage court)
  - 30% nonresidential
- **Primary Use: Variety of single-family home types (detached, duplex, townhome)**, small lot single-family detached homes
- **Secondary Uses: Limited neighborhood-serving retail and service uses**, office, institutional, civic, parks, and open space

Community Center

- **DUA:** ≥ 14
- **Target Ratio:**
  - 80% nonresidential
  - 20% vertical mixed-use multifamily
- **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas)
- **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space


MF-1 (PUD), 29.9 acres- up to 418 units
MF-2 (PUD), 16.2 acres- developed with 300 units
Woodfield Preserve, Detached MF-1, 117 Detached MF-1 Units approved, up to 97 additional units entitled
MF-1 zoning, not yet platted, up to 100 units entitled
Delaney at Georgetown Village, 216 Units
MF-1 zoning, not yet platted, up to 67 units entitled
Oaks at Wildwood, 86 Condo Units, four-plex style units on MF-2
Gardens at Verde Vista, 149 condo units, Detached MF in MF-1
SHELL STONE TRL
SCENIC OAKS DR
SETHI RD
SHELL RD
LAS COLINAS DR
BRENTWOOD DR
LA QUINTA DR
SHELL SPUR
PAINTED FLOWER PL
SAVIOR LN
FALLING LEAF LN
BOWLINE DR
SYCAMORE ST
ROSEDALE BLVD
BELLAIRE DR
LOVIE LN
BIG DR
E SEQUOIA TRL
MESA DR
CAVU RD
VORTAC LN
SANALOMA DR
TITAN DR
AVIATION DR
SIENA PEAK DR
TERMINAL DR
WILDWOOD DR
CEDAR LAKE BLVD
NORTH FORK TRL
W ESPARADA DR
VERDE VISTA
DAN MOODY TRL
NIGHTHAWK WAY
WHISPERING WIND DR
STETSON TRL
BASS ST
LONE STAR DR
ENCHANTED DR
TEXAS DR
LARKSPUR LN
DAWSON TRL
RAVIS DR
AGAVE LN
RAIN LILY LN
DEL WEBB BLVD
S LAKEWOOD
WESTBURY LN
FAIR ACRES DR
ACORN OAK DR
GRANADA DR
LUNA TRL
W CORDOBA CIR
BIG BEND TRL
SH 195
SH 196 EB
N IH 35 SB
N IH 35 NB
N IH 35 BYP NB
EXIT 265 SR
WATERA WAY
HA MAR CV
COCKE DR

Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses


RIGHT TURN LANE
ACCESS EASEMENT, TYP.
163'
474'
430'
472'
432'
68' COLLECTOR ENTRY
3
COMM. (C-3)
3.38 ACRES
4
COMM.(C-3)
2.45 ACRES
395'
30' BUILDING SETBACK, TYP.
RIGHT TURN LANE
15' REQUIRED BUFFERYARD, TYP.
GRACE BIBLE CHURCH
LENNAR HOMES
DRAGONFLY STREET
FAIR ACRES DRIVE
FIREFLY DRIVE
FALLING LEAF LANE
2
MULTI FAMILY(MF-2)
13.16 ACRES
24.0 DU/AC
390'
DRIVEWAY LOCATION APPROVED, BUT NOT REQUIRED PER PUD
15' EASEMENT
TRACT 2
405'
1
MF1
9.85 ACRES
14.0 DU/AC
125' TRANSITION SETBACK (35'/2 STORY LIMIT)
FUTURE SHELL SPUR RIGHT-OF-WAY DEDICATION
15' LANDSCAPE BUFFER ADJACENT TO EXISTING RESIDENTIAL, TYP.
LAND USE SUMMARY
Acres
Max. Density
(MF-1) Mult Family Res. 9.85 acres 14.0 du/ac
(MF-2) Multi Family Res. 13.16 acres 24.0 du/ac
Residential Total: 23.01 acres
Commercial 5.83 acres
Total: 28.84 acres


163'
474'
GRACE BIBLE CHURCH
15' LANDSCAPE BUFFER
125' TRANSITION SETBACK (35'/2 STORY LIMIT)
TRACT 1
LENNAR HOMES
DRAGON FLY STREET
FAIR ACRES DRIVE
FIREFLY DRIVE
BUTTERFLY BEND WAY
FALLING LEAF LANE
1
MF1
14.20 ACRES
14.0 DU/AC
FALLING LEAF LANE TO TERMINATE IN CUL-DE-SAC
LAND USE SUMMARY
Acres
Max. Density
(MF-1) Mult Family Res.
14.20 acres
14.0 du/ac

Fuel Sales

PUD allows for a fuel sales use by right on Tract 4 subject to the following regulations:

- Buffering
  - 6’ high opaque screening wall along the south property line.
  - One shade tree, two evergreen ornamental trees and eight evergreen shrubs every 50 linear feet on the southern property line, except for Driveways and Cross Access

- Setbacks
  - 30’ rear building and canopy setback along southern property line to the MF-2.
  - Underground storage tanks must be setback 150' of a residentially zoned property
  - If a building is placed between the fuel tank and the residential property line the setback is 100’
  - Fuel Canopy must be setback 100’ from a residential property line.

- No more than 8 multi-fuel dispensers shall be permitted. Separate high-floor diesel islands for large vehicles are prohibited.

- The Fuel Sales use shall only operate between the hours of 5 am-12am.

Modifications to MF-1 Standards

Standard	UDC	PUD
Impervious Cover	50%	60%
Building Height	35 feet	125’ transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to 2 stories in height within this zone.
Building Separation	15’	6’

Modifications to MF-2 Standards

Standard	UDC	PUD
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 6.02.090.C.2 – Minimum building separation of 15' required between all buildings.	Building separation reduced to 6' apart.

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;		X	

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Approval Criteria – UDC Section 3.06.040

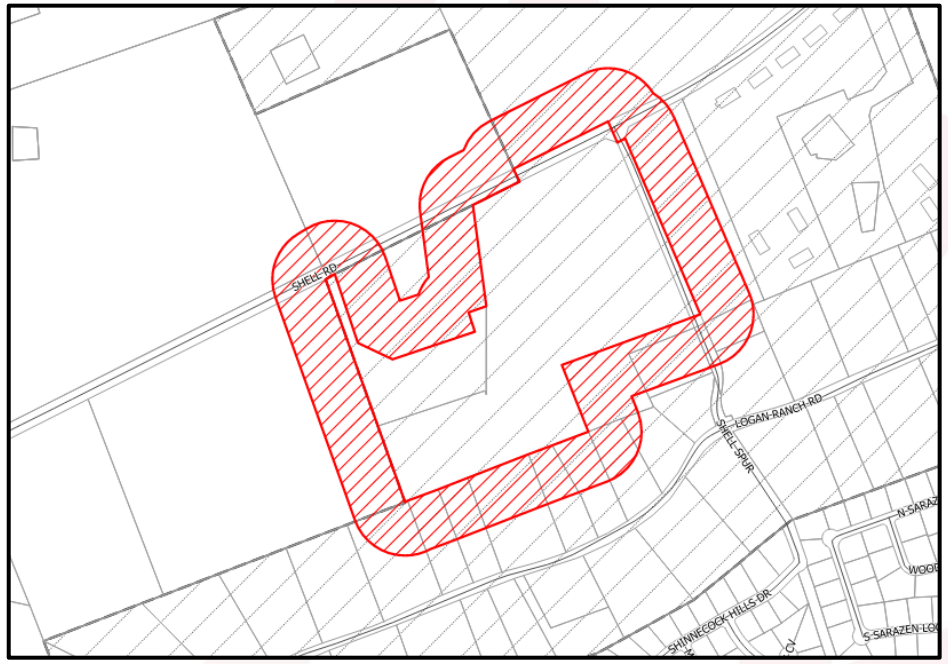
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.			X

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.			X
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Public Notifications

- 14 property owners within the 300’ buffer
- Notice in Sun News on January 18, 2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 4 written comments OPPOSED

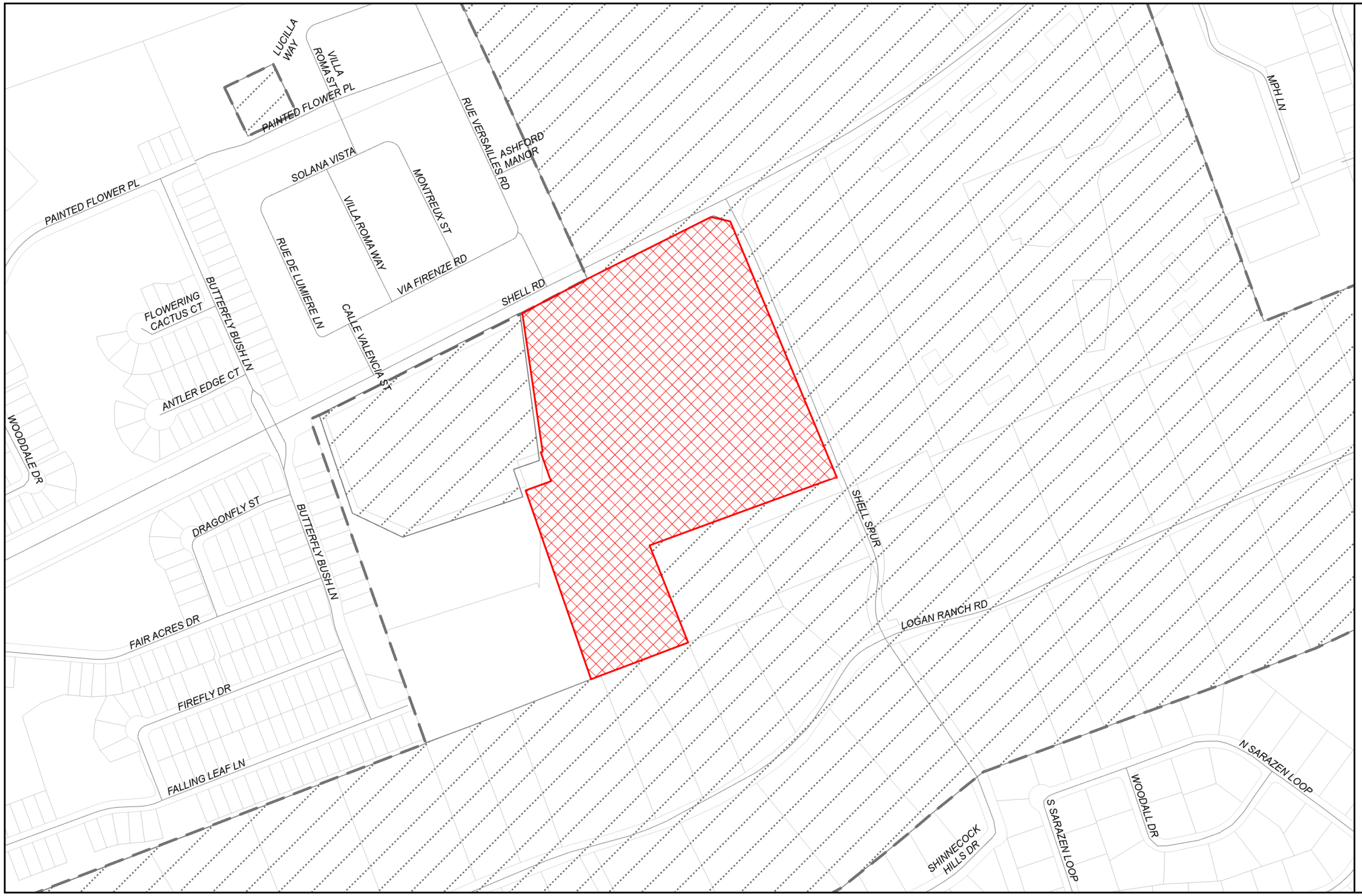


Summary

- Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, approximately 43.13 acres in the Williams Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Long Range and Neighborhood Planning Manager
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council

First Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PLANNED UNIT DEVELOPMENT OF CERTAIN TERRITORY CONSISTING OF 28.93 ACRES, MORE OR LESS, IN THE WILLIAM ROBERTS SURVEY ABSTRACT NO. 524 AND PORTIONS OF RIGHT-OF-WAY ON SHELL ROAD AND SHELL SPUR, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.



GEORGETOWN TEXAS
more than welcome

Location

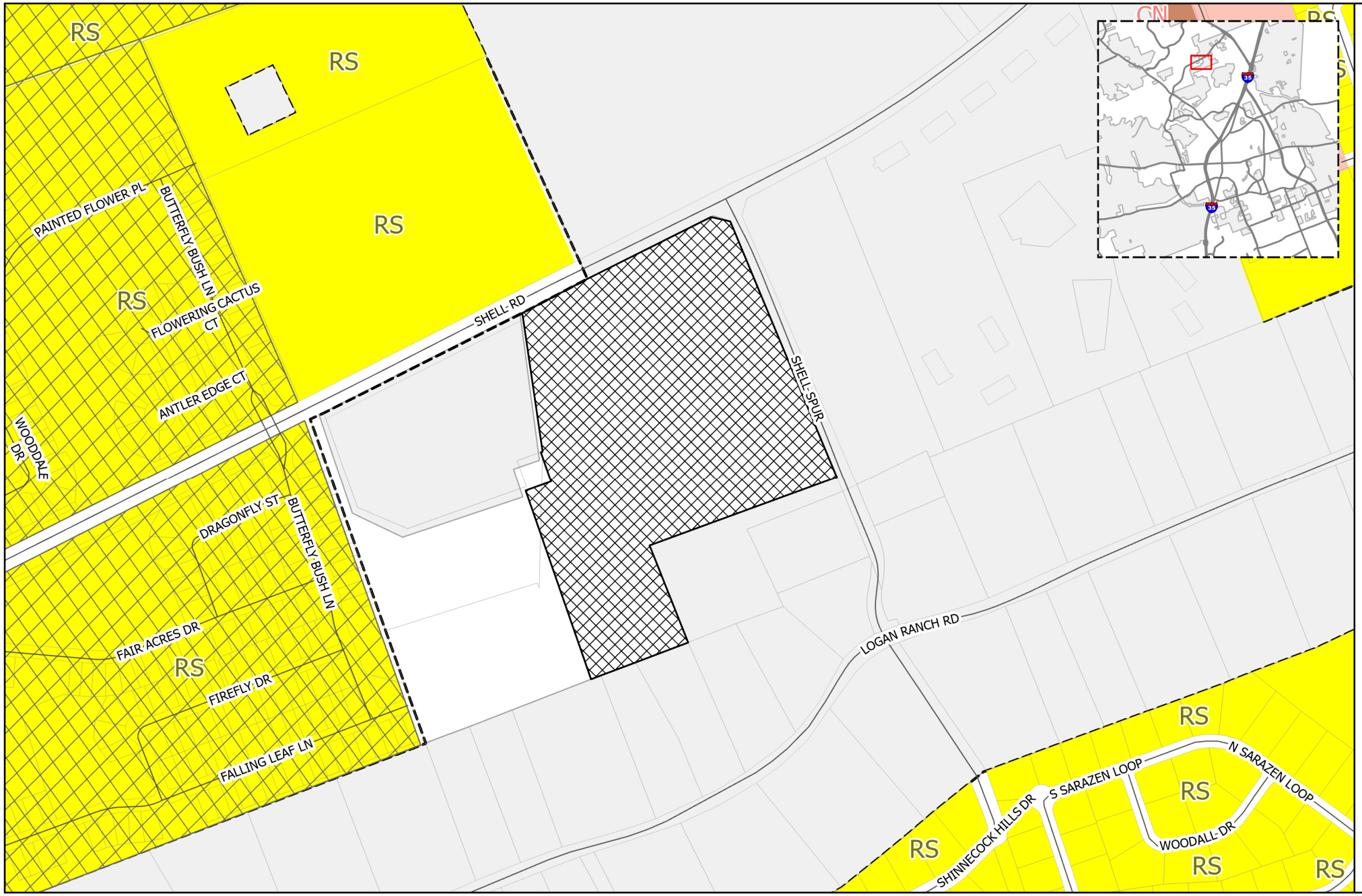
2025-4-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2025-4-ANX

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

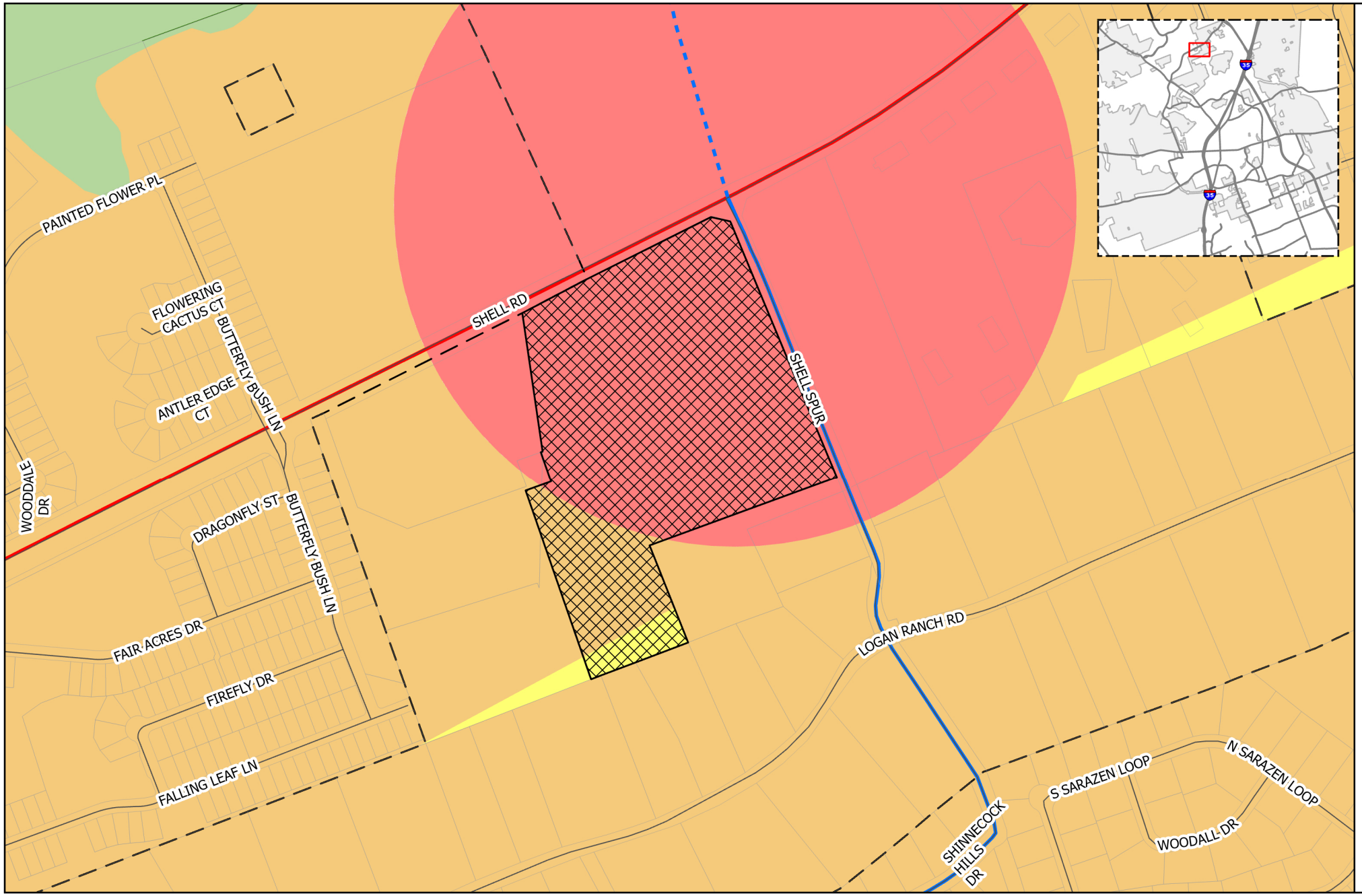
Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-4-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ

N

0 250 500 Feet

Shell Spur Tract
Planned Unit Development
Development Plan

A. PROPERTY

The Shell Spur Tract Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 28.93 acres described in **Exhibit B, Survey/Field Notes**, herein defined as "Property".

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low and high density multi-family residential and commercial uses. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A "Compatibility with Base Zoning District."

1. Base Zoning

This PUD will have three character and use zones, as described below:

a. **Tract 1** – Low Density Multifamily (MF-1) base zoning.

b. **Tract 2 –** High Density Multifamily (MF-2) base zoning.

c. **Tract 3**– General Commercial (C-3) base zoning.

d. **Tract 4 –** General Commercial (C-3) base zoning.

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables, with the following exceptions;

Tract 2- Multi family, Detached Dwelling Unit shall be a permitted use.

Tract 3- The following uses shall be prohibited:
- Multifamily, Attached Dwelling Units
- Motel
- Hotel, Extended Stay
- Hotel, Boutique
- Hotel, Full Service
- Hotel, Limited Service
- Dance Hall or Night Club
- Major Event Entertainment
- Event Facility
- Driving Range

- Firing Range, Indoor
- Laundromat
- Small Engine Repair
- Funeral Home
- Self Storage, Outdoor
- Self Storage, Indoor
- Manufactured Housing Sales
- Automobile Sales, Rental or Leasing Facility
- Commercial Vehicle Sales, Rental or Leasing Facility
- Automobile Parts and Accessories Sales, Outdoor
- Automobile Repair and Service, General
- Fuel Sales
- Recreational Vehicle Sales, Rental or Service
- Heliport
- Bus Barn
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility
- Transit Passenger Terminal
- Lumber Yard
- Seasonal Product Sales
- Blood or Plasma Center
- Flea Market
- Pawn Shop
- Personal Services, Restricted
- Kennel
- Live Music or Entertainment
- Correctional Facility
- Recreational Vehicle Sales, Rental or Service
- Car Wash

Tract 4 –

All uses prohibited for Tract 3, listed above, shall also be prohibited for Tract 4, with the following exception:
Fuel Sales shall be permitted as a limited use on Tract 4 shown in Exhibit D with the standards and limitations outlined below and as shown on Exhibit D:

1. Bufferyard:
    a. A 6’ high opaque screening wall shall be provided along the south property line.
    b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.
    c. Provisions a & b above do not apply to areas used for driveway and/or cross access.

2. Setback:
    a. A 30’ rear setback from the southern property line shall be required.
    b. Drive aisles, light fixtures, and garbage storage/dumpsters may be located within a required setback but not the required bufferyard.

4. Underground storage tank setback:
    An underground storage tank shall not be located within 150' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a storage tank be located within 100' of a residentially zoned property line.
5. Lighting:
    a. Section 7.04 – Lighting Standards shall apply to the Property.
    b. All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed one-foot candles.

6. Fuel Positions:
    a. No more than 8 multi-fuel dispensers shall be permitted.
    b. Separate high-floor diesel islands meant to service large vehicles, similar to semi-trucks, shall be prohibited.

7. Architectural Standards:
    a. The fuel canopy shall be constructed of similar materials and color palate to the primary structure.
    b. A fuel canopy shall not be located within 100' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a fuel canopy be located within 100' of a residentially zoned property line.
8. Hours of operation:
    a. The Fuel Sales use shall only operate between the hours of 5 am-12am.

F. DEVELOPMENT STANDARDS

1. Building Height:

a. Tract 1 –

i. A 125’ Transition Setback shall be established adjacent to single-family platted lots to the southern property line for Tract 1 (the “Transition Zone”) as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35’) in height.

ii. Finished floor elevation will be no more than 7 feet above natural grade prior development.

iii. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. Impervious Cover:

a. Tract 1 --The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

b. Tract 2 -- In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, the impervious cover will be a maximum of 60%.

c. Tracts 1-4 --

i. The maximum allowable impervious cover shall be determined based on the overall property acreage of 28.93 acres.

ii. The impervious cover allowed for this development shall not exceed 718,762 if Tract 2 is developed as a Multifamily, Attached Dwelling Unit use or 776,087 SF if Tract 2 is developed as a Multifamily, Detached Dwelling Units use.

iii. The square feet of impervious cover will be allocated for the individual lots and shall be tracked by the developer, initially, and ultimately by the property owner’s association, once formed.

3. Building Design Standards:

All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

a. Tract 1- A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.

b. Tract 1 & 2 –

i. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.

ii. In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, The building separation shall be a minimum of 6', so long as all fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

a. The driveway and roadway connections shown on Exhibit C along Shell Road and Shell Spur are permitted by right for full access connections in the locations shown, Minor adjustments to the exact driveway or roadway connections are permissible, if the driveway spacing meets or exceeds the minimum of 425 feet on Shell Road and 360 feet on Shell Spur.

i. Driveway spacing for private driveways from public roadway shall be measured from the edge of the existing pavement to the center of the driveway.

ii. Driveway spacing for private dirveways shall be measured from center of driveway to center of driveway.

iii. The developer acknowledges that full access may be removed with the construction of the full build-out of Shell Road as contemplated in the City of Georgetown Future Mobility Plan.

b. Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:

i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC.

ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur.

iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

iv. Vehicular access must comply with all applicable fire codes.

v. Driveway/ access must meet sight distance requirements.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. **Tract 1—southern property line only**
   - **a.** A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
     - A 15-foot wide planting area;
     - One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
   - **b.** Fences may be installed within the bufferyard to create private backyards for residential units.
   - **c.** When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
   - **d.** Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan:

1. **Tract 3-- Removal of Heritage Trees:**
   - **a.** Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. **Parkland:**

   Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. **Common Amenity Areas for Tracts 1 & 2:**

   - **a.** Common amenity areas shall be provided for the enjoyment of residents

within this PUD. A 5’ sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.

b. A minimum of two (2) amenities shall be provided for Tract 2.
c. A minimum of one (1) amenity shall be provided for Tract 1.
d. All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
e. Amenity elements may be used multiple times and within the same vicinity and may include:
  - Pool and spa
  - Picnic areas
  - Landscaped seating areas
  - Fenced dog park
  - Outdoor game area
  - Indoor workout area
  - Outdoor workout area
  - Community garden
  - Amenitized heritage tree grove
  - Pavilion
  - Trails
  - Tennis Court
  - Pickleball Court
  - Basketball Court
  - Workout stations
  - Turf play lawn
  - Water and electrical connections to accommodate a food truck.
  - Splash Pad
  - Community Art
  - Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
  - Any other amenity as approved by City of Georgetown staff.

f. No outdoor grills and/or fire pits which are community amenities shall be closer than 150’ from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.
g. Any pool, spa and/ or a splash pad shall be no closer than 100’ from the southern property line
h. All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

a. Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.
b. Water Meter—For purposes of applying water meter regulations, Tract 1 shall be served with 1 (one) master water meter and may share a master meter with an

adjacent property, so long as no more than 521 total residential units utilize the master meter..

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations. So long as the C-3 acreage is maintained at a minimum of 4.9 acres, a deviation of up to +/- 15% of the acreage for the base zoning districts shall be approved by the Director as a minor modification.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan
- **Exhibit D**—Fuel Sales Use

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 28.93 ACRE TRACT OF LAND

A **28.93 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **28.93 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northeast corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: **N 63° 18' 24" E**, with said right-of-way line and a northwest line of said 43.13 acre tract, a distance of **828.10 feet** to a found ½" iron rod at the west end of a cutback at the intersection of the southeast right-of-way line of Shell Road and the southwest right-of-way line of Shell Spur, for the most northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 71° 39' 10" E**, with said cutback and a northerly line of said 43.13 acre tract, a distance of **70.67 feet** to a found ½" iron rod at the east end of said cutback, for a northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the southwest right-of-way line of Shell Spur and the northeast line of said 43.13 acre tract, the following three (3) courses:

1. **S 26° 45' 24" E**, a distance of **50.09 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a non-tangent curve to the right having a radius of **2647.95 feet**, an arc length of **196.34 feet**, a delta angle of **4° 14' 54"** and a chord bearing **S 24° 17' 49" E**, a distance of **196.30 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
3. **S 22° 10' 08" E**, a distance of **823.76 feet** to a found ½" iron rod with an aluminum cap for the northeast corner of Lot 1 of the Shellridge Subdivision of record in Cabinet L, Slide 157 of the Plat Records of Williamson County, Texas, for the most easterly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: Departing the southwesterly right-of-way line of Shell Spur Road and with the common line between said Lot 1 and said 43.13 acre tract, the following two (2) courses:

1. **S 68° 12' 36" W**, a distance of **753.84 feet** to a found ½" iron rod for corner, and
2. **S 20° 58' 05" E**, a distance of **381.67 feet** to a found ½" iron rod at the northwest corner of Lot 31-A of Logan Ranch, Section 1 Resubdivision of record Cabinet I, Slide 40 of the Plat Records of Williamson County, Texas, the northeast corner of Lot 32-B Logan Ranch, Section 1 Resubdivision of record Cabinet DD, Slide 380 of the Plat Records of Williamson County, Texas, at the southwest corner of said Lot 1, for the most southerly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet DD, Slide 380, Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **402.34 feet** to a point in the northwesterly line of Lot-33 of said Logan Ranch Section 1 Subdivision of record in Cabinet E, Slide 7, and for the southwest corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following two (2) courses:

1. **N 19° 38' 45" W**, a distance of **771.48 feet** to a point for corner,
2. **N 70° 28' 10" E**, a distance of **104.90 feet** to a point for corner, and
3. **N 19° 38' 35" W**, a distance of **127.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly southeast corner of said 10.03 acre tract for an angle of said 43.13 acre tract and of the tract described herein;

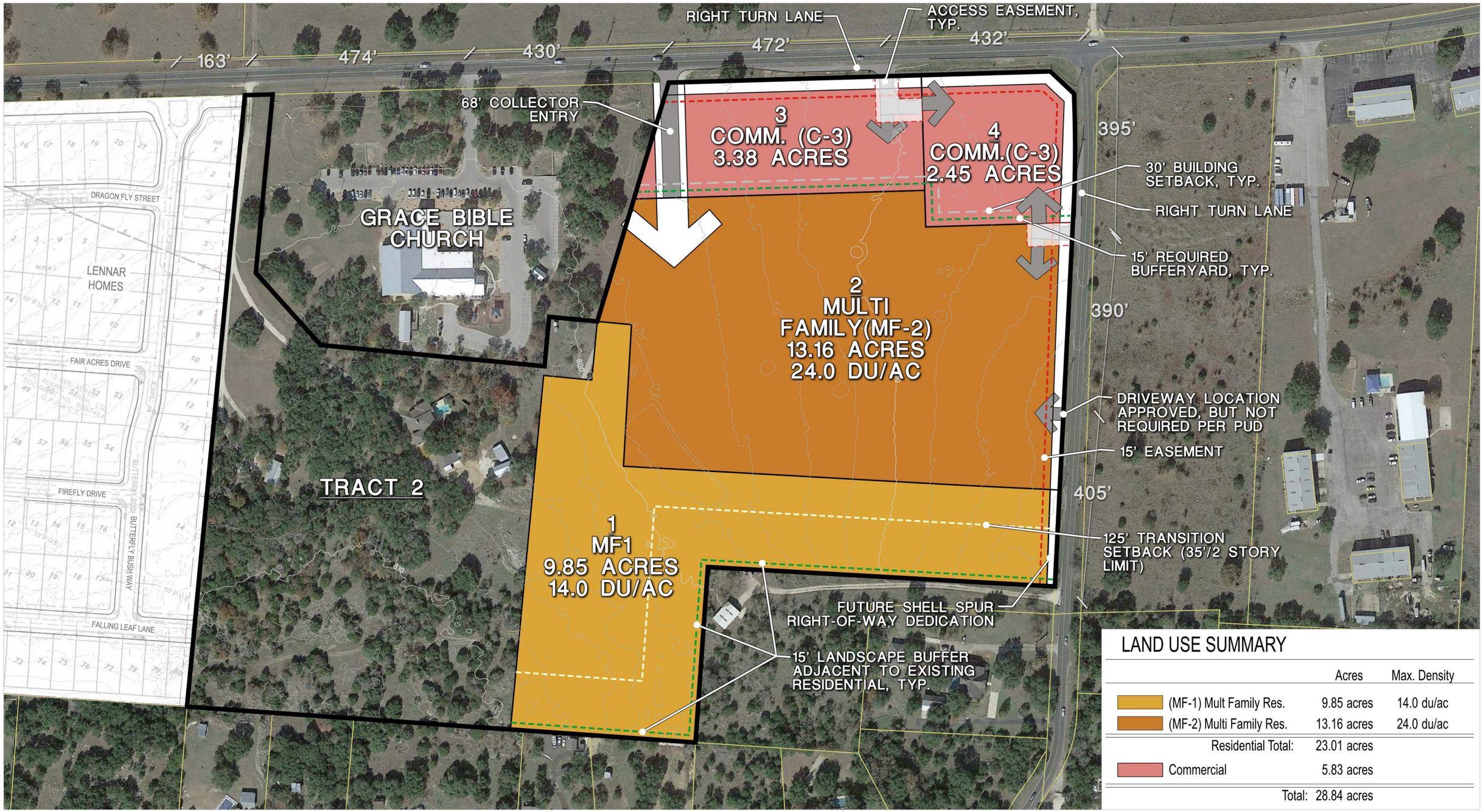
THENCE: **N 08° 20' 59" W**, with the common line between said 10.03 acre tract and said 43.13 acre tract, a distance of **540.72 feet** to the **POINT OF BEGINNING** and containing **28.93 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 28.93 Acres

Date: November 20, 2025



LAND USE SUMMARY

	Acres	Max. Density
(MF-1) Mult Family Res.	9.85 acres	14.0 du/ac
(MF-2) Multi Family Res.	13.16 acres	24.0 du/ac
Residential Total:	23.01 acres	
Commercial	5.83 acres	
Total:	28.84 acres	

EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT

NOVA 368, LLC
GEORGETOWN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

North

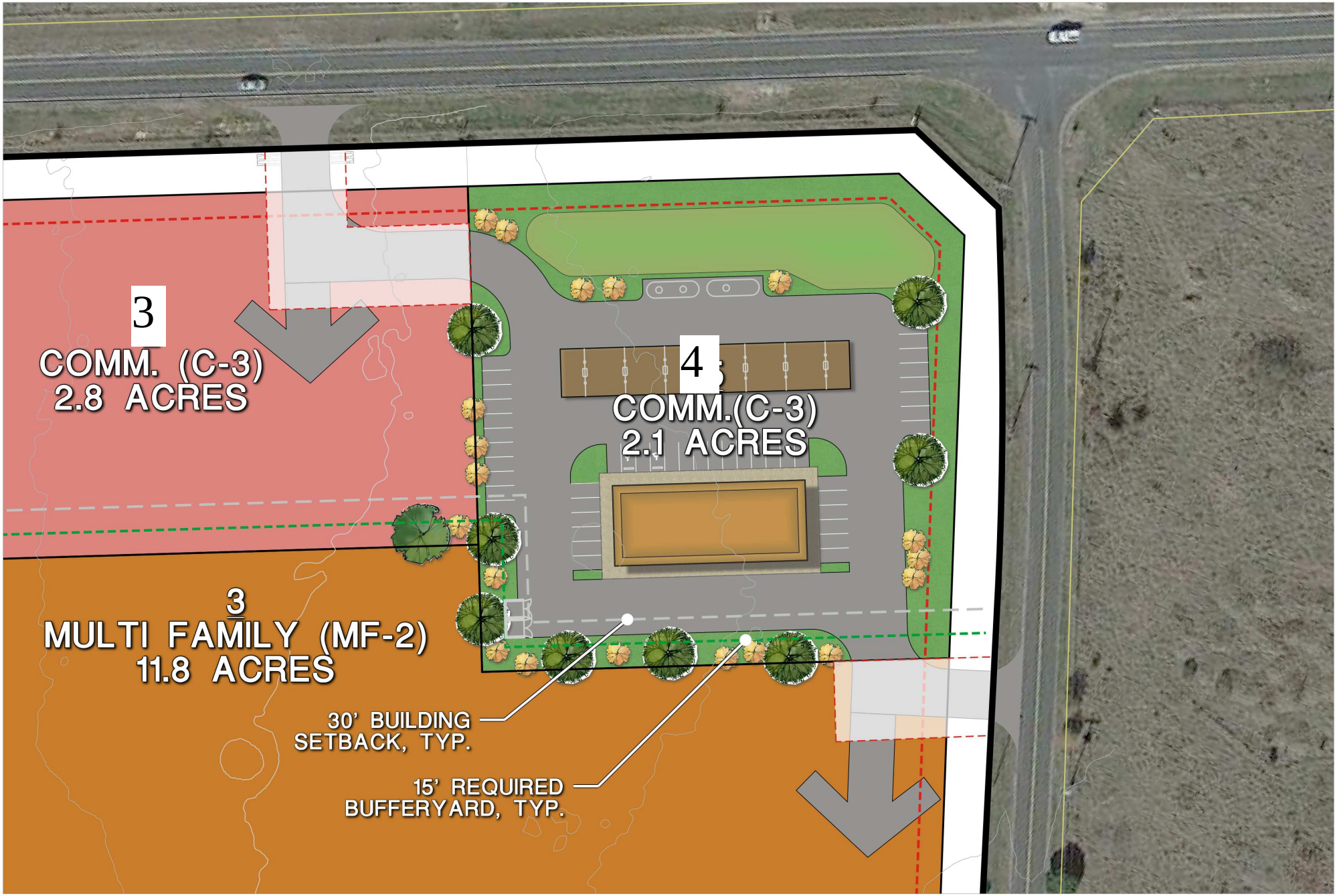
0 100' 200' 400'

Scale: 1" = 200'

Date: November 21, 2025

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 40' 80' 120'

North

Scale: 1" = 80'

Date: March 14, 2025

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

PARCEL 5-C STORE SITE PLAN

NOVA 368, LLC

GEORGETOWN, TEXAS

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-03_PUD Concept Plan\Concept.dwg

Base mapping compiled from best available information. All n
should be considered as preliminary, in need of verification, a
subject to change. This land plan is conceptual in nature and
represent any regulatory approval. Plan is subject to change.

H D | B R O W N

November 20, 2025 (Revised)

Kelly Trietsch
Chief Development Officer
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

RE: Request for an annexation into Georgetown with an associated Planned Unit Development (PUD) Agreement; ~28.93 acres generally located at 2200 Shell Road (a portion of WCAD parcel R323695 (the "Property")

Dear Ms. Trietsch,

As representative of the owner of the above stated Property we respectfully submit the attached application for an annexation with an initial zoning of a PUD on the Property. The Property is contiguous to the current city limits on the western boundary and is currently undeveloped. The purpose of the annexation and associated PUD zoning is to allow for the development of high-quality residential and commercial uses and to access the City of Georgetown wastewater infrastructure. This annexation application is associated with, and will run concurrently with, the Shell Spur Tract PUD-Tract 2 application.

It is the priority of the Property owner to be a customer of the City of Georgetown's wastewater infrastructure, which requires annexation into the full purpose jurisdiction of the City of Georgetown. Since the Property is not currently in the City of Georgetown's full purpose jurisdiction, the only option to access wastewater infrastructure is to pursue an on-site wastewater TLAP permit through the Texas Commission on Environmental Quality (the "TCEQ Permit"). The property owner has been pursuing this permit since December 2023. However, after coordinating with the community, it is apparent that it is also the community's priority that this project be a customer of the City of Georgetown's wastewater infrastructure, as opposed to pursuing a TCEQ Permit. Considering the Property owner and the community are aligned in this priority, we submit the attached annexation application and, if approved, will withdraw the TCEQ on-site wastewater TLAP permit application.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

214-695-9219 | AMANDA.BROWN@HDBROWNCONSULTING.COM HDBROWNCONSULTING.COM

Below outlines how this application complies with the criteria for the annexation & PUD application.

This request complies with the criteria of UDC 3.25.030 for an annexation:

1. **The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

   All items required by the Annexation Checklist have been included with this submittal.

2. **The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.**

   The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate.

   Additionally, upon approval of the annexation application and a wastewater service commitment from the City of Georgetown, the TCEQ Permit will be withdrawn.

3. **Consistency with the City's adopted long range plans and annexation policies.**

   The Property's Future Land Use designation is a combination of Community Center and Mixed Density Neighborhood. Community Center calls for a combination of neighborhood serving commercial uses as a primary use and high density residential as a secondary use. The proposed land use plan proposes a combination of MF-2 and C-3 zoning which complies with the Community Center goals. The Mixed Density Neighborhood calls for missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

The request meets the approval criteria for a Zoning Map Amendment outlined in UDC Section 3.06.030:

1. **The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

   All items required by the Annexation Checklist have been included with this submittal.

2. **The zoning change is consistent with the Comprehensive Plan;**

   The Property's Future Land Use designation is a combination of Community Center and Mixed Density Neighborhood. Community Center calls for a combination of neighborhood serving commercial uses as a primary use and high density residential as a secondary use. The proposed land use plan proposes a combination of MF-2 and C-3 zoning which complies with the Community Center goals. The Mixed Density Neighborhood calls for

missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

3. **The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.**

   The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate. Additionally, upon approval of the annexation application, the TCEQ Permit will be withdrawn.

4. **The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**

   The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods and increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. Shell Spur is an existing collector and Shell Road is an existing major arterial, making an appropriate intersection for the proposed commercial development. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

5. **The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.**

   The Property is of appropriate size, has access to necessary utilities and is situated at the hard corner of two large roadways, making it suitable for uses permitted by the proposed base zoning districts.

<u>This request complies with the criteria of UDC 3.06.040 for a PUD:</u>

1. **A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.**

   The concept plan was developed in accordance with Georgetown UDC and comprehensive plan to ensure a variety of housing types, from multifamily to single family condominiums, and commercial services throughout the Property. The high-density residential area is intended to support the community center and commercial portions of the PUD. The low-rise multi-family portion of the development plan ensures a smooth transition from existing residential estate to the south and traditional single family to the West. In combination of the existing surrounding housing types and our proposed uses, a complete and balanced community, with diverse housing types, will be created.

2. **An orderly and creative arrangement of all land uses with respect to each other and to the entire community.**

   The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods and increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. Shell Spur is an existing collector and Shell Road is an existing major arterial, making an appropriate intersection for the proposed commercial development. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

3. **A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.**

   The PUD will ensure connectivity to existing roadways and propose new roadways with enhanced sidewalk connections to create a connected community and promote a pedestrian friendly environment. The development will extend Falling Leaf Lane to provide for internal transportation as well as connectivity to major arterials and adjacent development to the West. Dedicated sidewalks will promote walkable environments by ensuring safe and accessible travel for pedestrians within the development.

4. **The provisions of cultural or recreational facilities for all segments of the community.**

   Private amenities will be included to promote social cohesion and leisure within the development. This may include benches, lawns or parks, and playscapes.

5. **The location of general building envelopes to take maximum advantage of the natural and manmade environment.**

   The development has taken the natural environment into account by moving the more intense residential area (MF-2) away from the densely populated tree grove, which will allow much more flexibility in building location to be in a better position to develop around the existing tress.

6. **The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.**

   The PUD will comply with all phasing standards established throughout the UDC.

If there any questions or if additional information is needed regarding this application, please reach out at your convenience.

Sincerely,

Amanda Brown, President
HD Brown Consulting, LLC

On behalf of:

NOVA368, LLC,
A Texas Limited liability company

By: _____
Name: Vinod Nagi
Title: Manager

STATE OF Texas §
§
COUNTY OF Williamson §

Before me, the undersigned notary, on this day personally appeared Vinod Nagi, Manager of Nova368 LLC, a Texas limited liability company, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on November 21, 2025.

[Seal]

ALBERTA L MARTINEZ
Notary ID #126173843
My Commission Expires
May 25, 2028

_____
Notary Public, State of Texas

Tract 1 & 2 (MF-1)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Density	**Sec. 6.02.080.A**	14 units/ acre	**10** units/acre	Decrease density.
Building Setback to Residential Districts to south and west (minimum)	**Sec. 6.02.080.A**	20’	**50’**	Increase compatibility with SF neighbors to the south and west.
Building Height- 125’ Transition Setback Zone	**Sec. 6.02.080.A**	35’	**35’** & two stories	Increase compatibility with SF neighbors to the south and west.
Impervious Cover	**Table 11.02.010.B**	50%	**60%**	Allow for flexibility.
Building Articulation and Architectural Features	**Sec. 7.03.050.C**	n/a	A minimum of two wall planes per unit on the front elevation, offset a minimum of 18 inches	Create architectural interest and ensure a high-quality development.
Condominium Plat Requirement	n/a	n/a	A condominium plat is required prior to CO.	A condominium regime provides legal frameworks, bylaws, and governing bodies to regulate ownership rights, dispute resolution, and property management, while also ensuring that

				common areas remain in good condition for all residents. Which enhances the community feel and surrounding areas.
Off-Street Parking and Loading	**Table 9.02.030.A**	5% for visitor use	**10%** for visitor use	To ensure adequate off-street parking.
Bufferyards	**Table 8.04.060**	A **medium** level bufferyard shall consist of the following: **a.** A 15-foot wide planting area; **b.** One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A **medium** level bufferyard shall consist of the following: **a.** A 15-foot wide planting area; **b.** One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard. **c. A solid six-foot high solid screening wall**	Increase compatibility with SF neighbors to the south and west by including a wall.

Tract 3 (MF-2)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Land Use	**Table 5.04.010**	Prohibited Use	**Allowed use**	Allow for a lower density residential use on Tract 3.

Tracts 1,2 & 3 (Residential)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Maximum units	n/a	n/a	434 units	To ensure the density in the project is capped which is a concern of the neighbors and allows for product types needed in the market.
Common Amenity Areas	**Sec. 6.06.020.C**	A minimum of five (5) amenities shall be provided for 200 or more Dwelling Units	5' sidewalk shall be provided; A minimum of three (3) amenities shall be provided for each Tract (9 total); Shall be maintained by the onsite property management; May include: - Pool and Spa - Picnic areas with grills - Landscaped seating areas - Fenced dog park - Outdoor game area - Indoor workout area - Outdoor workout area - Community garden - Any other amenity as approved by City of	To ensure ample community spaces and high-quality development.

			Georgetown staff	

Tract 1-5				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Tree Mitigation Fee	**Section 8.02**	Fee's required	Exempt from fees.	Due to the extensive amount of trees on the property, the tree fee's will be very large, making the project not feasible. However, preserving as many trees as possible is a priority.

Tract 5 (C-3)				
DEVELOPMENT STANDARDS	**Code Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Fuel Sales Use	**Table 5.04.010**	Specific Use	Limited Use	Implement limitations on fuel sales use.
Rear Setback (south property line)	**Table 7.02.020**	10'	30'	Increase compatibility to Multi-family to the south.

Underground Storage Tank Setback	**Sec. 13.30.020. - Definitions**	n/a	**100'** from Southern property line	Increase compatibility to Multi-family to the south.
Bufferyards (Southern Property Line to MF-2)	**Sec. 8.04.060.C.2**	A medium level bufferyard shall consist of the following: A 15-foot wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A medium level bufferyard shall consist of the following: A 6' high opaque screening wall shall be provided along the south property line; One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.	Increase compatibility to Multi-family to the south.
Design Standards	**Sec. 7.04.010.B.4**	n/a	The canopy shall be constructed of similar materials and color palate to the primary structure.	Create architectural consistency and ensure a high-quality development.
Fuel Positions	**Sec. 5.04.020.T.4**	When one of the conditions outlined in Subsection (1) above is met, in no case shall a fuel sales establishment be permitted more than ten multi-fuel dispensers or 20 fuel positions.	No more than 8 multi-fuel dispensers shall be permitted.	Restrict intensity of fuel sales use.
Fuel Positions	n/a	n/a	High-floor diesel islands are prohibited.	Restrict intensity of

				fuel sales use.
Lighting Standards	**Sec. 7.04.010.A.4**	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed **two** foot candles.	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed **one** foot candles.	Increase compatibility to Multi-family to the south.

From: Richard And Gayle Elsasser [redacted]
Sent: Tuesday, January 27, 2026 9:20 AM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 2025-4-ANX and 2025-12-ANX. Shell Road/Spur. NOVA, LLC

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

I am OPPOSED to the 14 units per acre development on the corner of Shell Road and Shell Spur. NOVA has also proposed apartment buildings, commercial entities and a gas station on the property.

A majority of Georgetown residents also appear to be opposed as the city's Flash Vote indicated voters preferred more single family homes, not multi family. Also agreeing with single family vrs. multi family zoning were the previous 150 opposition letters to the Planning & Zoning commission regarding this proposal in the previous three years.

The city's traffic consultant has estimated 7000 trips per day on Shell/Spur when the housing developments are complete. One stoplight and turning lanes are not capable of solving this traffic disaster.

Neighborhood residents have attended meetings with NOVA however the developers now believe 14 units per acre is welcoming to attached homesteads of 2+1/2 to12 acres with one home each. Setbacks, green space and units per acre are some changes NOVA has made since our last meeting with them months ago.

Our 40 year old Logan Ranch subdivision has approximately 154 adults on 300 acres but the NOVA developers have proposed 434 units, possibly 900+ adults or more, on 34 acres along with 4.9 acres commercial which includes a gas station. The proposal does not fit with the established neighborhood.

NOVA has shown at least 3 different arrangements of multi family use focusing on the land plan however nothing to indicate unit sizes and placement of condos, townhomes or

apartments. Our subdivision has residents willing to meet with the developers however, the discussions need to be a “give and take”.

Please give serious consideration to our concerns. Thank you.

Gayle Elsasser

313 Logan Ranch Road

Georgetown 78628

To: Planning & Zoning

RE: Case# 2025-4-ANX

I am writing in opposition to 2025-4-ANX Shell Spur PUD and Annexation.

The requested Zoning is not a reasonable transition with Residential 1 to the north and west, and Large Lot (2+ acres) residential homes to the south. Adding upwards of 600 dwelling units is far too abrupt a transition, and the type of housing being added is not in line with the Future Land Use for the area. The Community Center designation calls for vertically integrated commercial and residential, not multistory apartments. Additionally, the limited plan available does not improve the health and welfare of the surroundings, with the applicant not including public amenities or parkland. The MF-1 does fit within the Future Land Use plan's Mixed-Density Neighborhood (MDN), however, by adding in MF-2, the proposed plan is no longer in line with the Future Plan Use. Further differences with Future planned use are the addition of Commercial C3, and a Gas Station versus Commercial C1 and community serving businesses.

Further to the destruction of the environment and reduction of value adjacent, they are asking to cut down heritage trees without a permit. The tree destruction, the requests to increase Impervious coverage, and lack of public amenities, show that this applicant is not interested in the neighborhood, nor Georgetown as a whole, but rather in maximizing profits above all else.

Traffic is obviously a major concern. This development would generate over 2000 trips/day, adding all that directly onto Shell Road, yet they are asking not to do a Traffic Impact Analysis and pay for what they generate. Shell road is currently a 2 lane undivided road and adding the residential, and commercial traffic to it without improvements will not be safe for currren users of Shell Road, nor the proposed development. They should have to pay for the traffic they are generating.

In regards to the requested Gas Station, this is not needed here, with multiple gas stations at either end of Shell Road, nor it it in line with the Future Use plan and the Community Center designation.

I encourage the Planning and Zoning team to work with the applicant to remove the MF-2 zoning, modify the Commercial to C1 and integrate vertical use residential. Additionally, the goal should be to maximize tree retention, show a plan which maximizes public space enhancements as well as not allowing increases in impervious cover. Traffic should be charged appropriately for the volume and type of traffic they will generate, and finally, the gas station should not be allowed.

Sincerely,

Heath Culp

Comments from Neighboring Property Owners

Terrie Hahn

321 Logan Ranch Rd.

I would be **OPPOSED** if the multi family/apartment plan that NOVA wants, as it stands right now, continues. I would rather see a single family neighborhood adjacent to my Country Estates type of neighborhood where we all own 2-5 acres properties. I thought the City had a policy of a gradual change from large lots to apartment complexes with single family homes in between and then multi.

If NOVA's plan goes forward with fewer one or two story townhouses/condos per acre and no apartment complex, I would **FAVOR** it. I really don't want them to go to TCEQ with a WWPF on my property line, just 300' from my well. If an apartment complex is inevitable (and I thought the City was slowing down on apartment complexes) maybe it could be right on Shell Rd away from our property lines. I would hope that NOVA would pitch in money for the roads/traffic lights that will be needed for such a populated acreage.

Thank you for your attention to this difficult matter.

Terrie Hahn

Subject: Project Case # 2025-4-ANX

Planning and Zoning Commissioners,

As residents adjacent to the property at Shell Road and Shell Spur we are opposed to the proposed development. We would like for the property to be annexed because we do not want a waste water treatment facility next to our homes, however, we do not want apartments either. When this developer started this process several years ago, the P&Z board said that apartments were not appropriate next to million dollar estate homes. That has not changed. Apartments are still inappropriate. They will have a devastating effect on our quality of life and our property values, as will a waste water treatment facility.

The developer met with a group of neighbors and the sentiment was strongly against multi family housing. They had several meetings with a small group of neighbors to find out what was important to us. When they changed the proposal after being turned down by the city, they changed many of the things that we communicated were important for us like less density and setbacks of 50’ from our homes. They did this with no communication to us. Since they went to the city council we have not heard from them at all.

We are not opposed to development on this property, but it needs to be developed in a way that is appropriate to the existing neighbors and good for the nearby community. This does not meet those standards.

Sincerely,
Carol and Brian Tharp

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PLANNED UNIT DEVELOPMENT OF CERTAIN TERRITORY CONSISTING OF 28.93 ACRES, MORE OR LESS, IN THE WILLIAM ROBERTS SURVEY ABSTRACT NO. 524 AND PORTIONS OF RIGHT-OF-WAY ON SHELL ROAD AND SHELL SPUR, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a Municipal Services Agreement with NOVA368 LLOC for 28.93 acres on February 10, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits 31.263 acres in the William Roberts Survey, Abstract No. 524 as shown in ***Exhibit A*** and as described in the following exhibits to this ordinance (altogether the "Property"):

***Exhibit B* – 28.93 acres of the William Roberts Survey, Abstract No. 524; and,**

***Exhibit C* – 1.108 acres of the William Roberts Survey, Abstract No. 524; and,**

***Exhibit D* – 1.225 acres of the William Roberts Survey, Abstract No. 524; and,**

The Property is hereby included in City Council District 5, as it is adjacent to Council District 5 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Planned Unit Development (PUD) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Planned Unit Development (PUD) with base zoning districts of Low Density Multi-Family (MF-1), High Density Multi-Family (MF-2), and General Commercial (C-3), in accordance with the attached ***Exhibit E*** (PUD Development Plan). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as ***Exhibit F*** and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

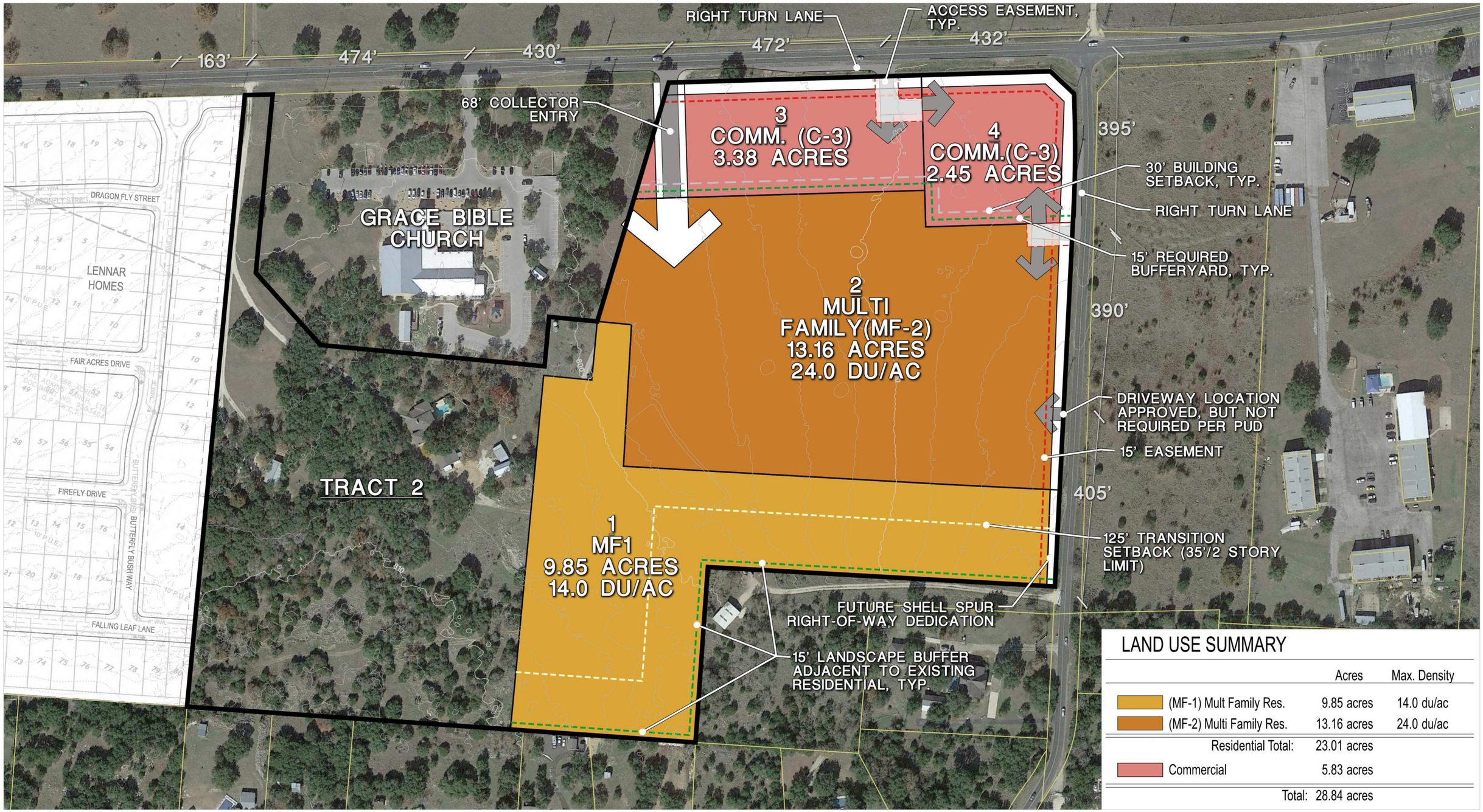
ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A



LAND USE SUMMARY

	Acres	Max. Density
(MF-1) Mult Family Res.	9.85 acres	14.0 du/ac
(MF-2) Multi Family Res.	13.16 acres	24.0 du/ac
Residential Total:	23.01 acres	
Commercial	5.83 acres	
Total:	28.84 acres	

North

0 100' 200' 400'

Scale: 1" = 200'

Date: November 21, 2025

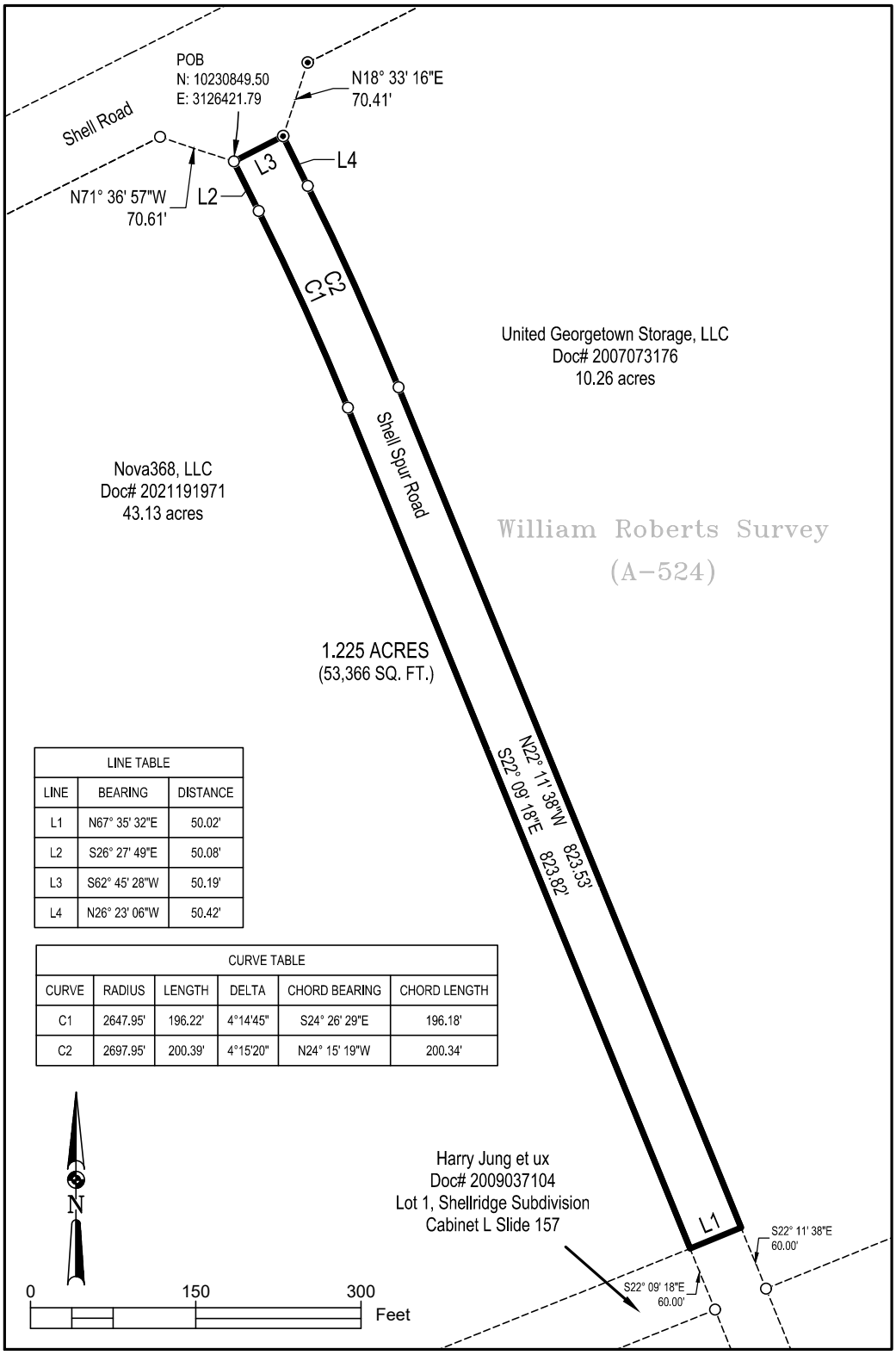
CONCEPT PLAN
SHELL ROAD TRACT
NOVA 368, LLC
GEORGETOWN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

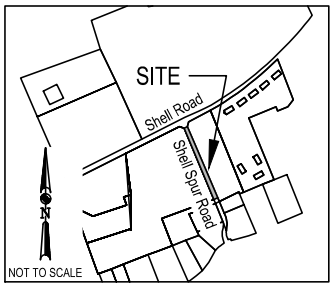
ANNEXATION PLAT "Shell Spur Road"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67° 35' 32"E	50.02'
L2	S26° 27' 49"E	50.08'
L3	S62° 45' 28"W	50.19'
L4	N26° 23' 06"W	50.42'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2647.95'	196.22'	4°14'45"	S24° 26' 29"E	196.18'
C2	2697.95'	200.39'	4°15'20"	N24° 15' 19"W	200.34'

LOCATION MAP



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE GRID VALUES, US SURVEY FEET.
2. THIS PLAT IS INTENDED ONLY FOR INCREASING MUNICIPAL CORPORATE LIMITS ONLY AND IS NOT INTENDED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY. CURRENT OWNERSHIP OF SHELL SPUR ROAD ASSUMED TO HAVE BEEN DEDICATED TO THE PUBLIC.
3. THIS TRACT BEING A 1.225 ACRE TRACT (MORE OR LESS), OUT OF WILLIAM ROBERTS SURVEY (A-524), WILLIAMSON COUNTY, TEXAS.
4. METES AND BOUNDS DESCRIPTION PROVIDED IN A SEPARATE DOCUMENT.

LEGEND

- ○ FOUND ½" IRON ROD
- ◉ FOUND ½" IRON ROD WITH RED CAP

DATE OF SURVEY: 3-30-2022
DATE OF DRAWING: 4-1-2022
DRAWN BY: JCN

MATKINHOOVER
ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

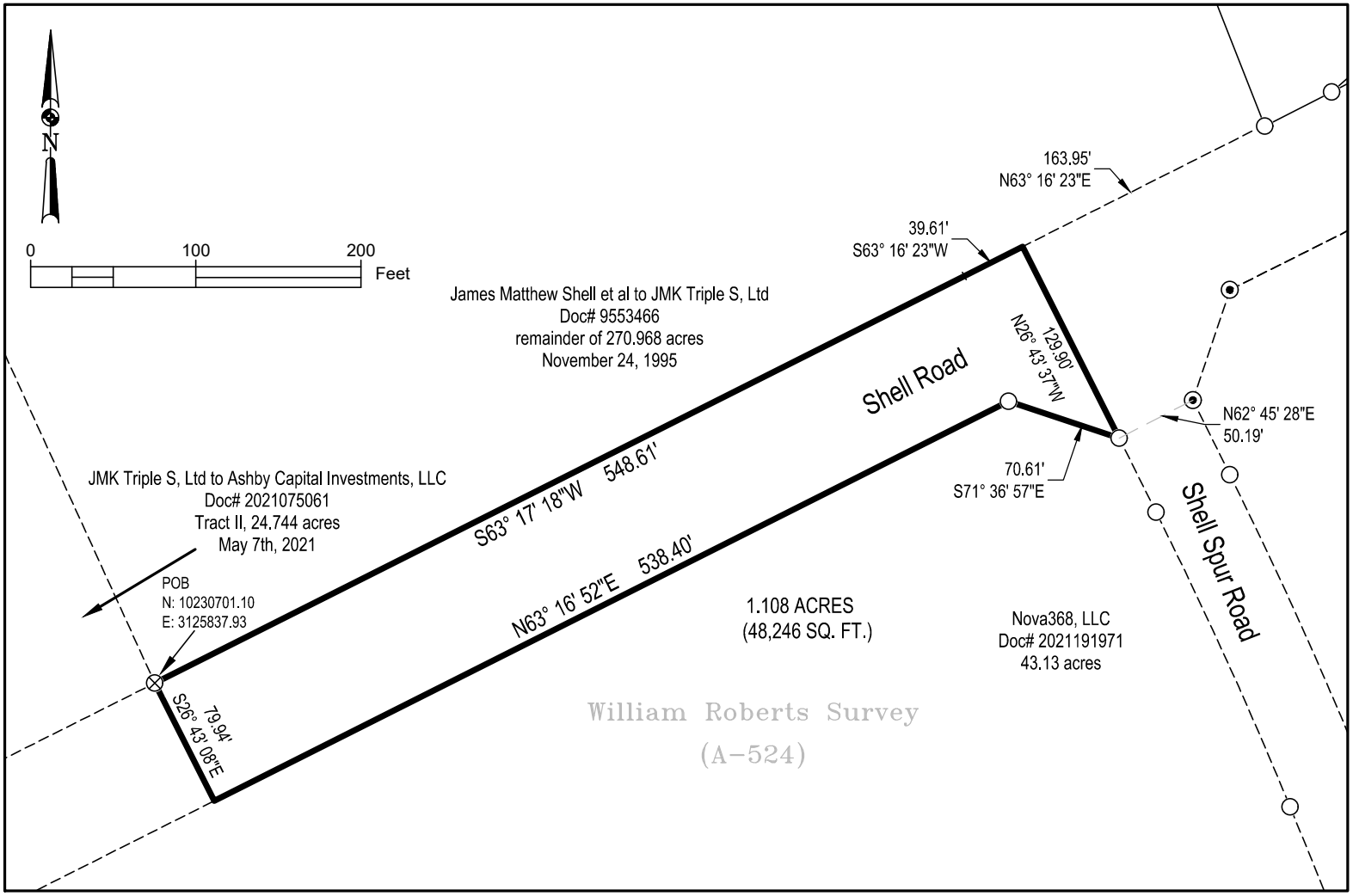
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
JOSHUA C. NAUMANN
6883
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JOSHUA C. NAUMANN DATE: APRIL 1, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6883
JNAUMANN@MATKINHOOVER.COM
JOB NO. 22-5026

ANNEXATION PLAT "Shell Road"



NOTES:

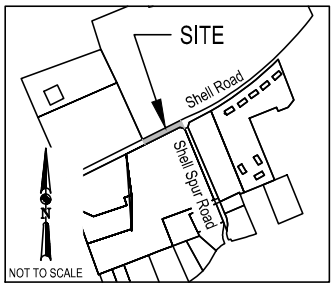
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE GRID VALUES, US SURVEY FEET.
2. THIS PLAT IS INTENDED ONLY FOR INCREASING MUNICIPAL CORPORATE LIMITS ONLY AND IS NOT INTENDED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY. CURRENT OWNERSHIP OF SHELL SPUR ROAD ASSUMED TO HAVE BEEN DEDICATED TO THE PUBLIC.
3. THIS TRACT BEING A 1.108 ACRE TRACT (MORE OR LESS), OUT OF WILLIAM ROBERTS SURVEY (A-524), WILLIAMSON COUNTY, TEXAS.
4. METES AND BOUNDS DESCRIPTION PROVIDED IN A SEPARATE DOCUMENT.

DATE OF SURVEY: 3-30-2022
DATE OF DRAWING: 4-1-2022
DRAWN BY: JCN

LEGEND

- ○ FOUND ½" IRON ROD
- ◉ FOUND ½" IRON ROD WITH RED CAP
- ⊗ FOUND ½" IRON ROD WITH BLUE CAP MARKED "QUICK"

LOCATION MAP



MATKINHOOVER
ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
REGISTERED
JOSHUA C. NAUMANN
6883
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JOSHUA C. NAUMANN DATE: APRIL 1, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6883
JNAUMANN@MATKINHOOVER.COM
JOB NO. 22-5026

EXHIBIT B

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 28.93 ACRE TRACT OF LAND

A **28.93 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **28.93 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northeast corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: **N 63° 18' 24" E**, with said right-of-way line and a northwest line of said 43.13 acre tract, a distance of **828.10 feet** to a found ½" iron rod at the west end of a cutback at the intersection of the southeast right-of-way line of Shell Road and the southwest right-of-way line of Shell Spur, for the most northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 71° 39' 10" E**, with said cutback and a northerly line of said 43.13 acre tract, a distance of **70.67 feet** to a found ½" iron rod at the east end of said cutback, for a northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the southwest right-of-way line of Shell Spur and the northeast line of said 43.13 acre tract, the following three (3) courses:

1. **S 26° 45' 24" E**, a distance of **50.09 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a non-tangent curve to the right having a radius of **2647.95 feet**, an arc length of **196.34 feet**, a delta angle of **4° 14' 54"** and a chord bearing **S 24° 17' 49" E**, a distance of **196.30 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
3. **S 22° 10' 08" E**, a distance of **823.76 feet** to a found ½" iron rod with an aluminum cap for the northeast corner of Lot 1 of the Shellridge Subdivision of record in Cabinet L, Slide 157 of the Plat Records of Williamson County, Texas, for the most easterly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: Departing the southwesterly right-of-way line of Shell Spur Road and with the common line between said Lot 1 and said 43.13 acre tract, the following two (2) courses:

1. **S 68° 12' 36" W**, a distance of **753.84 feet** to a found ½" iron rod for corner, and
2. **S 20° 58' 05" E**, a distance of **381.67 feet** to a found ½" iron rod at the northwest corner of Lot 31-A of Logan Ranch, Section 1 Resubdivision of record Cabinet I, Slide 40 of the Plat Records of Williamson County, Texas, the northeast corner of Lot 32-B Logan Ranch, Section 1 Resubdivision of record Cabinet DD, Slide 380 of the Plat Records of Williamson County, Texas, at the southwest corner of said Lot 1, for the most southerly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet DD, Slide 380, Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **402.34 feet** to a point in the northwesterly line of Lot-33 of said Logan Ranch Section 1 Subdivision of record in Cabinet E, Slide 7, and for the southwest corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following two (2) courses:

1. **N 19° 38' 45" W**, a distance of **771.48 feet** to a point for corner,
2. **N 70° 28' 10" E**, a distance of **104.90 feet** to a point for corner, and
3. **N 19° 38' 35" W**, a distance of **127.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly southeast corner of said 10.03 acre tract for an angle of said 43.13 acre tract and of the tract described herein;

THENCE: **N 08° 20' 59" W**, with the common line between said 10.03 acre tract and said 43.13 acre tract, a distance of **540.72 feet** to the **POINT OF BEGINNING** and containing **28.93 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 28.93 Acres

Date: November 20, 2025

EXHIBIT C

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 1.108 ACRE TRACT OF LAND

Survey of a 1.108 acre tract (more or less) being a tract of land lying between the north and south lines of Shell Road at the intersection of Shell Spur and Shell Road, situated in the William Roberts Survey (A-524), in Williamson County, Texas, for the annexation of said tract into the municipal limits of the City of Georgetown, Texas, more further described by metes and bounds as follows:

BEGINNING at a ½" iron rod with blue cap marked "QUICK" (N: 10230701.10' E:3125837.93') found in the north line of Shell Road near a new stone fence post, the southeast corner of a 24.744 acre tract conveyed to Ashby Capital Investments, LLC by JMK Triple S, Ltd as described in Document No. 2021075061, Official Public Records Williamson County, Texas (O.P.R.W.C.), and a southwest corner of the remainder of a tract described as 270.968 acre tract conveyed to JMK Triple S, Ltd by James Matthew Shell *et al* in Document No. 9553466 (O.P.R.W.C.), for the northwest corner of this tract;

THENCE North 63° 17' 18" East along the north line of Shell Road and a south line of said 270.968 acre tract and generally with an existing wire fence a distance of **548.61 feet** to a point for a corner of this tract;

THENCE North 63° 16' 23" East along the north line of Shell Road and a south of said 270.968 acre tract a distance of **39.61 feet** and generally with an existing wire fence to a point in the south line of said 270.968 acre tract, the north line of Shell Road in in the existing fenceline, for the northeast corner of this tract, from which a found ½" iron rod, a corner of said 270.968 acre tract in the north line of Shell Road bears North 63°16'23" East a distance of 163.95 feet;

THENCE South 26° 43' 37" East across Shell Road a distance of **129.90 feet** to a ½" iron rod found in the west line of Shell Spur Road and in an existing fenceline for a northeast corner of the remainder of a 43.13 acre tract conveyed to Nova368, LLC by Daniel E. Adkins in Document No. 2021191971 (O.P.R.W.C.) for the southeast corner of this tract;

THENCE North 71° 36' 57" West along said fenceline and along a north boundary of said 43.13 acre tract a distance of **70.61 feet** to a ½" iron rod found in the south line of Shell Road for a north corner of said 43.13 acre tract and a north corner of this tract;

THENCE South 63° 16' 52" West along an existing fenceline, the south line of Shell Road and the north line of said 43.13 acre a distance of **538.40 feet** to a point in the south line of Shell Road and the north line of said 43.13 acre tract for a southwest corner of this tract, from which a ½" iron rod with cap marked "Forrest 1847" bears South 63°16'52" West a distance of 289.86 feet;

THENCE North 26° 43' 08" West a distance of **79.94 feet** across Shell Road to the Point of Beginning. Said tract being 1.108 acres or 48,246 square feet.

BASIS OF BEARINGS is the Texas Coordinate System of 1983, Central Zone. All distances are grid values.

This metes and bounds is part of an accompanying plat <ANNEXATION TRACT "Shell Road"> provided in a separate document.

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Job # 22-5026 1.108 Acres

Date: April 1, 2022

EXHIBIT D

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ENGINEERING
& SURVEYING

FIELD NOTES FOR A 1.225 ACRE TRACT OF LAND

Survey of a 1.225 acre tract (more or less) being a tract of land lying between the east and west lines of Shell Spur Road south of the intersection of Shell Spur and Shell Road, situated in the William Roberts Survey (A-524), in Williamson County, Texas, for the annexation of said tract into the municipal limits of the City of Georgetown, Texas, more further described by metes and bounds as follows:

BEGINNING at a ½" iron rod (N: 10230849.50', E: 3126421.79') found in the west line of Shell Spur Road and in an existing fenceline and the west line of Shell Spur Road for a northeast corner of the remainder of a 43.13 acre tract conveyed to Nova368, LLC by Daniel E. Adkins in Document No. 2021191971 (O.P.R.W.C.) for the northwest corner of this tract;

THENCE North 62° 45' 28" East across Shell Spur Road a distance of **50.19 feet** to a ½" iron rod with red cap (chewed and illegible) found in the east line of Shell Spur Road found for a northwest corner of a 10.26 acre tract conveyed to United Georgetown Storage, LLC by Joy Shell Adkins and spouse *et al* as described in General Warranty Deed with Vendor's Lien in Document No. 2007073173 (O.P.R.W.C.) for the northeast corner of this tract;

THENCE South 26° 23' 06" East along the east line of Shell Spur Road and the west line of said 10.26 acre tract a distance of 50.42 feet to a ½" iron rod found for the PI of a curve to the right in Shell Spur Road and a point in the west line of said 10.26 acre tract and a PI in the east line of this tract;

THENCE along a curve to the right, with an arc length of **200.39 feet**, a radius of 2697.95 feet, a chord length of 200.34 feet, a chord bearing of South 24° 15' 19" East to a ½" iron rod found in the east line of Shell Spur Road and the west line of said 10.26 acre tract for a corner of this tract;

THENCE South 22° 11' 38" East along the east line of Shell Spur Road and the west line of said 10.26 acre tract and generally with an existing fence a distance of **823.53 feet** to a point for the southeast corner of this tract, from which a ½" iron rod found, the southwest corner of said 10.26 acre tract bears South 22°11'38" East a distance of 60.00 feet;

THENCE South 67° 35' 32" West a distance of **50.02 feet** to a point in the west line of Shell Spur Road and in the east line of a 43.13 acre tract conveyed to Nova368, LLC by Daniel E. Adkins in Document No. 2021191971 (O.P.R.W.C.)

THENCE North 22° 09' 18" West with the west line of Shell Spur Road and the east line of said 43.13 acre tract and generally following an existing fence a distance of **823.82 feet** to a ½" iron rod found in the west line of Shell Spur Road and the east line of said 43.13 acre tract, for PI of a curve to the left in Shell Spur Road and a PI in the west line of this tract;

THENCE along a curve to the left, with an arc length of 196.22 feet, a radius of 2647.95 feet, a chord length of 196.18 feet and a chord bearing of North 24°26'29" West to a ½" iron rod found in the west line of Shell Spur Road, said 43.13 acre tract and for corner in the west line of this tract;

THENCE North 26° 27' 49" West along the west line of Shell Spur Road and the east line of said 43.13 acre tract and generally with an existing fence a distance of **50.08 feet** to the Point of Beginning. Said tract being 1.225 acres or 53,366 square feet.

BASIS OF BEARINGS is the Texas Coordinate System of 1983, Central Zone. All distances are grid values.

This metes and bounds is part of an accompanying plat <ANNEXATION TRACT "Shell Spur Road"> provided in a separate document.



Job # 22-5026 1.225 Acres

Date: April 1, 2022

EXHIBIT E

Shell Spur Tract
Planned Unit Development
Development Plan

A. PROPERTY

The Shell Spur Tract Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 28.93 acres described in **Exhibit B, Survey/Field Notes**, herein defined as "Property".

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low and high density multi-family residential and commercial uses. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A "Compatibility with Base Zoning District."

1. Base Zoning

This PUD will have three character and use zones, as described below:

a. **Tract 1** – Low Density Multifamily (MF-1) base zoning.

b. **Tract 2 –** High Density Multifamily (MF-2) base zoning.

c. **Tract 3**– General Commercial (C-3) base zoning.

d. **Tract 4 –** General Commercial (C-3) base zoning.

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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. The Conceptual Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables, with the following exceptions;

Tract 2- Multi family, Detached Dwelling Unit shall be a permitted use.

Tract 3- The following uses shall be prohibited:
- Multifamily, Attached Dwelling Units
- Motel
- Hotel, Extended Stay
- Hotel, Boutique
- Hotel, Full Service
- Hotel, Limited Service
- Dance Hall or Night Club
- Major Event Entertainment
- Event Facility
- Driving Range

- Firing Range, Indoor
- Laundromat
- Small Engine Repair
- Funeral Home
- Self Storage, Outdoor
- Self Storage, Indoor
- Manufactured Housing Sales
- Automobile Sales, Rental or Leasing Facility
- Commercial Vehicle Sales, Rental or Leasing Facility
- Automobile Parts and Accessories Sales, Outdoor
- Automobile Repair and Service, General
- Fuel Sales
- Recreational Vehicle Sales, Rental or Service
- Heliport
- Bus Barn
- Parking Lot, Off-Site
- Parking Lot, Commercial
- Park-n-Ride Facility
- Private Transport Service Dispatch Facility
- Transit Passenger Terminal
- Lumber Yard
- Seasonal Product Sales
- Blood or Plasma Center
- Flea Market
- Pawn Shop
- Personal Services, Restricted
- Kennel
- Live Music or Entertainment
- Correctional Facility
- Recreational Vehicle Sales, Rental or Service
- Car Wash

Tract 4 –

All uses prohibited for Tract 3, listed above, shall also be prohibited for Tract 4, with the following exception:
Fuel Sales shall be permitted as a limited use on Tract 4 shown in Exhibit D with the standards and limitations outlined below and as shown on Exhibit D:

1. Bufferyard:
    a. A 6’ high opaque screening wall shall be provided along the south property line.
    b. One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.
    c. Provisions a & b above do not apply to areas used for driveway and/or cross access.

2. Setback:
    a. A 30’ rear setback from the southern property line shall be required.
    b. Drive aisles, light fixtures, and garbage storage/dumpsters may be located within a required setback but not the required bufferyard.

4. Underground storage tank setback:
    An underground storage tank shall not be located within 150' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a storage tank be located within 100' of a residentially zoned property line.
5. Lighting:
    a. Section 7.04 – Lighting Standards shall apply to the Property.
    b. All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed one-foot candles.

6. Fuel Positions:
    a. No more than 8 multi-fuel dispensers shall be permitted.
    b. Separate high-floor diesel islands meant to service large vehicles, similar to semi-trucks, shall be prohibited.

7. Architectural Standards:
    a. The fuel canopy shall be constructed of similar materials and color palate to the primary structure.
    b. A fuel canopy shall not be located within 100' of a residentially zoned property line except in instances where there is a building located between the fuel tank and the residentially zoned property line. In no instance shall a fuel canopy be located within 100' of a residentially zoned property line.
8. Hours of operation:
    a. The Fuel Sales use shall only operate between the hours of 5 am-12am.

F. DEVELOPMENT STANDARDS

1. Building Height:

a. Tract 1 –

i. A 125’ Transition Setback shall be established adjacent to single-family platted lots to the southern property line for Tract 1 (the “Transition Zone”) as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35’) in height.

ii. Finished floor elevation will be no more than 7 feet above natural grade prior development.

iii. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. Impervious Cover:

a. Tract 1 --The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

b. Tract 2 -- In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, the impervious cover will be a maximum of 60%.

c. Tracts 1-4 --

i. The maximum allowable impervious cover shall be determined based on the overall property acreage of 28.93 acres.

ii. The impervious cover allowed for this development shall not exceed 718,762 if Tract 2 is developed as a Multifamily, Attached Dwelling Unit use or 776,087 SF if Tract 2 is developed as a Multifamily, Detached Dwelling Units use.

iii. The square feet of impervious cover will be allocated for the individual lots and shall be tracked by the developer, initially, and ultimately by the property owner’s association, once formed.

3. Building Design Standards:

All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

a. Tract 1- A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.

b. Tract 1 & 2 –

i. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.

ii. In the event that a Multifamily, Detached Dwelling Units use is developed on Tract 2, The building separation shall be a minimum of 6', so long as all fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

a. The driveway and roadway connections shown on Exhibit C along Shell Road and Shell Spur are permitted by right for full access connections in the locations shown, Minor adjustments to the exact driveway or roadway connections are permissible, if the driveway spacing meets or exceeds the minimum of 425 feet on Shell Road and 360 feet on Shell Spur.

i. Driveway spacing for private driveways from public roadway shall be measured from the edge of the existing pavement to the center of the driveway.

ii. Driveway spacing for private dirveways shall be measured from center of driveway to center of driveway.

iii. The developer acknowledges that full access may be removed with the construction of the full build-out of Shell Road as contemplated in the City of Georgetown Future Mobility Plan.

b. Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:

i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC.

ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur.

iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

iv. Vehicular access must comply with all applicable fire codes.

v. Driveway/ access must meet sight distance requirements.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. **Tract 1—southern property line only**
    - **a.** A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
        - A 15-foot wide planting area;
        - One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
    - **b.** Fences may be installed within the bufferyard to create private backyards for residential units.
    - **c.** When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
    - **d.** Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan:

1. **Tract 3-- Removal of Heritage Trees:**
    - **a.** Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. **Parkland:**

    Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. **Common Amenity Areas for Tracts 1 & 2:**

    - **a.** Common amenity areas shall be provided for the enjoyment of residents

within this PUD. A 5’ sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.

b. A minimum of two (2) amenities shall be provided for Tract 2.
c. A minimum of one (1) amenity shall be provided for Tract 1.
d. All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
e. Amenity elements may be used multiple times and within the same vicinity and may include:
  - Pool and spa
  - Picnic areas
  - Landscaped seating areas
  - Fenced dog park
  - Outdoor game area
  - Indoor workout area
  - Outdoor workout area
  - Community garden
  - Amenitized heritage tree grove
  - Pavilion
  - Trails
  - Tennis Court
  - Pickleball Court
  - Basketball Court
  - Workout stations
  - Turf play lawn
  - Water and electrical connections to accommodate a food truck.
  - Splash Pad
  - Community Art
  - Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
  - Any other amenity as approved by City of Georgetown staff.

f. No outdoor grills and/or fire pits which are community amenities shall be closer than 150’ from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.
g. Any pool, spa and/ or a splash pad shall be no closer than 100’ from the southern property line
h. All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

a. Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.
b. Water Meter—For purposes of applying water meter regulations, Tract 1 shall be served with 1 (one) master water meter and may share a master meter with an

adjacent property, so long as no more than 521 total residential units utilize the master meter..

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations. So long as the C-3 acreage is maintained at a minimum of 4.9 acres, a deviation of up to +/- 15% of the acreage for the base zoning districts shall be approved by the Director as a minor modification.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan
- **Exhibit D**—Fuel Sales Use

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FIELD NOTES FOR A 28.93 ACRE TRACT OF LAND

A **28.93 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **28.93 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northeast corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: **N 63° 18' 24" E**, with said right-of-way line and a northwest line of said 43.13 acre tract, a distance of **828.10 feet** to a found ½" iron rod at the west end of a cutback at the intersection of the southeast right-of-way line of Shell Road and the southwest right-of-way line of Shell Spur, for the most northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 71° 39' 10" E**, with said cutback and a northerly line of said 43.13 acre tract, a distance of **70.67 feet** to a found ½" iron rod at the east end of said cutback, for a northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the southwest right-of-way line of Shell Spur and the northeast line of said 43.13 acre tract, the following three (3) courses:

1. **S 26° 45' 24" E**, a distance of **50.09 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a non-tangent curve to the right having a radius of **2647.95 feet**, an arc length of **196.34 feet**, a delta angle of **4° 14' 54"** and a chord bearing **S 24° 17' 49" E**, a distance of **196.30 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
3. **S 22° 10' 08" E**, a distance of **823.76 feet** to a found ½" iron rod with an aluminum cap for the northeast corner of Lot 1 of the Shellridge Subdivision of record in Cabinet L, Slide 157 of the Plat Records of Williamson County, Texas, for the most easterly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: Departing the southwesterly right-of-way line of Shell Spur Road and with the common line between said Lot 1 and said 43.13 acre tract, the following two (2) courses:

1. **S 68° 12' 36" W**, a distance of **753.84 feet** to a found ½" iron rod for corner, and
2. **S 20° 58' 05" E**, a distance of **381.67 feet** to a found ½" iron rod at the northwest corner of Lot 31-A of Logan Ranch, Section 1 Resubdivision of record Cabinet I, Slide 40 of the Plat Records of Williamson County, Texas, the northeast corner of Lot 32-B Logan Ranch, Section 1 Resubdivision of record Cabinet DD, Slide 380 of the Plat Records of Williamson County, Texas, at the southwest corner of said Lot 1, for the most southerly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet DD, Slide 380, Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **402.34 feet** to a point in the northwesterly line of Lot-33 of said Logan Ranch Section 1 Subdivision of record in Cabinet E, Slide 7, and for the southwest corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following two (2) courses:

1. **N 19° 38' 45" W**, a distance of **771.48 feet** to a point for corner,
2. **N 70° 28' 10" E**, a distance of **104.90 feet** to a point for corner, and
3. **N 19° 38' 35" W**, a distance of **127.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly southeast corner of said 10.03 acre tract for an angle of said 43.13 acre tract and of the tract described herein;

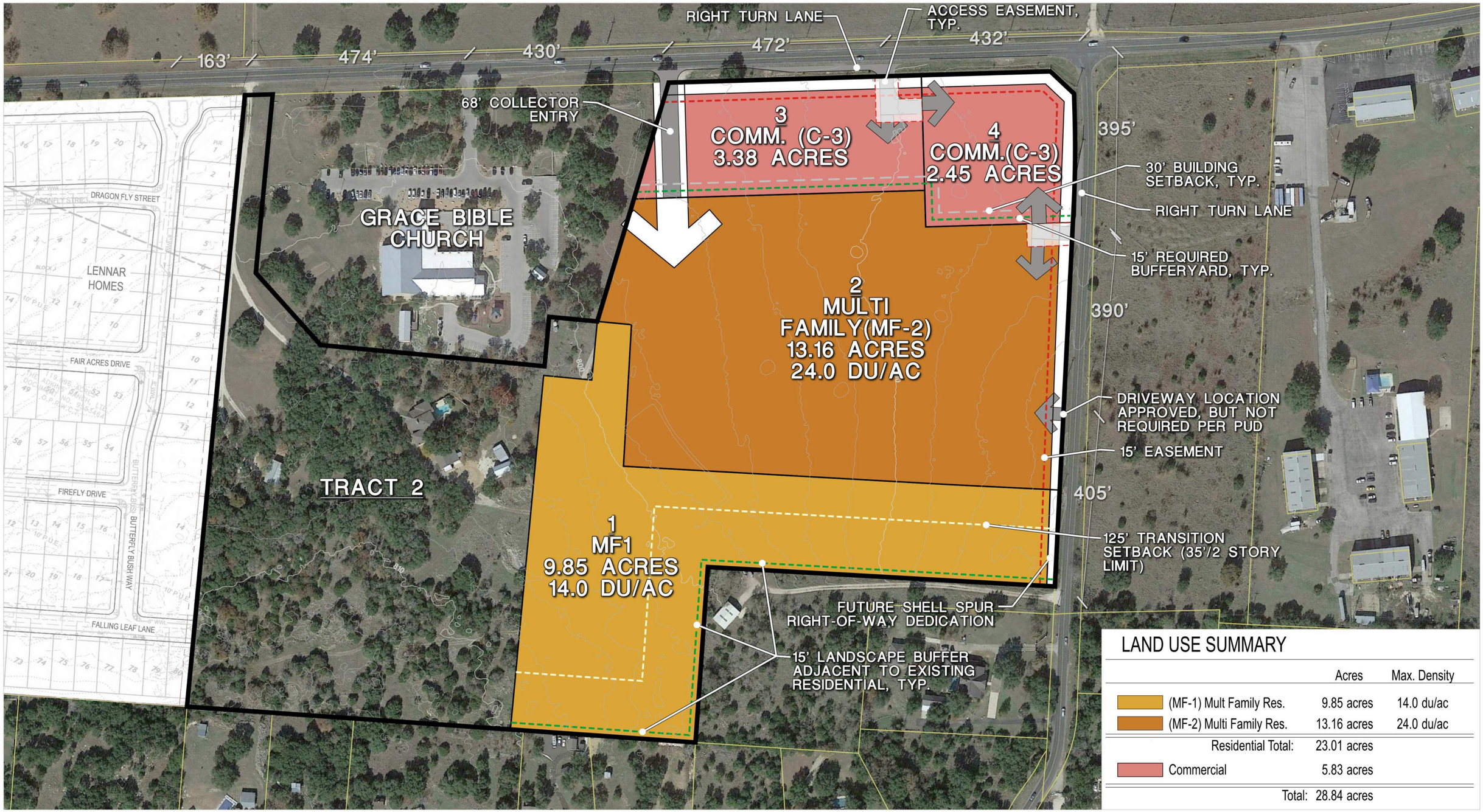
THENCE: **N 08° 20' 59" W**, with the common line between said 10.03 acre tract and said 43.13 acre tract, a distance of **540.72 feet** to the **POINT OF BEGINNING** and containing **28.93 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 28.93 Acres

Date: November 20, 2025



LAND USE SUMMARY

	Acres	Max. Density
(MF-1) Mult Family Res.	9.85 acres	14.0 du/ac
(MF-2) Multi Family Res.	13.16 acres	24.0 du/ac
Residential Total:	23.01 acres	
Commercial	5.83 acres	
Total:	28.84 acres	

EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT

NOVA 368, LLC
GEORGETOWN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

North

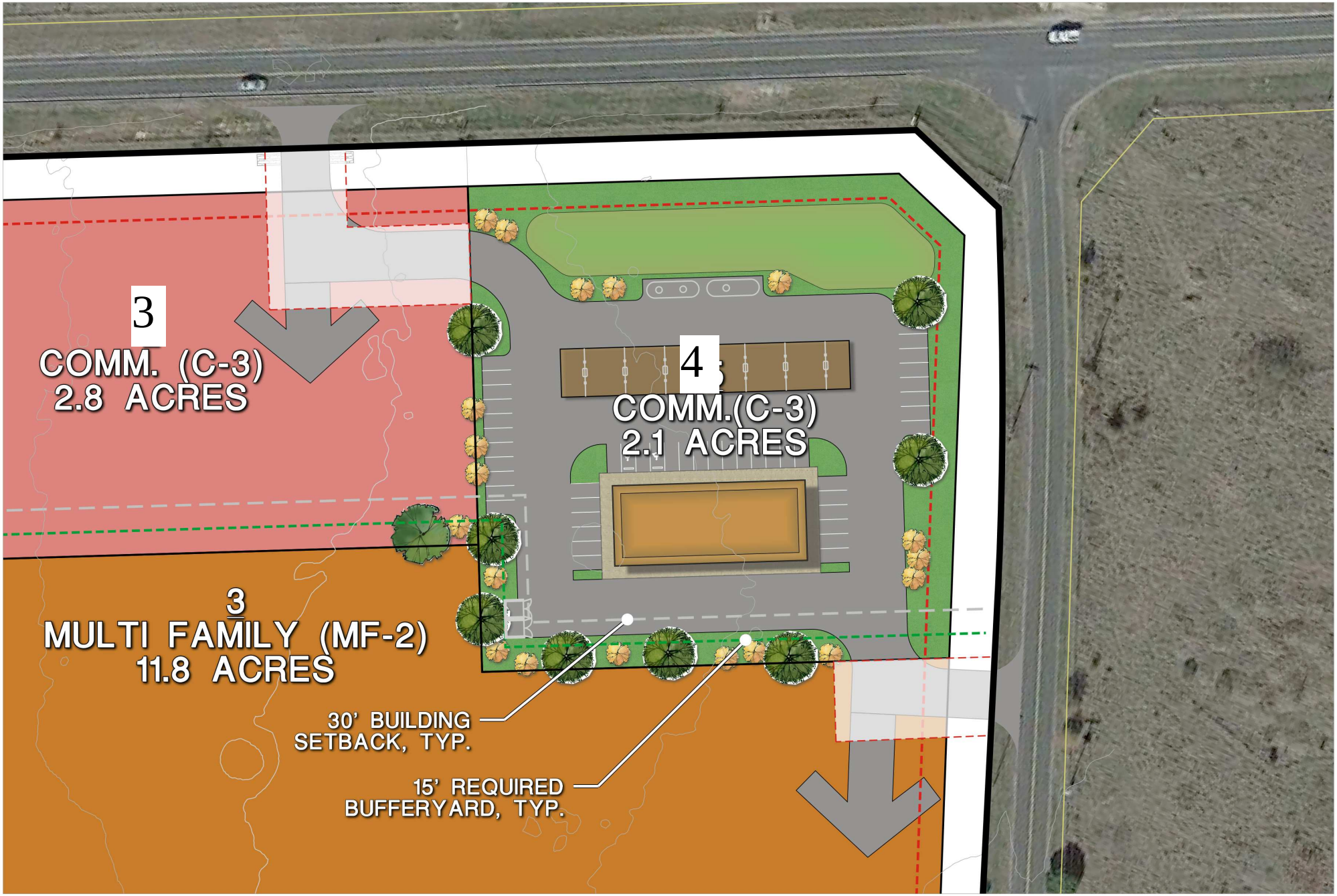
0 100' 200' 400'

Scale: 1" = 200'

Date: November 21, 2025

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 40' 80' 120'

North

Scale: 1" = 80'

Date: March 14, 2025

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

PARCEL 5-C STORE SITE PLAN

NOVA 368, LLC

GEORGETOWN, TEXAS

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-03_PUD Concept Plan\Concept.dwg

Base mapping compiled from best available information. All n
should be considered as preliminary, in need of verification, a
subject to change. This land plan is conceptual in nature and
represent any regulatory approval. Plan is subject to change.

EXHIBIT F

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND NOVA368 LLC

This Municipal Services Agreement ("Agreement") is entered into on the 10 day of February, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and NOVA368 LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land located at 2200 Shell Road, Georgetown, Texas 786628, which consists of approximately 28.93 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2025-4-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS**. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND**. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____
Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 10 day of February, 2026, by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

(OWNER 1)

By: _____
Suraj Reddy, NOVA368 LLC
Manager

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 13th day of January, 2026 by Suraj Reddy, Manager of Nova368 LLC on behalf of said Limited Liability Company

By: _____

Notary Public, State of Texas

ALBERTA L MARTINEZ
Notary ID #126173843
My Commission Expires
May 25, 2028

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 28.93 ACRE TRACT OF LAND

A **28.93 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **28.93 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northeast corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: N 63° 18' 24" E, with said right-of-way line and a northwest line of said 43.13 acre tract, a distance of **828.10 feet** to a found ½" iron rod at the west end of a cutback at the intersection of the southeast right-of-way line of Shell Road and the southwest right-of-way line of Shell Spur, for the most northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: S 71° 39' 10" E, with said cutback and a northerly line of said 43.13 acre tract, a distance of **70.67 feet** to a found ½" iron rod at the east end of said cutback, for a northerly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the southwest right-of-way line of Shell Spur and the northeast line of said 43.13 acre tract, the following three (3) courses:

1. **S 26° 45' 24" E,** a distance of **50.09 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature,
2. With a non-tangent curve to the right having a radius of **2647.95 feet**, an arc length of **196.34 feet**, a delta angle of **4° 14' 54"** and a chord bearing **S 24° 17' 49" E,** a distance of **196.30 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
3. **S 22° 10' 08" E,** a distance of **823.76 feet** to a found ½" iron rod with an aluminum cap for the northeast corner of Lot 1 of the Shellridge Subdivision of record in Cabinet L, Slide 157 of the Plat Records of Williamson County, Texas, for the most easterly southeast corner of said 43.13 acre tract and the tract described herein;

THENCE: Departing the southwesterly right-of-way line of Shell Spur Road and with the common line between said Lot 1 and said 43.13 acre tract, the following two (2) courses:

1. **S 68° 12' 36' W,** a distance of **753.84 feet** to a found ½" iron rod for corner, and
2. **S 20° 58' 05" E,** a distance of **381.67 feet** to a found ½" iron rod at the northwest corner of Lot 31-A of Logan Ranch, Section 1 Resubdivision of record Cabinet I, Slide 40 of the Plat Records of Williamson County, Texas, the northeast corner of Lot 32-B Logan Ranch, Section 1 Resubdivision of record Cabinet DD, Slide 380 of the Plat Records of Williamson County, Texas, at the southwest corner of said Lot 1, for the most southerly southeast corner of said 43.13 acre tract and the tract described herein;

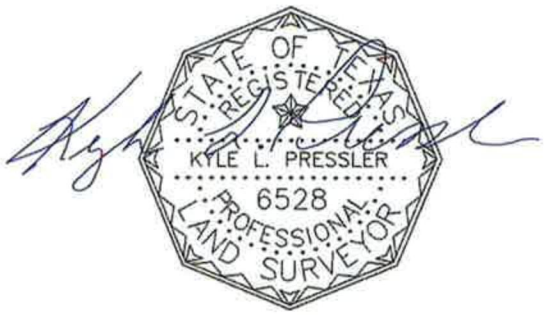
THENCE: S 69° 01' 34" W, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet DD, Slide 380, Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **402.34 feet** to a point in the northwesterly line of Lot-33 of said Logan Ranch Section 1 Subdivision of record in Cabinet E, Slide 7, and for the southwest corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following two (2) courses:

1. **N 19° 38' 45" W**, a distance of **771.48 feet** to a point for corner,
2. **N 70° 28' 10" E**, a distance of **104.90 feet** to a point for corner, and
3. **N 19° 38' 35" W**, a distance of **127.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly southeast corner of said 10.03 acre tract for an angle of said 43.13 acre tract and of the tract described herein;

THENCE: **N 08° 20' 59" W**, with the common line between said 10.03 acre tract and said 43.13 acre tract, a distance of **540.72 feet** to the **POINT OF BEGINNING** and containing **28.93 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 28.93 Acres

Date: November 20, 2025

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:

First Reading - 2025-12-ANX - Shell Spur PUD MF-1

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 acres in the Robert Williams Survey, Abstract 524, as the Planned Unit Development (PUD) zoning district, with portions of Right-Of-Way for Shell Road and Shell Spur, for the property generally located at 2200 Shell Road -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:

Overview of Applicant's Request:

The applicant is requesting to annex 14.20 acres of land into City Limits with a Planned Unit Development (PUD) zoning district with base zoning Low Density Multifamily (MF-1).

Staff's Analysis:

Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with two, partially complies with two, and does not comply with one of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, and complies with one, partially complies with one, and does not comply with four of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined in the attached Staff Report.

Public Comments:

As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (14 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, January 18, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 4 in opposition of the request.

Planning and Zoning Commission Recommendation:

At their February 3, 2026 meeting, the Planning and Zoning Commission recommended disapproval

(7-0) of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:
Haley Webre, Planning Department

ATTACHMENTS:
P&Z Staff Report.pdf
2025-12-ANX Staff Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Zoning Map.pdf
Exhibit 3 - Future Land Use Map.pdf
Exhibit 4 - PUD Development Plan.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - Returned Letters.pdf
2025-12-ANX Ordinance with Exhibits.pdf

Planning and Zoning Commission
Planning Department Staff Report

Report Date:	March 16, 2026
Case No:	2025-4-ANX and 2025-12-ANX
Project Planner:	Ryan Clark, AICP, Planning Manager

Item Details

Project Name:	Shell Spur Tract PUD and Annexation
Project Location:	Generally located at the southwestern corner of the intersection of Shell Spur and Shell Road, within City Council district No. 5.
Total Acreage:	28.93 acres (2025-4-ANX) & 14.20 acres (2025-12-ANX)
Legal Description:	**(2025-4-ANX)** A 28.93 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-4-ANX) **(2025-12-ANX)** A 14.20 acres tract of land, lying within the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described in Document No. 2021191971 in the Official Public Records of Williamson County, Texas. (2025-12-ANX)
Applicant:	H.D. Brown Consulting, c/o Amanda Brown
Property Owner:	Nova 368, LLC, c/o Vinod Nagi
Request:	Zoning Map Amendment to zone, upon annexation, the subject property as a **Planned Unit Development (PUD)**, with base zoning districts of **Low-Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3)**. This request consists of two separate applications filed under 2025-4-ANX and 2025-12-ANX. Both applications have been reviewed by staff in a unified analysis due to the same PUD requirements for both applications where MF-1 district is proposed. The applicant has split the application so that they may potentially withdraw the 14.20 acre western portion if sold to the adjacent Grace Bible Church.
Case History:	This is the second public hearing of this request. This request was previously heard at the Planning and Zoning Commission on August 19, 2025. The Commission recommended denial of the request, 7-0. On February 3, 2026, the Planning and Zoning Commission reviewed the revised proposal and recommended denial of the request again, 7-0.

Overview of Applicant's Request

The applicant is seeking to annex the subject property into the City Limits with base zoning districts of Low Density Multifamily (MF-1), High Density Multifamily (MF-2), and General Commercial (C-3). The applicant's letter of intent states that the intent of the development is to provide a horizontally integrated, mixed-use community with a mix of low- and high-density residential products in addition to C-3 zoned commercial space. The 14.20 acres of land that encompasses application 2025-12-ANX is only seeking the MF-1 district and has identical standards to the MF-1 requested as part of 2025-4-ANX.

The application will also require the annexation of adjacent right-of-way (ROW). It will include the lengths of Shell Road and Shell Spur adjacent to the subject properties as well as the intersection for Shell Road and Shell Spur. If the annexation is approved, the development of the site will include the construction of traffic signals at the intersection.

Site Information

Location:
The subject properties are located at the southwest corner of the intersection of Shell Road and Shell Spur in northwest Georgetown. The subject property borders the Logan Ranch neighborhood to the south and a newly proposed residential neighborhood to the west. Grace Bible Church sits north of the subject site along Shell Road.

Physical and Natural Features:
The subject property can be described as a mostly flat, undeveloped tract. The property is scattered with trees, with the densest canopy located on the southwestern portion of the site. There is a private road and a single family home adjacent to the Grace Bible Church site.

Future Land Use and Zoning Designations:
The subject properties consist of two future land use categories. Near the intersection of Shell Road and Shell Spur, the property is designated as Community Center. The remainder of the property has a Mixed-Density Neighborhood Future Land Use Designation. The property does not have a current zoning district as it lies within the City's extraterritorial jurisdiction (ETJ).

Surrounding Properties:
The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

Direction	Zoning District	Future Land Use	Existing Use
North	RS/Unentitled	Community Center/Mixed Density Neighborhood	Residential Estate/Undeveloped
East	Unentitled	Community Center/Neighborhood	Indoor Gymnasium, Business Center, General Retail
South	Unentitled	Neighborhood	Large Lot Residential
West	Residential Single Family	Mixed Density Neighborhood	Grace Bible Church/Residential Single Family



Property History:
This is the third development application for this property. Previously, the subject property requested annexation with initial zoning of MF-1 and C-1 in 2022. The request was withdrawn before Council action. In 2023, another annexation request was made with an initial zoning of PUD (MF-1, C-1). This request was also withdrawn. After the second annexation request was withdrawn, the property owners voluntarily disannexed the property from the City's ETJ. In addition to pursuing annexation again, the property owners have applied for a Texas Land Application Permit (TLAP) permit with the Texas Commission on Environmental Quality (TCEQ). If not annexed, a TLAP permit would provide a wastewater solution for the property without using the City's wastewater infrastructure.

Comprehensive Plan Guidance

Community Center (CC)

Community Centers (CC) are typically configured as "nodes" of smaller scale at the intersection of arterial roads and other major thoroughfares. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. While typically auto-oriented, pedestrian connections to the surrounding neighborhoods are provided. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged. To promote the interaction of integrated and adjacent residential development, these areas emphasize quality building and site design, such as enhanced architectural features, landscaping, and prominent pedestrian facilities.

DUA: 14 or more

Target Ratio: 80% nonresidential, 20% residential

Primary Use: Small to mid-size retailers

Secondary Uses: Medium and high density residential, local restaurants, specialty retailers, professional office, and civic uses

Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Utilities

The subject properties are located within the City's service area for water and are within range to connect to the City's wastewater upon annexation. Additionally, it is located within the Pedernales Electric Cooperative (PEC) service area for electricity. Water and wastewater service is dependent upon the completion of several off-site infrastructure extensions. The applicant has applied for a development agreement with the City for accommodations to assist in the provision of public utilities.

Transportation

The subject properties are serviced by Shell Road, which is identified in the Future Mobility Plan as a major arterial. Arterial streets provide circulation through and between different areas within the city and access to adjacent land uses. Access is more controllable because driveway spacing requirements are much greater and, if safety dictates, overall access can be limited to specific turning movements.

Major arterials connect major traffic generators and land use concentrations and serve much larger traffic volumes over greater distances. A 2021 bond has provided funding to expand Shell Road from Williams Drive, north to Sycamore Street, to a four-lane divided arterial road. There are currently no plans for road improvements north of Sycamore heading toward SH 195.

The western subject properties portion of the 2025-4-ANX application also have frontage along Shell Spur, which is classified in the Overall Transportation Plan as a Collector. These streets are intended to balance traffic between arterial streets and local streets. These streets tend to carry a high volume of traffic over shorter distances, providing access and movement between neighborhoods, parks, schools, retail areas and the arterial street system.

Proposed Zoning district

The Planned Unit Development (PUD) Development Plan proposes the following modifications to the base zoning districts:

General Commercial (C-3) base zoning district (For 2025-4-ANX only):
The General Commercial (C-3) zoning district is intended to provide a location for general commercial and retail activities that serve the entire community and its visitors. Uses may be large in scale and generate substantial traffic, making the C-3 District only appropriate along freeways and major arterials.

In addition to the development standards of C-3, the PUD makes the following modifications:

Standard	UDC	PUD
Use	-	The PUD prohibits a number of uses on both commercial lots as seen on pg. 2 & 3 of the Development Plan.
Fuel Sales	Fuel Sales requires an SUP in the C-3 zoning district.	Fuel Sales to be allowed by right limitations seen on pg. 4) on tract 5 of the PUD.

Low Density Multifamily (MF-1) base zoning district (Applicable to both 2025-4-ANX and 2025-12-ANX):
The **Low Density Multi-Family (MF-1)** zoning district is intended for attached and detached multi-family residential development, such as apartments, condominiums, triplexes, and fourplexes, at a density not to exceed 14 dwelling units per acre (DUA). The MF-1 District may be appropriate in the Moderate Density Residential area based on location, surrounding uses, and infrastructure impacts. Properties zoned MF-1 should have convenient access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF-1 District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multi-family or commercial districts.

In addition to the development standards of MF-1, the PUD makes the following modifications:

Standard	UDC	PUD
Impervious Cover	50%	60%
Building Height	35 feet	125' transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to two stories in height within this zone.
Multi-Family Unit Regulations	-	- A condominium plat is required to be recorded prior to receiving a Certificate of Occupancy. - No vertically stacked units - Finished floor elevation no more than seven feet above natural grade. - Increased setback for outdoor amenities to southern property line

High Density Multi-Family (MF-2) base zoning district (Applicable only to 2025-4-ANX):
The High Density Multi-Family (MF-2) zoning district is intended for attached multifamily residential developments, such as apartments and condominiums, at a density not to exceed 24 dwelling units per acre. The MF-2 District is appropriate in areas designated on the Future Land Use Plan as high density residential or one of the mixed-use categories. Properties zoned MF-2 should have direct access to major thoroughfares and arterial streets and should not route traffic through lower density residential areas. The MF District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense commercial districts.

In addition to the development standards of MF-2 the PUD makes the following modifications:

Standard	UDC	PUD
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 6.02.080 and 090 – Minimum Building Separation of ten feet	Buildings shall be a minimum of six feet apart if compliant with Fire Code.

In addition to the modifications listed above, the PUD makes the following modifications applicable to the whole development (For both 2025-4-ANX and 2025-12-ANX):

Standard	UDC	PUD
Subdivision and Street Design	12.05.10, 12.05.20, 12.05.30 (standards pertaining to street network connections, street and block standards, and inter-parcel connectivity	12.05.10, 12.05.20, and 12.05.30 shall not apply to this project. Instead: i. A private drive, extending from Shell Road to Tract 1, shall be provided and constructed to Neighborhood Collector standards as defined in the UDC. ii. Two right-turn lanes shall be provided, one at an entrance from Shell Road, and one at an entrance from Shell Spur. iii. The extension of Falling Leaf Lane shall terminate in a cul-de-sac.
Tract 4- Fuel Sales Use	UDC Section 5.04 - Fuel Sales requires an SUP, which may impose additional site restrictions to ensure compatibility	-Tract 4 may be developed with one Fuel Sales Use by right -Increased setback -Enhanced buffer landscaping with trees - setbacks for underground storage tank -limits on lighting -limit to eight fuel pumps - Increased distance of pumps from residentially zoned property -limit on hours of operation

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. The applicant is still in discussion with City Staff for the provision of Utility Services as part of the Development Agreement and includes the potential requirements for the applicant to construct a lighted signal at the Shell Road and Shell Spur intersection.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it complies with two and partially complies with three of the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment,

as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Partially Complies**
The subject property carries two Future Land Use Designations. The portion of the property closest to the intersection of Shell Road and Shell Spur is designated as Community Center, with the remaining portion designated as Mixed-Density Neighborhood. The subject request partially complies with the Comprehensive Plan by providing an opportunity to develop the commercial and medium density uses intended for these areas but lacks the design standards to ensure the built environment reflects the intended vision for each future land use designation. The proposed PUD offers three modified zoning districts: Low-density Multifamily (MF-1), High-Density Multifamily (MF-2), and General Commercial (C-3). Modifications to these zoning districts can be seen on pages five and six of this report and within the development plan. While the density of the MF-1 district aligns with the MDN future land use area, the site design standards within the PUD do not guarantee the overall development is consistent or complimentary to a traditional single-family neighborhood, as intended in the Comprehensive Plan. The multi-family could look similar to a single-family home or townhome but will not be required to provide public streets, public sidewalks internal to the development, or connectivity requirements of standard single-family developments. Further, the Comprehensive Plan calls for vertical mixed use when proposing a residential product in a Community Center. While the uses in both the C-3 and MF-2 zoning district proposed with this PUD can be appropriate, they aren't organized in a vertical mixed-use format as desired by the Comprehensive Plan.	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Partially Complies**
The request will comply with the UDC for Health and Safety standards and generally be aligned with the standard requirements for multi-family, commercial, and fuel sales. However, the proposed Multi-Family is not aligned with the character of the area or what is recommended by the Comprehensive Plan.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Partially Complies**
The proposed C-3 zoning district is generally appropriate at the corner of Shell Spur and Shell Road. The PUD proposes that tract 4 (corner lot immediately adjacent to the intersection) would be allowed to develop a fuel sales site by right. Additional standards have been introduced to ensure a	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
proper buffer is maintained between this future fuel sales site and the adjacent residential uses. The proposed Low-Density Multifamily (MF-1) district will allow for significantly denser residential development than what currently exists in the area with a maximum rate of 14 dwelling units per acre compared to the adjacent single-family uses that range from less than one unit per acre for the homesteads in the Logan Ranch Subdivision, to up to five units per acre in the Woodfield Preserve development.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property is large enough to support the proposed development. Water and electric infrastructure are accessible to connect to at the time of construction. Wastewater is not currently available at the site, but a 30-inch wastewater line is located approximately half a mile from the subject property, which the developer plans to extend and gain access to. The applicant has indicated that while no formal plans for the extension have been submitted, they have worked out a solution to bring wastewater to the site. There are no other natural or man-made barriers that would impede development on this site.	

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies with one, partially complies with two, and does not comply with three of the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	**Partially Complies**
While the proposed PUD does provide three separate land use types, it does not introduce development standards that differentiate the project from standard MF zoning. The provision of General Commercial zoning along Shell Road has the potential to increase the variety of commercial uses seen in the area.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	**Partially Complies**
The proposed PUD orders its zoning districts in a logical fashion. The commercial is placed at the intersection of Shell Road and Shell Spur with the High-Density and Low-Density multifamily placed behind it to create some transition into adjacent residential areas. The PUD proposes the lower density development adjacent to the existing homes to the south of the property to serve as a buffer between the homes and the commercial and higher density developments. Further, no stacked units are being proposed in order to respect the surrounding established neighborhoods.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to	**Does Not Comply**

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
include facilities such as roadways, bicycle ways, and pedestrian walkways.	
The proposed PUD utilizes default MF zoning districts without additional standards internal to the site that would provide for a transportation network aligned with the standards of the UDC. The PUD does not enhance the transportation standards applicable to Multi-Family and Commercial zoning and will have a lower amount of pedestrian and vehicular facilities than a typical RS neighborhood.	
4. The provisions of cultural or recreational facilities for all segments of the community.	**Does Not Comply**
The proposed PUD does not provide standards that will ensure the provision of cultural or recreational facilities for the community. The multi-family portion of the PUD will provide common area amenities to be utilized by the residents of this PUD, but those will not serve the greater community. Additionally, all internal streets and sidewalks will be private, limiting access by the greater community. The PUD does not provide parkland and will instead pay a fee in lieu, missing an opportunity to provide public parkland for the surrounding community. The PUD does not alter the C-3 zoning district to require common spaces, promenades, outdoor seating, playgrounds, or other enhanced amenities in connection with any future commercial development.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	**Does Not Comply**
The PUD does not provide sufficient standards with which building envelopes will take advantage of the natural and manmade environment. While the General Commercial (C-3) zoning district is situated appropriately along Shell Road and Shell Spur, its standards are not modified beyond what is required in the UDC to better contextualize buildings within the commercial zone to the area. The PUD has a large group of Heritage and Protected Trees in the southwestern portion of the site. No standards are added to the PUD to ensure that building envelopes will be situated around these trees, nor an enhanced or clear path with which additional trees will be saved beyond the reduced mitigation already proposed within the PUD.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	**Complies**
Staff does not foresee any issues with which development could be inhibited regarding public utilities. The property will be dependent on wastewater to be constructed to the west in the Single-Family development currently being planned for construction.	

Meetings Schedule

February 3, 2026 – Planning and Zoning Commission
March 24, 2026 – City Council First Reading of the Ordinance

MEETING NOT YET SCHEDULED – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (14 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (1/18/2026) and signs were posted on-site. As of Tuesday March 17, 2026 at 12 PM, staff has received 0 written comments in favor, and 4 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – (Revised) PUD Development Plan
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments

Shell Spur Tract PUD – MF-1 Portion 2025-12-ANX

City Council

March 24, 2026

Item Under Consideration

2025-4-ANX

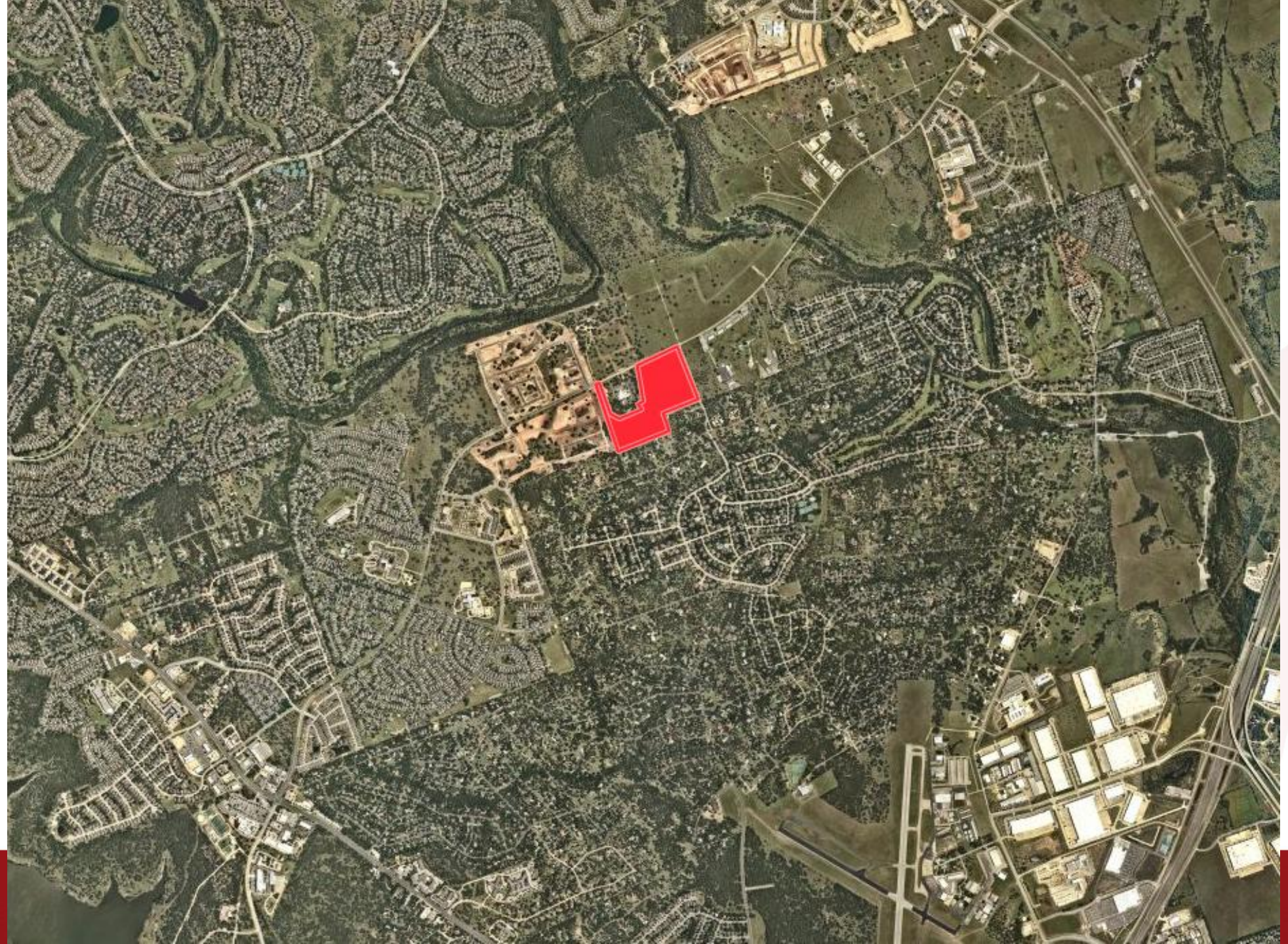
- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density Multi Family (MF-1), with portions of Right-Of-Way for Shell Road, generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Planning Manager

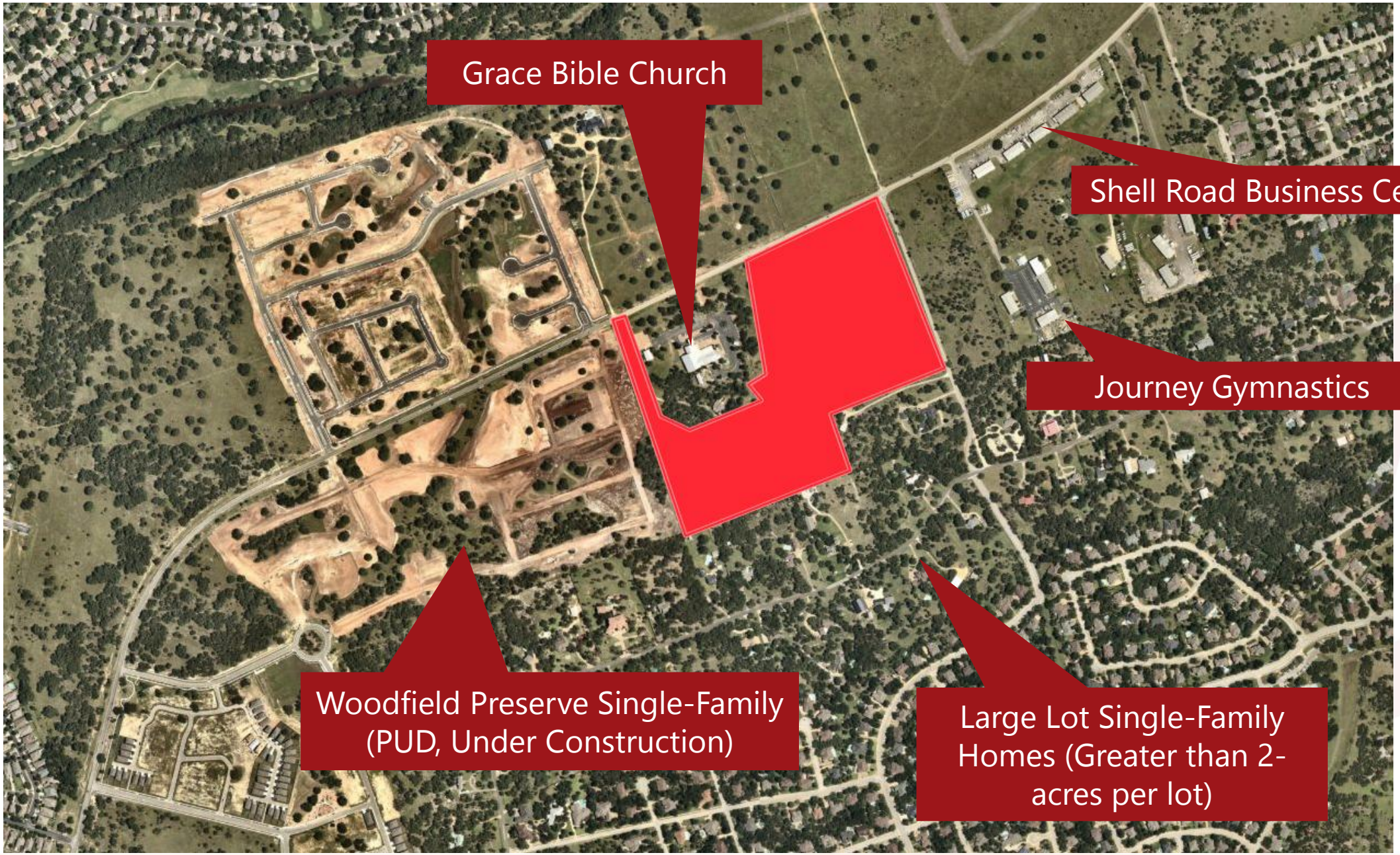
Case History

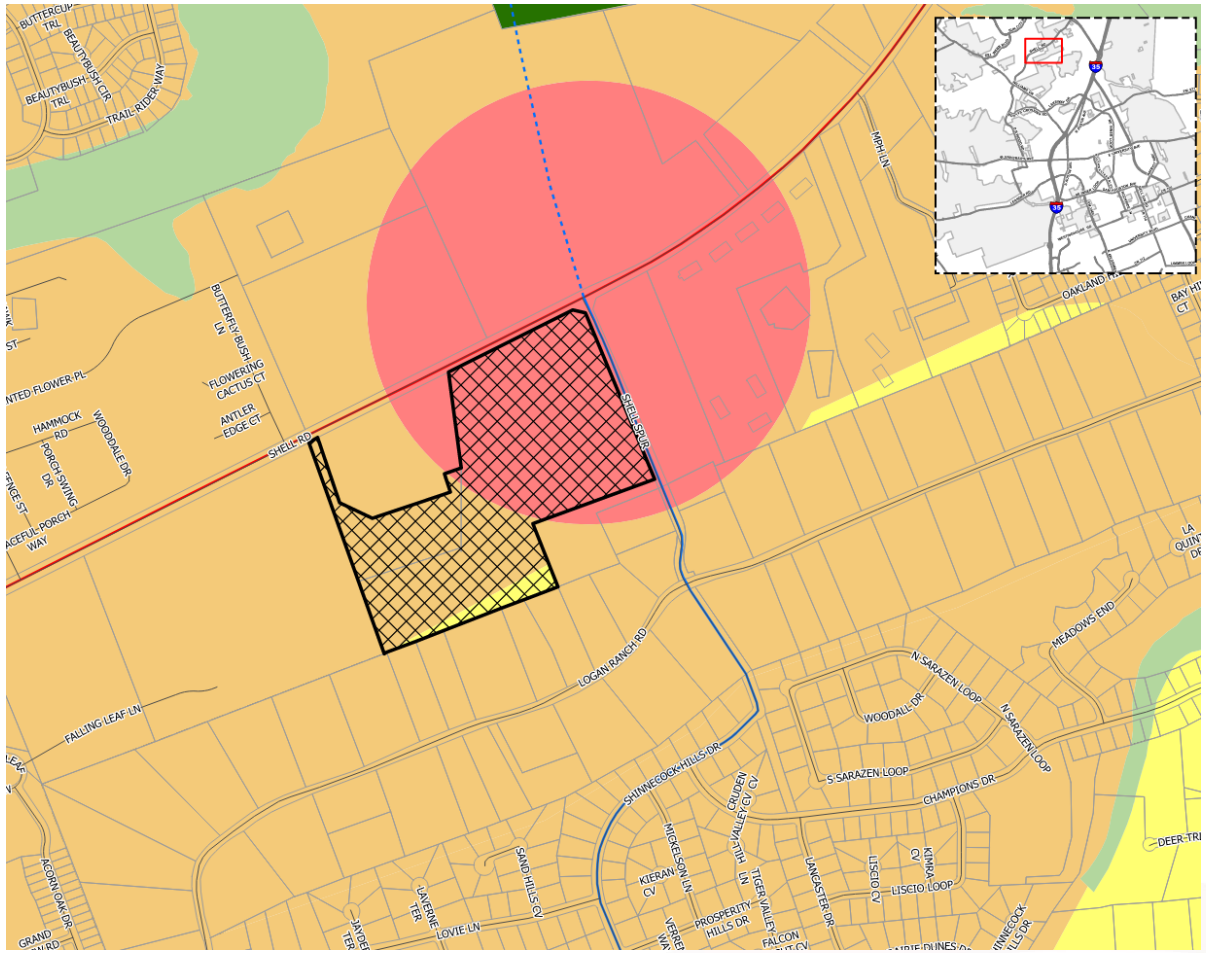
- Original ANX+PUD requested in early 2023
- Scheduled for P&Z on July 18, 2023, but withdrew application before hearing
- Property was withdrawn from ETJ on January 23, 2024
- Property was brought back into ETJ by resolution on April 22, 2025
- The PUD had a Council Workshop discussion at the same April 22 meeting.
- The PUD Received a recommendation of Denial at both the August 19, 2025 and the February 3, 2026 P&Z meetings (7-0, both times).

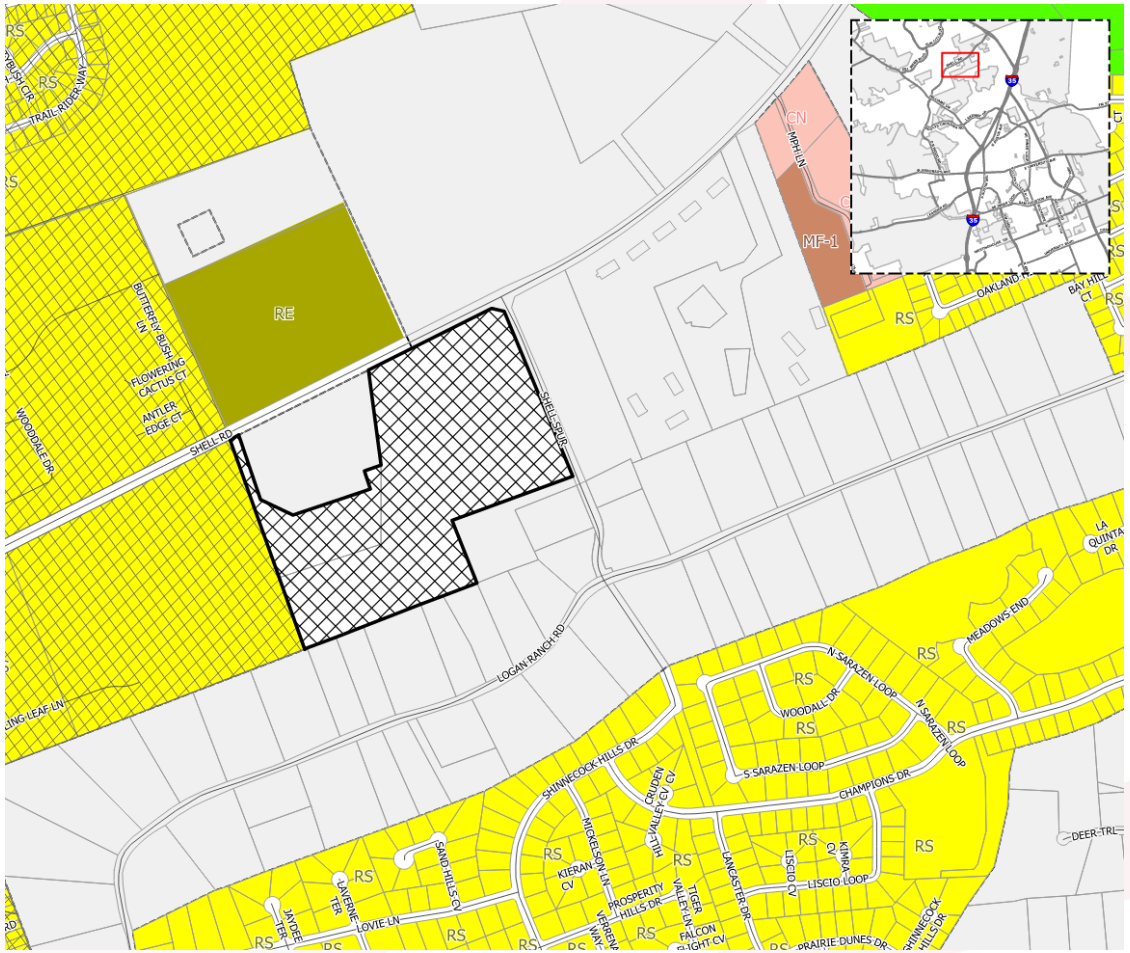
Council Feedback – Spring 2025

- Provide buffering and transition standards between existing and approved residential developments
- Fuel Sales should be constructed concurrently with neighborhood commercial building
- MF-2 designed consistently with development standards in new UDC (Urban style, pedestrian oriented, mixed-use)
- Parity with standard UDC requirements
- Allowance for new tree credits in new tree preservation ordinance
- Compliance with Transportation Impact Fee Policy
- Prioritize providing improvements to Shell Spur and Shell Road




Grace Bible Church
Shell Road Business Center
Journey Gymnastics
Woodfield Preserve Single-Family (PUD, Under Construction)
Large Lot Single-Family Homes (Greater than 2-acres per lot)


SHELL RD
LOGAN RANCH RD
SHELLS LN
MPH LN
OAKLAND M
BUTTERCUP TRL
BEAUTYBUSH TRL
BEAUTYBUSH CIR
TRAIL RIDER WAY
BUTTERFLY BUSH LN
FLOWERING CACTUS CT
ANTLER EDGE CT
HAMMOCK RD
WOODDALE DR
PORCH SWING DR
FALLING LEAF LN
SHINNECOCK HILLS DR
CRUDEN VALLEY CV
MICKELSON LN
KIERAN CV
SAND HILLS CV
LAVERNE TER
LOVIE LN
PROSPERITY HILLS DR
TIGER VALLEY LN
LANCASTER DR
LISCIO CV
LISCIO LOOP
KIMRA CV
N SARAZEN LOOP
S SARAZEN LOOP
WOODALL DR
CHAMPIONS DR
MEADOWS END
LA QUINTA DR
DEER TRL
BAY HILL CT


RE
MF-1
CN
RS
SHELL RD
LOGAN RANCH RD
SHELLS LN
MPH LN
OAKLAND M
BUTTERFLY BUSH LN
FLOWERING CACTUS CT
ANTLER EDGE CT
WOODDALE DR
FALLING LEAF LN
SHINNECOCK HILLS DR
CRUDEN VALLEY CV
MICKELSON LN
KIERAN CV
SAND HILLS CV
LAVERNE TER
LOVIE LN
PROSPERITY HILLS DR
TIGER VALLEY LN
LANCASTER DR
LISCIO CV
LISCIO LOOP
KIMRA CV
N SARAZEN LOOP
S SARAZEN LOOP
WOODALL DR
CHAMPIONS DR
MEADOWS END
LA QUINTA DR
DEER TRL
BAY HILL CT
PRAIRIE DUNES DR

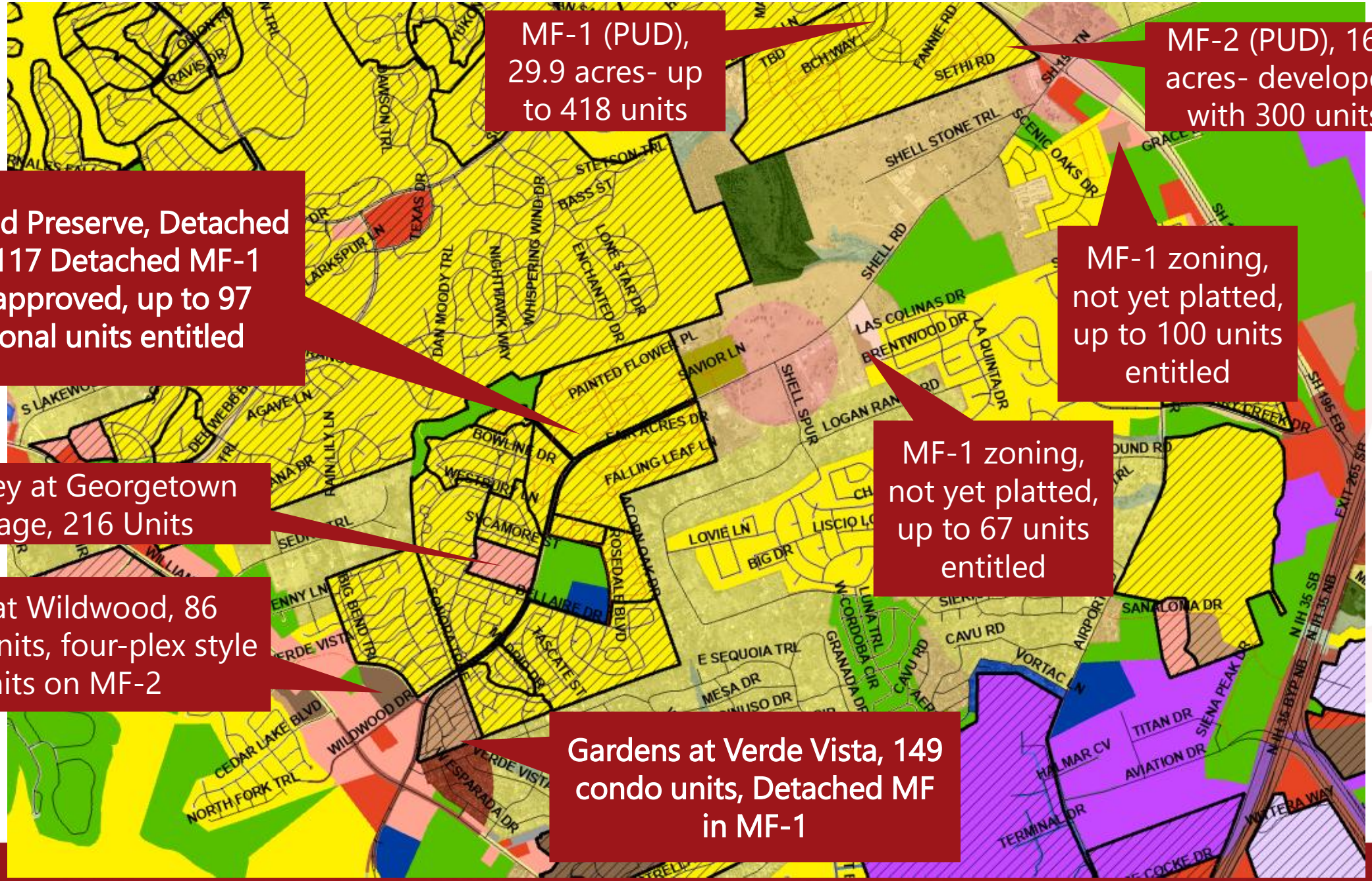
Comprehensive Plan Guidance

Mixed-Density Neighborhood

- **DUA:** 5.0 minimum
- **Target Ratio:**
  - 25% detached residential (5-7 DUA)
  - 45% Moderate density residential (townhomes, duplexes, cottage court)
  - 30% nonresidential
- **Primary Use: Variety of single-family home types (detached, duplex, townhome)**, small lot single-family detached homes
- **Secondary Uses: Limited neighborhood-serving retail and service uses**, office, institutional, civic, parks, and open space

Community Center

- **DUA:** ≥ 14
- **Target Ratio:**
  - 80% nonresidential
  - 20% vertical mixed-use multifamily
- **Primary Uses:** Small to mid-size retailers, restaurant, hair and nail salons, barber shops, pharmacies, and recreation and fitness businesses (privately run gyms, arcades, Pilates, children's indoor play areas)
- **Secondary Uses:** Medium and high density residential, small scale live entertainment in shared green space, specialty retailers, professional office, civic uses, and parks and open space


MF-1 (PUD), 29.9 acres- up to 418 units
MF-2 (PUD), 16.2 acres- developed with 300 units
Woodfield Preserve, Detached MF-1, 117 Detached MF-1 Units approved, up to 97 additional units entitled
MF-1 zoning, not yet platted, up to 100 units entitled
Delaney at Georgetown Village, 216 Units
MF-1 zoning, not yet platted, up to 67 units entitled
Oaks at Wildwood, 86 Condo Units, four-plex style units on MF-2
Gardens at Verde Vista, 149 condo units, Detached MF in MF-1
SHELL STONE TRL
SCENIC OAKS DR
SETHI RD
SHELL RD
LAS COLINAS DR
BRENTWOOD DR
LA QUINTA DR
SHELL SPUR
PAINTED FLOWER PL
SAVIOR LN
BOWLINE DR
FALLING LEAF LN
SYCAMORE ST
ROSEDALE BLVD
BELLAIRE DR
LOVIE LN
BIG DR
E SEQUOIA TRL
MESA DR
CAVU RD
VORTAC LN
SANALOMA DR
TITAN DR
AVIATION DR
SIENA PEAK DR
TERMINAL DR
WILDWOOD DR
CEDAR LAKE BLVD
NORTH FORK TRL
W ESPARADA DR
VERDE VISTA
DAWSON TRL
STETSON TRL
BASS ST
LONE STAR DR
ENCHANTED DR
WHISPERING WIND DR
NIGHTHAWK WAY
DAN MOODY TRL
TEXAS DR
LARKSPUR LN
AGAVE LN
RAIN LILY LN
FANNIE RD
TBD
BCHWAY
N IH 35 SB
N IH 35 NB
SH 195
SH 130
SH 195 EB
EXIT 265 SB

Planned Unit Development (PUD)

- Special purposed zoning district
- Allows flexibility in planning and design
- Can accommodate unique developments or environmentally-sensitive areas to be developed with a common scheme
- Can accommodate multiple uses


RIGHT TURN LANE
ACCESS EASEMENT, TYP.
163'
474'
430'
472'
432'
68' COLLECTOR ENTRY
3
COMM. (C-3)
3.38 ACRES
4
COMM.(C-3)
2.45 ACRES
395'
30' BUILDING SETBACK, TYP.
RIGHT TURN LANE
15' REQUIRED BUFFERYARD, TYP.
GRACE BIBLE CHURCH
LENNAR HOMES
DRAGONFLY STREET
FAIR ACRES DRIVE
FIREFLY DRIVE
FALLING LEAF LANE
2
MULTI FAMILY(MF-2)
13.16 ACRES
24.0 DU/AC
390'
DRIVEWAY LOCATION APPROVED, BUT NOT REQUIRED PER PUD
15' EASEMENT
TRACT 2
405'
1
MF1
9.85 ACRES
14.0 DU/AC
125' TRANSITION SETBACK (35'/2 STORY LIMIT)
FUTURE SHELL SPUR RIGHT-OF-WAY DEDICATION
15' LANDSCAPE BUFFER ADJACENT TO EXISTING RESIDENTIAL, TYP.
LAND USE SUMMARY
Acres
Max. Density
(MF-1) Mult Family Res. 9.85 acres 14.0 du/ac
(MF-2) Multi Family Res. 13.16 acres 24.0 du/ac
Residential Total: 23.01 acres
Commercial 5.83 acres
Total: 28.84 acres


163'
474'
GRACE BIBLE CHURCH
15' LANDSCAPE BUFFER
125' TRANSITION SETBACK (35'/2 STORY LIMIT)
TRACT 1
LENNAR HOMES
DRAGON FLY STREET
FAIR ACRES DRIVE
FIREFLY DRIVE
BUTTERFLY BEND WAY
FALLING LEAF LANE
1
MF1
14.20 ACRES
14.0 DU/AC
FALLING LEAF LANE TO TERMINATE IN CUL-DE-SAC
LAND USE SUMMARY
Acres
Max. Density
(MF-1) Mult Family Res.
14.20 acres
14.0 du/ac

Fuel Sales

PUD allows for a fuel sales use by right on Tract 4 subject to the following regulations:

- Buffering
  - 6’ high opaque screening wall along the south property line.
  - One shade tree, two evergreen ornamental trees and eight evergreen shrubs every 50 linear feet on the southern property line, except for Driveways and Cross Access

- Setbacks
  - 30’ rear building and canopy setback along southern property line to the MF-2.
  - Underground storage tanks must be setback 150' of a residentially zoned property
  - If a building is placed between the fuel tank and the residential property line the setback is 100’
  - Fuel Canopy must be setback 100’ from a residential property line.

- No more than 8 multi-fuel dispensers shall be permitted. Separate high-floor diesel islands for large vehicles are prohibited.

- The Fuel Sales use shall only operate between the hours of 5 am-12am.

Modifications to MF-1 Standards

Standard	UDC	PUD
Impervious Cover	50%	60%
Building Height	35 feet	125’ transition setback shall be established adjacent to SF lots on southern property line of tract 2 and western boundary of tract 1. Limited to 2 stories in height within this zone.
Building Separation	15’	6’

Modifications to MF-2 Standards

Standard	UDC	PUD
Impervious Cover	50%	60% (In the event tract 3 is developed with Multi-family, detached.)
Architectural Standards	UDC 6.02.090.C.2 – Minimum building separation of 15' required between all buildings.	Building separation reduced to 6' apart.

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;		X	
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;		X	

Approval Criteria – UDC Section 3.06.030

Criteria for Zoning Map Amendment	Complies	Partially Complies	Does Not Comply
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and		X	
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Approval Criteria – UDC Section 3.06.040

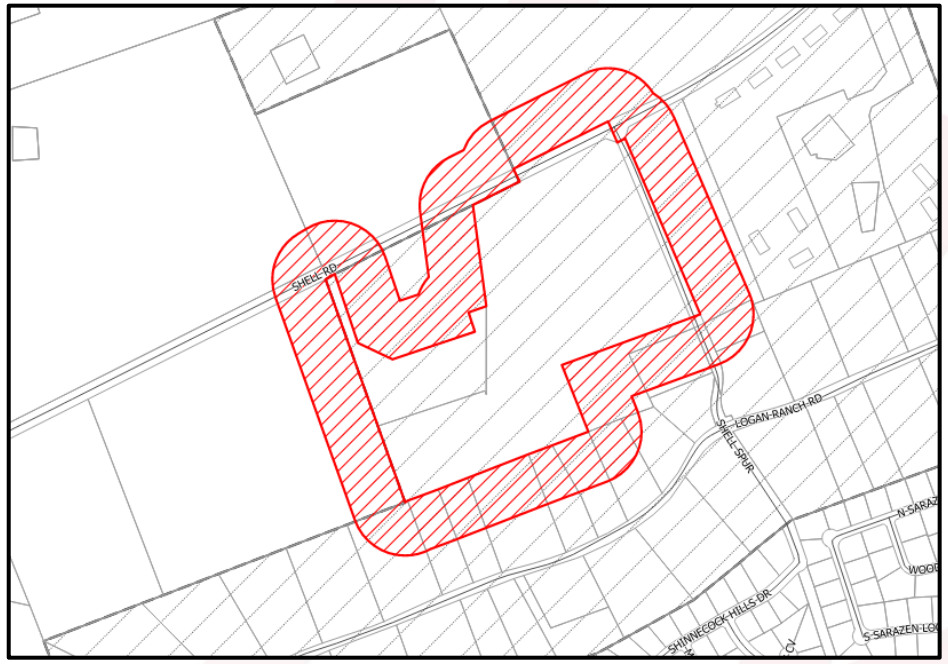
Criteria for PUDs	Complies	Partially Complies	Does Not Comply
A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.		X	
An orderly and creative arrangement of all land uses with respect to each other and to the entire community.		X	
A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.			X

Approval Criteria – UDC Section 3.06.040

Criteria for PUDs	Complies	Partially Complies	Does Not Comply
The provisions of cultural or recreational facilities for all segments of the community.			X
The location of general building envelopes to take maximum advantage of the natural and manmade environment.			X
The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	X		

Public Notifications

- 14 property owners within the 300’ buffer
- Notice in Sun News on January 18, 2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 4 written comments OPPOSED

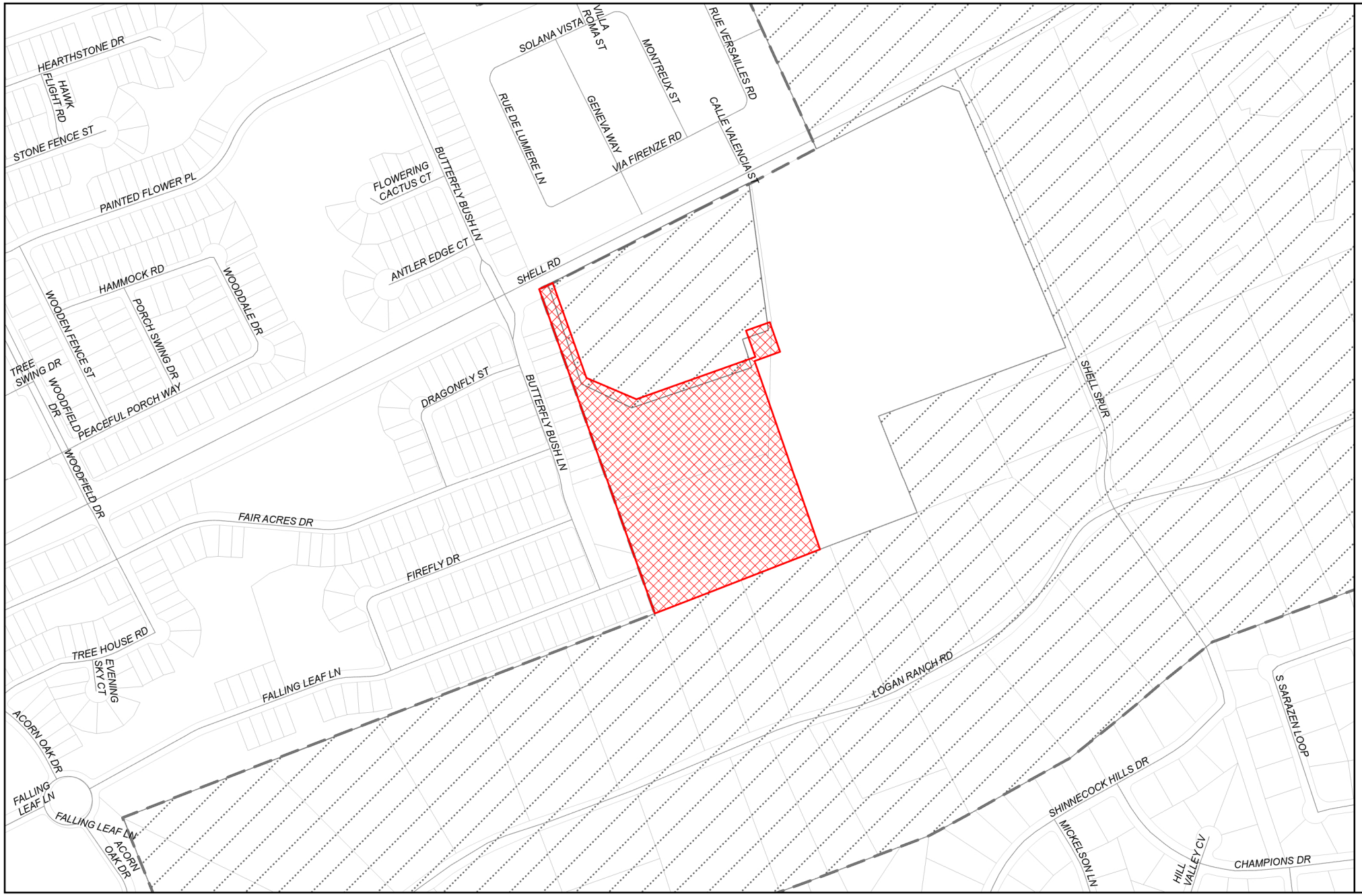


Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, approximately 14.20 acres in the William Roberts Survey, Abstract 524, as the Planned Unit Development (PUD) Zoning District with base zoning of Low Density Multi Family (MF-1), with portions of Right-Of-Way for Shell Road, generally located at 2200 Shell Road, Georgetown, Texas. Ryan Clark, AICP, Planning Manager
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council

First Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PLANNED UNIT DEVELOPMENT OF CERTAIN TERRITORY CONSISTING OF 14.20 ACRES, MORE OR LESS, IN THE WILLIAM ROBERTS SURVEY ABSTRACT NO. 524, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.



GEORGETOWN TEXAS
more than welcome

Location

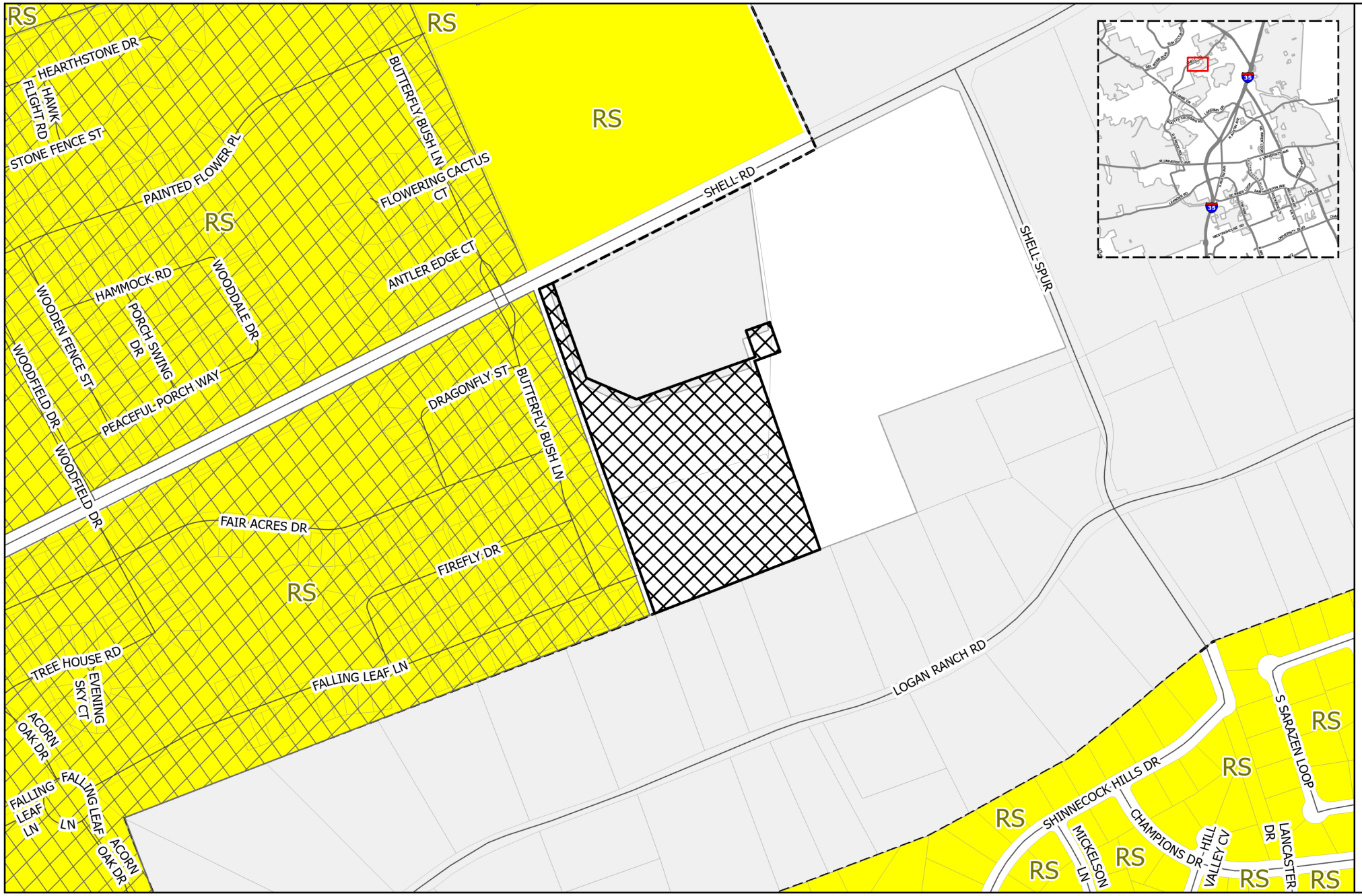
2025-12-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2025-12-ANX

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

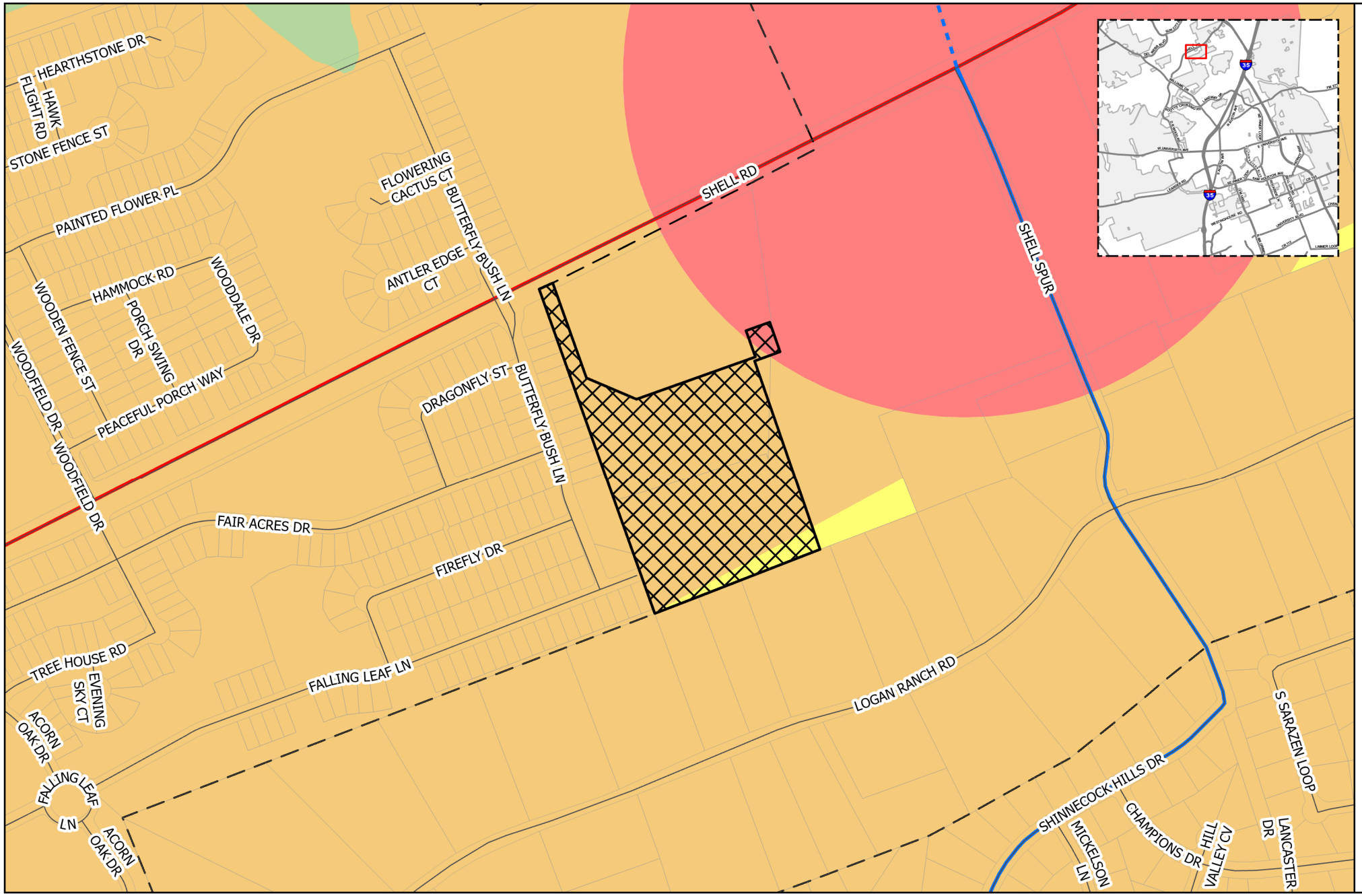
Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ

0 250 500 Feet

N



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2025-12-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ

0 250 500 Feet

N

Shell Spur Tract- Tract 2
Planned Unit Development
Development Plan

A. PROPERTY

The Shell Spur Tract-Tract 2 Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 14.2 acres described in **Exhibit B, Survey/Field Notes**, herein defined as "Property".

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low density multi-family residential. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A "Compatibility with Base Zoning District."

1. Base Zoning

This PUD will have one character and use zones, as described below:

a. **Tract 1** – Low Density Multifamily (MF-1) base zoning.

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the

regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables for the MF-1 district.

F. DEVELOPMENT STANDARDS

1. **Building Height:**

   a. A 125’ Transition Setback shall be established adjacent to single-family platted lots to the southern and western property line for Tract 1 (the “Transition Zone”) as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35’) in height.
   b. Finished floor elevation will be no more than 7 feet above natural grade prior development.
   c. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. **Impervious Cover:**

   a. The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

3. **Building Design Standards:**

   All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

a. A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.
b. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

a. Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:
i. Access to Shell Road shall be provided by a private drive, constructed to Neighborhood Collector standards as defined in the UDC, extending from Shell Road to the Property.
ii. The extension of Falling Leaf Lane shall terminate in a cul-de-sac, as shown on Exhibit C.
iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Western property line only

a. A medium level bufferyard adjacent to a portion of the existing single-family platted lots to the west shown in Exhibit C shall consist of bufferyard plantings. The bufferyard shall consist of the following:
- A 15-foot wide planting area;
- One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.

b. Fences may be installed within the bufferyard to create private backyards for residential units.
c. When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
d. The buffer yard shall only extend 900' from the southern property line to the north.
e. Bufferyard may include accessory structures such as sheds.

2. **Southern property line only**
    - **a.** A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
        - A 15-foot wide planting area;
        - One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
    - **b.** Fences may be installed within the bufferyard to create private backyards for residential units.
    - **c.** When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
    - **d.** Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC.

a. Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. Parkland:

Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. Common Amenity Areas:

- **a.** Common amenity areas shall be provided for the enjoyment of residents within this PUD. A 5’ sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.
- **b.** A minimum of three (3) amenities shall be provided.
- **c.** All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
- **d.** Amenity elements may be used multiple times and within the same vicinity and may include:

- Pool and spa
- Picnic areas
- Landscaped seating areas
- Fenced dog park
- Outdoor game area
- Indoor workout area
- Outdoor workout area
- Community garden
- Amenitized heritage tree grove
- Pavilion
- Trails
- Tennis Court
- Pickleball Court
- Basketball Court
- Workout stations
- Turf play lawn
- Water and electrical connections to accommodate a food truck.
- Splash Pad
- Community Art
- Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
- Any other amenity as approved by City of Georgetown staff.

e. No outdoor grills and/or fire pits which are community amenities shall be closer than 150' from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.

f. Any pool, spa and/ or a splash pad shall be no closer than 100' from the southern property line

g. All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

a. Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.

b. Water Meter—For purposes of applying water meter regulations, the PUD shall be served with 1 (one) master water meter and may share a master meter with an adjacent property, so long as no more than 521 total residential units utilize the master meter.

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes

to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or applicable provisions of the UDC and any other applicable regulations.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 14.20 ACRE TRACT OF LAND

A **14.20 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **14.20 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northwest corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common lines between said 43.13 acre tract and said 10.03 acre tract, the following six (6) courses:

1. **S 19° 35' 05" E**, a distance of **389.16 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
2. **S 66° 56' 50" E**, a distance of **210.40 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
3. **N 70° 24' 15" E**, a distance of **436.41 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for angle,
4. **N 70° 33' 57" E**, a distance of **51.35 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
5. **N 19° 38' 35" W**, a distance of **107.73 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner, and
6. **N 70° 25' 49" E**, a distance of **104.86 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly northeast corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following three (3) courses:

1. **S 19° 38' 35" E**, a distance of **127.80 feet** to a point for corner,
2. **S 70° 28' 10" W**, a distance of **104.90 feet** to a point for corner, and
3. **S 19° 38' 45" E**, a distance of **771.48 feet** to a point in the northwest line of Lot 33 of Logan Ranch, Section 1 of record Cabinet E, Slide 7 of the Plat Records of Williamson County, Texas, in southerly line of said 43.13 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **703.29 feet** to a found ½" pipe at the northwest corner of Lot-34A of said Resubdivision of record in Cabinet G, Slide 207, at the north corner of Lot 35 of said Subdivision of record in Cabinet E, Slide 7, at the southeast corner of a called 144.856 acre tract of land as described of record in Document No. 2021139898 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common line between said 43.13 acre tract and said 144.856 acre tract, the following two (2) courses:

1. **N 19° 37' 58" W**, a distance of **456.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847", and

2. **N 19° 34' 20" W**, a distance of **875.98 feet** to a found ½" iron rod in the southeast right-of-way line of Shell Road, the northeast corner of said 144.856 acre tract, for the northwest corner of said 43.13 acre tract and the tract described herein;

THENCE: **N 63° 18' 24" E**, with the southeast right-of-way line of Shell Road and the northwest line of said 43.13 acre tract, a distance of **60.39 feet** to the **POINT OF BEGINNING** and containing **14.20 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 14.20 Acres

Date: November 20, 2025



EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT #2

NOVA 368, LLC
GEORGETOWN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan Tract 2.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

H D | B R O W N

November 20, 2025

Kelly Trietsch
Chief Development Officer
City of Georgetown Planning Department
809 Martin Luther King Jr Street
Georgetown, TX 78626

RE: Request for an annexation into Georgetown with an associated Planned Unit Development (PUD) Agreement (Shell Spur Tract PUD-Tract 2); 14.2 acres generally located at 2000 Shell Road (WCAD parcels R432263 & a portion of R323695 (the "Property")

Dear Ms. Trietsch,

As representative of the owner of the above stated Property we respectfully submit the attached application for an annexation with an initial zoning of a PUD on the Property. The Property is contiguous to the current city limits on the eastern boundary and is currently developed with a single-family residence. The purpose of the annexation and associated PUD zoning is to allow for the development of high-quality residential use and to access the City of Georgetown wastewater infrastructure. This annexation application is associated with, and will run concurrently with, the Shell Spur Tract PUD application (2025-4-ANX).

It is the priority of the Property owner to be a customer of the City of Georgetown's wastewater infrastructure, which requires annexation into the full purpose jurisdiction of the City of Georgetown. Since the Property is not currently in the City of Georgetown's full purpose jurisdiction, the only option to access wastewater infrastructure is to pursue an on-site wastewater TLAP permit through the Texas Commission on Environmental Quality (the "TCEQ Permit"). The property owner has been pursuing this permit since December 2023. However, after coordinating with the community, it is apparent that it is also the community's priority that this project be a customer of the City of Georgetown's wastewater infrastructure, as opposed to pursuing a TCEQ Permit. Considering the Property owner and the community are aligned in this priority, we submit the attached annexation application and, if approved, will withdraw the TCEQ on-site wastewater TLAP permit application.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings. With this signed petition for voluntary annexation, the landowner understands that construction of any capital improvements necessary for development on the property will not be the responsibility of the City of Georgetown if approved for annexation; rather, such improvements will occur through non-City financial assistance through the subdivision and construction process.

214-695-9219 | AMANDA.BROWN@HDBROWNCONSULTING.COM HDBROWNCONSULTING.COM

Below outlines how this application complies with the criteria for the annexation & PUD application.

This request complies with the criteria of UDC 3.25.030 for an annexation:

1. **The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

   All items required by the Annexation Checklist have been included with this submittal.

2. **The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.**

   The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate.

   Additionally, upon approval of the annexation application and a wastewater service commitment from the City of Georgetown, the TCEQ Permit will be withdrawn.

3. **Consistency with the City's adopted long range plans and annexation policies.**

   The Property's Future Land Use designation is Mixed Density Neighborhood. The Mixed Density Neighborhood calls for missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

The request meets the approval criteria for a Zoning Map Amendment outlined in UDC Section 3.06.030:

1. **The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.**

   All items required by the Annexation Checklist have been included with this submittal.

2. **The zoning change is consistent with the Comprehensive Plan;**

   The Property's Future Land Use designation is Mixed Density Neighborhood. The Mixed Density Neighborhood calls for missing middle housing, such as townhomes, duplexes, etc, which is achieved by the proposed PUD by the MF-1 tract.

3. **The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.**

The proposed land plan presents an orderly and safe arrangement of uses and provides enhanced buffering where appropriate. Additionally, upon approval of the annexation application, the TCEQ Permit will be withdrawn.

4. **The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**

   The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods, which compliments the Shell Spur Tract PUD, which increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

5. **The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.**

   The Property is of appropriate size, has access to necessary utilities and is situated at the hard corner of two large roadways (via the Shell Spur Tract PUD), making it suitable for uses permitted by the proposed base zoning districts.

<u>This request complies with the criteria of UDC 3.06.040 for a PUD:</u>

1. **A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.**

   The concept plan was developed in accordance with Georgetown UDC and comprehensive plan to ensure a variety of housing types by providing single family condominiums. The low-rise multi-family portion of the development plan ensures a smooth transition from existing residential estate to the south and traditional single family to the West. In combination of the existing surrounding housing types and the Shell Spur Tract PUD, a complete and balanced community, with diverse housing types, will be created.

2. **An orderly and creative arrangement of all land uses with respect to each other and to the entire community.**

   The proposed PUD zoning is designed to complement the fabric of the existing neighborhood by providing compatible, missing-middle housing near the existing single-family neighborhoods and increases in intensity to higher density residential and commercial closer to the intersection of Shell Spur and Shell Road with the Shell Spur Tract PUD. Shell Spur is an existing collector and Shell Road is an existing major arterial, making an appropriate intersection for the proposed commercial development. Additionally, several enhancements to the PUD have been included to further ensure compatibility with the adjacent residential neighborhoods as shown in the code comparison table and Exhibit C.

3. **A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.**

   The PUD, in combination with the Shell Spur Tract PUD, is located at the corner of two major roadways. The project will include access to the boundary roadways and will provide sidewalk improvements.

4. **The provisions of cultural or recreational facilities for all segments of the community.**

   Private amenities will be included to promote social cohesion and leisure within the development. This may include benches, lawns or parks, and playscapes.

5. **The location of general building envelopes to take maximum advantage of the natural and manmade environment.**

   The development has taken the natural environment into account by locating single family homes in a densely populated tree grove, which will allow much more flexibility in building location to be in a better position to develop around the existing trees.

6. **The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.**

   The PUD will comply with all phasing standards established throughout the UDC.

This section has been intentionally left blank

If there any questions or if additional information is needed regarding this application, please reach out at your convenience.

Sincerely,

Amanda Brown, President
HD Brown Consulting, LLC

On behalf of:

NOVA368, LLC,
A Texas Limited liability company

By: _____
Name: Vinod Nagi
Title: Manager

STATE OF Texas §
§
COUNTY OF Williamson §

Before me, the undersigned notary, on this day personally appeared Vinod Nagi, Manager of Nova368 LLC, a Texas limited liability company, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on November 21, 2025.

[Seal]

ALBERTA L MARTINEZ
Notary ID #126173843
My Commission Expires
May 25, 2028

_____
Notary Public, State of Texas

Tract 1 & 2 (MF-1)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Density	**Sec. 6.02.080.A**	14 units/ acre	**10** units/acre	Decrease density.
Building Setback to Residential Districts to south and west (minimum)	**Sec. 6.02.080.A**	20’	**50’**	Increase compatibility with SF neighbors to the south and west.
Building Height- 125’ Transition Setback Zone	**Sec. 6.02.080.A**	35’	**35’** & two stories	Increase compatibility with SF neighbors to the south and west.
Impervious Cover	**Table 11.02.010.B**	50%	**60%**	Allow for flexibility.
Building Articulation and Architectural Features	**Sec. 7.03.050.C**	n/a	A minimum of two wall planes per unit on the front elevation, offset a minimum of 18 inches	Create architectural interest and ensure a high-quality development.
Condominium Plat Requirement	n/a	n/a	A condominium plat is required prior to CO.	A condominium regime provides legal frameworks, bylaws, and governing bodies to regulate ownership rights, dispute resolution, and property management, while also ensuring that

				common areas remain in good condition for all residents. Which enhances the community feel and surrounding areas.
Off-Street Parking and Loading	**Table 9.02.030.A**	5% for visitor use	**10%** for visitor use	To ensure adequate off-street parking.
Bufferyards	**Table 8.04.060**	A **medium** level bufferyard shall consist of the following: **a.** A 15-foot wide planting area; **b.** One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A **medium** level bufferyard shall consist of the following: **a.** A 15-foot wide planting area; **b.** One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard. **c. A solid six-foot high solid screening wall**	Increase compatibility with SF neighbors to the south and west by including a wall.

Tract 3 (MF-2)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Land Use	**Table 5.04.010**	Prohibited Use	**Allowed use**	Allow for a lower density residential use on Tract 3.

Tracts 1,2 & 3 (Residential)				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Maximum units	n/a	n/a	434 units	To ensure the density in the project is capped which is a concern of the neighbors and allows for product types needed in the market.
Common Amenity Areas	**Sec. 6.06.020.C**	A minimum of five (5) amenities shall be provided for 200 or more Dwelling Units	5' sidewalk shall be provided; A minimum of three (3) amenities shall be provided for each Tract (9 total); Shall be maintained by the onsite property management; May include: - Pool and Spa - Picnic areas with grills - Landscaped seating areas - Fenced dog park - Outdoor game area - Indoor workout area - Outdoor workout area - Community garden - Any other amenity as approved by City of	To ensure ample community spaces and high-quality development.

			Georgetown staff	

Tract 1-5				
DEVELOPMENT STANDARDS	**UDC Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Tree Mitigation Fee	**Section 8.02**	Fee's required	Exempt from fees.	Due to the extensive amount of trees on the property, the tree fee's will be very large, making the project not feasible. However, preserving as many trees as possible is a priority.

Tract 5 (C-3)				
DEVELOPMENT STANDARDS	**Code Sections Modified**	**UDC Standard**	**PROPOSED**	**Justification**
Fuel Sales Use	**Table 5.04.010**	Specific Use	Limited Use	Implement limitations on fuel sales use.
Rear Setback (south property line)	**Table 7.02.020**	10'	30'	Increase compatibility to Multi-family to the south.

Underground Storage Tank Setback	**Sec. 13.30.020. - Definitions**	n/a	**100'** from Southern property line	Increase compatibility to Multi-family to the south.
Bufferyards (Southern Property Line to MF-2)	**Sec. 8.04.060.C.2**	A medium level bufferyard shall consist of the following: A 15-foot wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.	A medium level bufferyard shall consist of the following: A 6' high opaque screening wall shall be provided along the south property line; One shade tree, two evergreen ornamental trees and eight evergreen shrubs shall be provided every 50 linear feet of buffer yard on the southern property line.	Increase compatibility to Multi-family to the south.
Design Standards	**Sec. 7.04.010.B.4**	n/a	The canopy shall be constructed of similar materials and color palate to the primary structure.	Create architectural consistency and ensure a high-quality development.
Fuel Positions	**Sec. 5.04.020.T.4**	When one of the conditions outlined in Subsection (1) above is met, in no case shall a fuel sales establishment be permitted more than ten multi-fuel dispensers or 20 fuel positions.	No more than 8 multi-fuel dispensers shall be permitted.	Restrict intensity of fuel sales use.
Fuel Positions	n/a	n/a	High-floor diesel islands are prohibited.	Restrict intensity of

				fuel sales use.
Lighting Standards	**Sec. 7.04.010.A.4**	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed **two** foot candles.	All site lighting must be designed and installed so that the level of illumination as measured in foot candles at a height of three feet at the property line does not exceed **one** foot candles.	Increase compatibility to Multi-family to the south.

From: Richard And Gayle Elsasser [redacted]
Sent: Tuesday, January 27, 2026 9:20 AM
To: Georgetown Planning <planning@georgetowntexas.gov>
Subject: [EXTERNAL] 2025-4-ANX and 2025-12-ANX. Shell Road/Spur. NOVA, LLC

[EXTERNAL EMAIL] This email originated from outside of City of Georgetown. DO NOT click links or open attachments unless you recognize and/or trust the sender.

I am OPPOSED to the 14 units per acre development on the corner of Shell Road and Shell Spur. NOVA has also proposed apartment buildings, commercial entities and a gas station on the property.

A majority of Georgetown residents also appear to be opposed as the city's Flash Vote indicated voters preferred more single family homes, not multi family. Also agreeing with single family vrs. multi family zoning were the previous 150 opposition letters to the Planning & Zoning commission regarding this proposal in the previous three years.

The city's traffic consultant has estimated 7000 trips per day on Shell/Spur when the housing developments are complete. One stoplight and turning lanes are not capable of solving this traffic disaster.

Neighborhood residents have attended meetings with NOVA however the developers now believe 14 units per acre is welcoming to attached homesteads of 2+1/2 to12 acres with one home each. Setbacks, green space and units per acre are some changes NOVA has made since our last meeting with them months ago.

Our 40 year old Logan Ranch subdivision has approximately 154 adults on 300 acres but the NOVA developers have proposed 434 units, possibly 900+ adults or more, on 34 acres along with 4.9 acres commercial which includes a gas station. The proposal does not fit with the established neighborhood.

NOVA has shown at least 3 different arrangements of multi family use focusing on the land plan however nothing to indicate unit sizes and placement of condos, townhomes or

apartments. Our subdivision has residents willing to meet with the developers however, the discussions need to be a “give and take”.

Please give serious consideration to our concerns. Thank you.

Gayle Elsasser

313 Logan Ranch Road

Georgetown 78628

To: Planning & Zoning

RE: Case# 2025-4-ANX

I am writing in opposition to 2025-4-ANX Shell Spur PUD and Annexation.

The requested Zoning is not a reasonable transition with Residential 1 to the north and west, and Large Lot (2+ acres) residential homes to the south. Adding upwards of 600 dwelling units is far too abrupt a transition, and the type of housing being added is not in line with the Future Land Use for the area. The Community Center designation calls for vertically integrated commercial and residential, not multistory apartments. Additionally, the limited plan available does not improve the health and welfare of the surroundings, with the applicant not including public amenities or parkland. The MF-1 does fit within the Future Land Use plan's Mixed-Density Neighborhood (MDN), however, by adding in MF-2, the proposed plan is no longer in line with the Future Plan Use. Further differences with Future planned use are the addition of Commercial C3, and a Gas Station versus Commercial C1 and community serving businesses.

Further to the destruction of the environment and reduction of value adjacent, they are asking to cut down heritage trees without a permit. The tree destruction, the requests to increase Impervious coverage, and lack of public amenities, show that this applicant is not interested in the neighborhood, nor Georgetown as a whole, but rather in maximizing profits above all else.

Traffic is obviously a major concern. This development would generate over 2000 trips/day, adding all that directly onto Shell Road, yet they are asking not to do a Traffic Impact Analysis and pay for what they generate. Shell road is currently a 2 lane undivided road and adding the residential, and commercial traffic to it without improvements will not be safe for currren users of Shell Road, nor the proposed development. They should have to pay for the traffic they are generating.

In regards to the requested Gas Station, this is not needed here, with multiple gas stations at either end of Shell Road, nor it it in line with the Future Use plan and the Community Center designation.

I encourage the Planning and Zoning team to work with the applicant to remove the MF-2 zoning, modify the Commercial to C1 and integrate vertical use residential. Additionally, the goal should be to maximize tree retention, show a plan which maximizes public space enhancements as well as not allowing increases in impervious cover. Traffic should be charged appropriately for the volume and type of traffic they will generate, and finally, the gas station should not be allowed.

Sincerely,

Heath Culp

Comments from Neighboring Property Owners

Terrie Hahn

321 Logan Ranch Rd.

I would be **OPPOSED** if the multi family/apartment plan that NOVA wants, as it stands right now, continues. I would rather see a single family neighborhood adjacent to my Country Estates type of neighborhood where we all own 2-5 acres properties. I thought the City had a policy of a gradual change from large lots to apartment complexes with single family homes in between and then multi.

If NOVA's plan goes forward with fewer one or two story townhouses/condos per acre and no apartment complex, I would **FAVOR** it. I really don't want them to go to TCEQ with a WWPF on my property line, just 300' from my well. If an apartment complex is inevitable (and I thought the City was slowing down on apartment complexes) maybe it could be right on Shell Rd away from our property lines. I would hope that NOVA would pitch in money for the roads/traffic lights that will be needed for such a populated acreage.

Thank you for your attention to this difficult matter.

Terrie Hahn

Subject: Project Case # 2025-4-ANX

Planning and Zoning Commissioners,

As residents adjacent to the property at Shell Road and Shell Spur we are opposed to the proposed development. We would like for the property to be annexed because we do not want a waste water treatment facility next to our homes, however, we do not want apartments either. When this developer started this process several years ago, the P&Z board said that apartments were not appropriate next to million dollar estate homes. That has not changed. Apartments are still inappropriate. They will have a devastating effect on our quality of life and our property values, as will a waste water treatment facility.

The developer met with a group of neighbors and the sentiment was strongly against multi family housing. They had several meetings with a small group of neighbors to find out what was important to us. When they changed the proposal after being turned down by the city, they changed many of the things that we communicated were important for us like less density and setbacks of 50’ from our homes. They did this with no communication to us. Since they went to the city council we have not heard from them at all.

We are not opposed to development on this property, but it needs to be developed in a way that is appropriate to the existing neighbors and good for the nearby community. This does not meet those standards.

Sincerely,
Carol and Brian Tharp

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PLANNED UNIT DEVELOPMENT OF CERTAIN TERRITORY CONSISTING OF 14.20 ACRES, MORE OR LESS, IN THE WILLIAM ROBERTS SURVEY ABSTRACT NO. 524, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a Municipal Services Agreement with NOVA368 LLOC for 14.20 acres on February 10, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits 31.263 acres in the William Roberts Survey, Abstract No. 524 as shown in ***Exhibit A*** and as described in ***Exhibit B*** (the "Property"). The Property is hereby included in City Council District 5, as it is adjacent to Council District 5 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Planned Unit Development (PUD) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Planned Unit Development (PUD) with a base zoning district of Low Density Multi-Family (MF-1), in accordance with the attached ***Exhibit C*** (PUD Development Plan). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as ***Exhibit D*** and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____

Skye Masson, City Attorney

EXHIBIT A



EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT #2

NOVA 368, LLC
GEORGETOWN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan Tract 2.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT B

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 14.20 ACRE TRACT OF LAND

A **14.20 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **14.20 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northwest corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common lines between said 43.13 acre tract and said 10.03 acre tract, the following six (6) courses:

1. **S 19° 35' 05" E**, a distance of **389.16 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
2. **S 66° 56' 50" E**, a distance of **210.40 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
3. **N 70° 24' 15" E**, a distance of **436.41 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for angle,
4. **N 70° 33' 57" E**, a distance of **51.35 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
5. **N 19° 38' 35" W**, a distance of **107.73 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner, and
6. **N 70° 25' 49" E**, a distance of **104.86 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly northeast corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following three (3) courses:

1. **S 19° 38' 35" E**, a distance of **127.80 feet** to a point for corner,
2. **S 70° 28' 10" W**, a distance of **104.90 feet** to a point for corner, and
3. **S 19° 38' 45" E**, a distance of **771.48 feet** to a point in the northwest line of Lot 33 of Logan Ranch, Section 1 of record Cabinet E, Slide 7 of the Plat Records of Williamson County, Texas, in southerly line of said 43.13 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **703.29 feet** to a found ½" pipe at the northwest corner of Lot-34A of said Resubdivision of record in Cabinet G, Slide 207, at the north corner of Lot 35 of said Subdivision of record in Cabinet E, Slide 7, at the southeast corner of a called 144.856 acre tract of land as described of record in Document No. 2021139898 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common line between said 43.13 acre tract and said 144.856 acre tract, the following two (2) courses:

1. **N 19° 37' 58" W**, a distance of **456.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847", and

2. **N 19° 34' 20" W**, a distance of **875.98 feet** to a found ½" iron rod in the southeast right-of-way line of Shell Road, the northeast corner of said 144.856 acre tract, for the northwest corner of said 43.13 acre tract and the tract described herein;

THENCE: N 63° 18' 24" E, with the southeast right-of-way line of Shell Road and the northwest line of said 43.13 acre tract, a distance of **60.39 feet** to the **POINT OF BEGINNING** and containing **14.20 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 14.20 Acres

Date: November 20, 2025

EXHIBIT C

Shell Spur Tract- Tract 2
Planned Unit Development
Development Plan

A. PROPERTY

The Shell Spur Tract-Tract 2 Planned Unit Development (PUD) District is located at the southwest intersection of Shell Road and Shell Spur. It consists of approximately 14.2 acres described in **Exhibit B, Survey/Field Notes**, herein defined as "Property".

B. PURPOSE

The purpose and intent of the PUD zoning district is to develop a horizontally integrated mixed-use community with a mix of low density multi-family residential. This PUD serves to augment and/or modify the standards for development outlined in the City of Georgetown Unified Development Code (UDC) in order to implement the vision for the Property and insure a cohesive, quality development not otherwise achieved solely by the underlying base zoning district.

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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.

C. APPLICABILITY AND BASE ZONING

All aspects regarding the development of this PUD shall comply with the UDC, and other applicable provisions in the City's Code of Ordinances in place at the time of the effective date of the annexation of the Property, except as modified within this PUD or the exhibits attached to the PUD Ordinance. Each development within this PUD shall conform to a base zoning district per UDC Section 4.06.010.A "Compatibility with Base Zoning District."

1. Base Zoning

This PUD will have one character and use zones, as described below:

a. **Tract 1** – Low Density Multifamily (MF-1) base zoning.

In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other Ordinances noted above shall apply. In the event of a conflict between the

regulations of this PUD and the regulations of the base zoning district, the PUD shall control.

D. CONCEPTUAL LAND PLAN

A Land Use Plan has been attached to this PUD, **Exhibit C, Conceptual Land Use Plan**, to illustrate the design intent for the Property. The Conceptual 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.

E. LAND USES

The uses allowed within the PUD Area(s) below shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Figures and Tables for the MF-1 district.

F. DEVELOPMENT STANDARDS

1. **Building Height:**

   a. A 125’ Transition Setback shall be established adjacent to single-family platted lots to the southern and western property line for Tract 1 (the “Transition Zone”) as shown on Exhibit C. The transition setback shall limit new development to 2-stories and up to thirty-five feet (35’) in height.
   b. Finished floor elevation will be no more than 7 feet above natural grade prior development.
   c. Residential units may not be vertically stacked and each unit must have a ground-floor entrance.

2. **Impervious Cover:**

   a. The impervious cover limit for the MF-1 residential portion of the Property is set at 60 percent (60%) impervious coverage.

3. **Building Design Standards:**

   All new structures within this Development shall be in conformance with the applicable provisions in UDC Chapter 6 and 7 with the following amendments:

a. A condominium plat is required to be recorded in line with Texas Property Code Chapter 82 prior to receiving a Certificate of Occupancy or a building final inspection.
b. The building separation shall be a minimum of 6', so long as all applicable fire codes are met.

G. VEHICULAR ACCESS AND CIRCULATION

1. Vehicular access:

a. Section 12.05.010, 12.05.020 and 12.05.030 of Chapter 12 of the UDC is not applicable to the PUD and is replaced with the following requirements:
i. Access to Shell Road shall be provided by a private drive, constructed to Neighborhood Collector standards as defined in the UDC, extending from Shell Road to the Property.
ii. The extension of Falling Leaf Lane shall terminate in a cul-de-sac, as shown on Exhibit C.
iii. Section 12.09- Traffic Impact Analysis of the UDC is not applicable to the PUD.

H. LANDSCAPE AND BUFFER REQUIREMENTS

Landscaping for this Development shall be in conformance with Chapter 8 of the UDC unless otherwise stated in this Development Plan.

1. Western property line only

a. A medium level bufferyard adjacent to a portion of the existing single-family platted lots to the west shown in Exhibit C shall consist of bufferyard plantings. The bufferyard shall consist of the following:
- A 15-foot wide planting area;
- One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.

b. Fences may be installed within the bufferyard to create private backyards for residential units.
c. When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
d. The buffer yard shall only extend 900' from the southern property line to the north.
e. Bufferyard may include accessory structures such as sheds.

2. **Southern property line only**
    - **a.** A medium level bufferyard adjacent to existing single-family platted lots to the south shall consist of the following, as shown on Exhibit C:
        - A 15-foot wide planting area;
        - One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet of bufferyard.
    - **b.** Fences may be installed within the bufferyard to create private backyards for residential units.
    - **c.** When easements and cross-access conflict with bufferyard requirements, the tree planting area shall be set back to accommodate the planting of shade trees.
    - **d.** Bufferyard may include accessory structures such as sheds.

I. TREE PRESERVATION AND PROTECTION

Tree preservation and protection for this Development shall be in conformance with Chapter 8 of the UDC.

a. Heritage Trees may be removed by-right without a Tree Removal Permit.

J. PARKLAND AND COMMON AMENITY AREA

1. Parkland:

Parkland obligations shall be satisfied through fee-in-lieu per UDC Section 13.08 Parkland.

2. Common Amenity Areas:

- **a.** Common amenity areas shall be provided for the enjoyment of residents within this PUD. A 5’ sidewalk shall be provided along one side of all private roadways within this PUD to provide pedestrian access to amenities.
- **b.** A minimum of three (3) amenities shall be provided.
- **c.** All amenities shall be maintained by the onsite property management, Condominium Association, or Home Owners Association.
- **d.** Amenity elements may be used multiple times and within the same vicinity and may include:

- Pool and spa
- Picnic areas
- Landscaped seating areas
- Fenced dog park
- Outdoor game area
- Indoor workout area
- Outdoor workout area
- Community garden
- Amenitized heritage tree grove
- Pavilion
- Trails
- Tennis Court
- Pickleball Court
- Basketball Court
- Workout stations
- Turf play lawn
- Water and electrical connections to accommodate a food truck.
- Splash Pad
- Community Art
- Garden with on-site educational materials providing information about the flora and/or fauna of the garden area.
- Any other amenity as approved by City of Georgetown staff.

e. No outdoor grills and/or fire pits which are community amenities shall be closer than 150' from the southern property boundary. This does not apply to grills or fire pits used by individual residents as part of the use and enjoyment of their residential unit or home.

f. Any pool, spa and/ or a splash pad shall be no closer than 100' from the southern property line

g. All outdoor amenities shall operate no later than 10 pm.

K. UTILITY PROVISIONS

a. Existing well- Any existing wells on the Property shall not be used as a water resource for any development within the Property.

b. Water Meter—For purposes of applying water meter regulations, the PUD shall be served with 1 (one) master water meter and may share a master meter with an adjacent property, so long as no more than 521 total residential units utilize the master meter.

L. PUD MODIFICATIONS

In conformance with section 4.06.010.d.3 of the UDC, modifications to this development plan shall require city council approval of an amendment to this PUD processed pursuant to section 3.06 of the UDC, except, where the director of planning determines such modifications to be minor, the director may authorize such modifications. Minor modifications may include changes

to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or applicable provisions of the UDC and any other applicable regulations.

M. LIST OF EXHIBITS

- **Exhibit A** – PUD Development Plan
- **Exhibit B** – Legal Description
- **Exhibit C** – Conceptual Land Plan

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 14.20 ACRE TRACT OF LAND

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THENCE: With the common lines between said 43.13 acre tract and said 10.03 acre tract, the following six (6) courses:

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6. **N 70° 25' 49" E**, a distance of **104.86 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly northeast corner of the tract described herein;

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3. **S 19° 38' 45" E**, a distance of **771.48 feet** to a point in the northwest line of Lot 33 of Logan Ranch, Section 1 of record Cabinet E, Slide 7 of the Plat Records of Williamson County, Texas, in southerly line of said 43.13 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **703.29 feet** to a found ½" pipe at the northwest corner of Lot-34A of said Resubdivision of record in Cabinet G, Slide 207, at the north corner of Lot 35 of said Subdivision of record in Cabinet E, Slide 7, at the southeast corner of a called 144.856 acre tract of land as described of record in Document No. 2021139898 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common line between said 43.13 acre tract and said 144.856 acre tract, the following two (2) courses:

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THENCE: **N 63° 18' 24" E**, with the southeast right-of-way line of Shell Road and the northwest line of said 43.13 acre tract, a distance of **60.39 feet** to the **POINT OF BEGINNING** and containing **14.20 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 14.20 Acres

Date: November 20, 2025



EXHIBIT C
CONCEPT PLAN
SHELL ROAD TRACT #2

NOVA 368, LLC
GEORGETOWN, TEXAS

North

0 100' 200' 400'

Scale: 1" = 200'

Date: November 21, 2025

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\2025-11_PUD Concepts\Concept Plan Tract 2.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND NOVA368 LLC

This Municipal Services Agreement ("Agreement") is entered into on the 10 day of February, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and NOVA368 LLC ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land located at 2000 Shell Road, Georgetown, Texas 786628, which consists of approximately 14.20 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2025-12-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____
Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 10 day of February, 2026 by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: Karen Frost

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

(OWNER 1)

By: _____
Suraj Reddy, NOVA368 LLC
Manager

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 13th day of January, 2026, by Suraj Reddy, Manager of Nova368 LLC on behalf of said limited liability company.

By: _____

Notary Public, State of Texas

ALBERTA L MARTINEZ
Notary ID #126173843
My Commission Expires
May 25, 2028

MATKINHOOVER
ENGINEERING
& SURVEYING

FIELD NOTES FOR A 14.20 ACRE TRACT OF LAND

A **14.20 acre** tract of land, located in the William Roberts Survey, Abstract 524, Williamson County, Texas, and being a portion of a called 43.13 acre tract of land described of record in Document No. 2021191971 of the Official Public Records of Williamson County, Texas. Said **14.20 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a red plastic cap stamped "RPLS 1847" in the southeast right-of-way line of Shell Road, at the northwest corner of a called 10.03 acre tract of land as conveyed to Grace Bible Church of record in Document No. 2008093127 of the Official Public Records of Williamson County, Texas, a northwesterly corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common lines between said 43.13 acre tract and said 10.03 acre tract, the following six (6) courses:

1. **S 19° 35' 05" E**, a distance of **389.16 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
2. **S 66° 56' 50" E**, a distance of **210.40 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
3. **N 70° 24' 15" E**, a distance of **436.41 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for angle,
4. **N 70° 33' 57" E**, a distance of **51.35 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner,
5. **N 19° 38' 35" W**, a distance of **107.73 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for corner, and
6. **N 70° 25' 49" E**, a distance of **104.86 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847" for the most easterly northeast corner of the tract described herein;

THENCE: Into said 43.13 acre tract, the following three (3) courses:

1. **S 19° 38' 35" E**, a distance of **127.80 feet** to a point for corner,
2. **S 70° 28' 10" W**, a distance of **104.90 feet** to a point for corner, and
3. **S 19° 38' 45" E**, a distance of **771.48 feet** to a point in the northwest line of Lot 33 of Logan Ranch, Section 1 of record Cabinet E, Slide 7 of the Plat Records of Williamson County, Texas, in southerly line of said 43.13 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 69° 01' 34" W**, with the southerly line of said 43.13 acre tract and the northwesterly lines of Logan Ranch Section 1 Subdivision and Resubdivisions of record in the following plats; Cabinet E, Slide 7 and Cabinet G, Slide 207, all of the Plat Records of Williamson County, Texas, a distance of **703.29 feet** to a found ½" pipe at the northwest corner of Lot-34A of said Resubdivision of record in Cabinet G, Slide 207, at the north corner of Lot 35 of said Subdivision of record in Cabinet E, Slide 7, at the southeast corner of a called 144.856 acre tract of land as described of record in Document No. 2021139898 of the Official Public Records of Williamson County, Texas, for the southwest corner of said 43.13 acre tract and the tract described herein;

THENCE: With the common line between said 43.13 acre tract and said 144.856 acre tract, the following two (2) courses:

1. **N 19° 37' 58" W**, a distance of **456.80 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 1847", and

2. **N 19° 34' 20" W**, a distance of **875.98 feet** to a found ½" iron rod in the southeast right-of-way line of Shell Road, the northeast corner of said 144.856 acre tract, for the northwest corner of said 43.13 acre tract and the tract described herein;

THENCE: N 63° 18' 24" E, with the southeast right-of-way line of Shell Road and the northwest line of said 43.13 acre tract, a distance of **60.39 feet** to the **POINT OF BEGINNING** and containing **14.20 acres of land**, situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Job # 24-4072 – 14.20 Acres

Date: November 20, 2025

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Development Agreement related to 2200 Shell Road with NOVA368, LLC

SUGGESTED ACTION:
Consideration and possible action on a Development Agreement for Transportation Improvements and Major Wastewater Line Easement Acquisition Assistance related to 2200 Shell Road with Nova368, LLC -- Wesley Wright, PE, Systems Engineering Director

ITEM SUMMARY:
Approximately 43.13 acres of property (two parcels of approximately 28.93 and 14.20 acres) located at the southwest corner of Shell Road and Shell Spur is seeking annexation from the city for commercial and multifamily development. The proposed agreement attempts to address wastewater service and transportation impacts of the proposed development.

Regarding wastewater service, the proposed development will agree to withdraw their TCEQ permit, allowing a wastewater treatment facility onsite in exchange for service through the existing city system. Some offsite linework and easements are necessary to accomplish this. However, the developer is confident they can obtain the necessary easements to construct the line. Should the developer be unable to secure the necessary rights to access existing sewer lines, after a good-faith effort, this agreement allows the developer to request that Council consider assisting through condemnation.

Regarding Transportation, upon annexation, the development will be subject to Transportation Impact Fees. However, the developer has agreed to construction roadway improvements that will help offset some of the impact this development will have on the adjacent roadways as well as provide benefits to the traveling public. The construction costs for a traffic signal at Shell Spur and Shell Road, as well as a left turn and right turn lane on Shell Road at the Shell Spur Intersection, will be eligible for impact fee credits. Those improvements are also required to be completed with the first phase of any development on the property. Additionally, while not eligible for impact fee credit, the developer has agreed to construct right turn/deceleration lanes into each driveway to the property as well as construct a cul-de-sac at the existing end of Flying Leaf Lane to prevent multifamily/commercial traffic from entering the adjacent neighborhood.

Staff recommends approval of the proposed Development Agreement.

FINANCIAL IMPACT:
There is no direct financial impact to the city. Any and all expenses will be paid directly by the developer.

SUBMITTED BY:
Shawn Gunnin, Systems Engineering

ATTACHMENTS:
Shell Spur DA - Final 03.12.2026.pdf
Combined Exhibits - Shell Spur PUD Development Agreement.pdf

DEVELOPMENT AGREEMENT
FOR TRANSPORTATION IMPROVEMENTS AND
MAJOR WASTEWATER LINE EASEMENT ACQUISITION ASSISTANCE
(Shell Spur Tract Subdivision)

This Development Agreement ("Agreement") is by and between the City of Georgetown, Texas, a home rule city situated in Williamson County, Texas (the "City") and Nova368, LLC, a Texas limited liability company ("Developer"). City and Developer are sometimes referred to in this Agreement singularly as a "Party" and collectively as the "Parties." This Agreement is made to be effective as of the Effective Date (defined below).

I. RECITALS

A. WHEREAS, Developer owns two parcels of real property – Parcel 1 being a 28.93 acre tract ("Parcel 1") , and Parcel 2 being a 14.2 acre tract ("Parcel 2") – which are contiguous to each other and together total approximately 43.13 acres of land ("Parcel 1" and "Parcel 2" are collectively referred to herein as the "Property") both located at the southwest intersection of Shell Spur and Shell Road having the street addresses of 2200 Shell Road (Parcel 1), and 2000 Shell Road (Parcel 2), in Williamson County, Texas, as more particularly described in the attached ***Exhibit A-1*** (Parcel 1) and ***Exhibit A-2*** (Parcel 2); and

B. WHEREAS, as of the Effective Date, the Property is located in the City's extraterritorial jurisdiction ("ETJ") and is contiguous with the City's city limits; and

C. WHEREAS, on February 15, 2024, Developer initially filed with the Texas Commission on Environmental Quality that certain "Application by NOVA368, LLC for TCEQ Permit No. WQ0016488001" for a new Texas Land Application Permit (the "TLAP Application") to authorize the disposal of treated domestic wastewater at a daily average flow not to exceed 56,500 gallons per day via surface irrigation of 16.5 acres of public access land, with the proposed wastewater treatment facility and effluent irrigation disposal site to be located within the boundaries of the Property; Sen. Charles Schwertner requested a public meeting on the application, and the City and several landowners opposed issuance of the TLAP Permit and it has been referred to the State Office of Administrative Hearings ("SOAH") for a contested case hearing.

D. WHEREAS, in lieu of prosecuting the TLAP Application and as consideration for its agreement to withdraw the TLAP Application with prejudice and promise not to file for any other TLAP or TPDES (herein defined) applications with the TCEQ pertaining to wastewater service to Property, Developer requested annexation of

the Property into the City limits, zoning of the Property as a Planned Unit Development allowing General Commercial (C-3), Low-Density Multi-Family (MF-1), and High-Density Multi-Family (MF-2), and City wastewater service to serve the Project (herein defined) on the Property; and

E. Developer's annexation and zoning applications pertaining to the Property are styled as Case Number 2025-4-ANX and Case Number 2025-12-ANX (collectively, the "Annexation and Zoning Petitions"), and the City Council is scheduled to consider the ordinances that would approve the Annexation and Zoning Petitions (collectively, the "PUD Ordinances") on even date with its consideration of this Agreement; and

F. WHEREAS, the Parties intend that, in consideration for Developer's promises to withdraw the TLAP Application with prejudice and to not file any other applications with the TCEQ pertaining to wastewater service to the Property, and Developer's construction of the Major Wastewater Line in accordance with the terms and conditions of this Agreement, the City will be the exclusive retail wastewater provider to the Property, the City has agreed to the Conceptual Wastewater Plan, and the Developer has agreed to acquire the Major Wastewater Easement or the Major Wastewater Line Easement – Alternate Location, and to construct the Major Wastewater Line, all at no cost to the City (subject to the provisions of **Section 83** of this Agreement); and

G. WHEREAS, the Developer has represented to the City that it will construct the Private Streets and transfer ownership of same to the POA for operation and maintenance, dedicate the Shell Spur Road ROW to the City at no cost to the City, dedicate to the Shell Road ROW to the City at no cost to the City, construct the Falling Leaf Lane Cul-de-Sac and the Eligible Transportation Improvements at no cost to the City, post the applicable Fiscal Security for construction of the Falling Leaf Lane Cul-de-Sac and the Eligible Transportation Improvements, and construct the Private Streets, Eligible Transportation Improvements, and Falling Leaf Lane Cul-de-Sac, all in accordance with the Governing Regulations; and

H. WHEREAS, City Code of Ordinances Sec. 12.46.120.D.2 allows an offset for the "construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by the City as a condition of development approval and the amount is offset against roadway facilities impact fees otherwise due from the development;" and

I. WHEREAS, the Parties have determined that full development of the Property within the corporate limits and in accordance with the Governing Regulations is in the best interests of the Parties and the general public; and

J. WHEREAS, Developer has requested that the City set forth in writing the circumstances allowing Developer to receive Transportation Impact Fee ("TIF") offsets, and to receive City assistance in acquiring the Major Wastewater Line Easement needed for City to provide wastewater service to the Property; and

K. WHEREAS, Developer acknowledges that it has received the written disclosures from the City described in Texas Local Government Code ("TLGC") Section 212.172(b-1); and

L. WHEREAS, the Parties acknowledge and agree that this Agreement satisfies the requirements of TLGC Section 212.172 of, and in recognition of the mutual benefits to be derived from the reasonably managed development of the Property, including the increased certainty to the City and Developer concerning development rights, entitlements, arrangements, and commitments, the Parties desire to enter into this Agreement, pursuant to Section 212.172 of the TLGC; extending the City's regulatory authority over the Property by providing for the regulations and planning authority of the City to be applicable to the Property as provided herein; and authorizing enforcement by the City of the City's land use and development regulations, as modified by the PUD Ordinances and subject to the terms of this Agreement; and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and sufficiency of which are acknowledged and agreed by the Parties, the Parties agree as follows:

II. DISCLOSURES, CONSIDERATION, EFFECT OF RECITALS

A. **Acknowledgement of Receipt of Required Disclosures**. Developer acknowledges that, prior to the Effective Date, it received from the City the written disclosures required by Section 212.172(b-1) of the TLGC which are set forth in **Section 99** of this Agreement.

B. **Acknowledgement of Consideration.** The benefits to the Parties set forth above, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the receipt and sufficiency of which is hereby acknowledged by the Parties.

C. **Effect of Recitals.** The foregoing Recitals in Article I above are true and correct and are incorporated by this reference into the Agreement as if set forth in full.

III. **DEFINITIONS:**

In addition to the terms defined elsewhere in in this Agreement, unless the context clearly indicates otherwise, (a) the term Section shall refer to a Section of this Agreement, the term Article shall refer to an Article of this Agreement, and (c) the following words when capitalized shall have the meanings set forth in this Article, below.

1. *"Access Easement"* means a temporary or permanent easement in favor of the City in Approved Form providing access to the Major Wastewater Line until such time as a public road providing access to the Major Wastewater Line is Complete.

2. *"Acquisition Documentation"* means the following written documentation submitted to the City by Developer evidencing its good faith efforts to acquire the Major Wastewater Line Easement: (i) preliminary legal descriptions prepared by a licensed surveyor registered to perform land surveys in the State of Texas retained by Developer describing the easement area(s) that are to be acquired; (ii) a sworn statement by a duly authorized representative of Developer (which may be an officer, director, member, manager or employee, or the Engineer) that Developer has made good faith efforts to secure the Major Wastewater Line Easement and describing those efforts; (iii) appraisals or other valuation determinations or estimates of the easement area(s) to be acquired (whether prepared by or for Developer or an affected landowner); and (iv) copies of any written offers and counteroffers, if any, between Developer and the affected landowner(s) regarding the easement acquisition, and non-confidential, non-privileged related correspondence, if any.

3. "*Approved Form*" means, as to the Major Wastewater Line Easement and Major Wastewater Line Easement – Alternate Location, an Access Easement, an Internal Wastewater Facilities Easement, a License to Encroach, or other document conveying a real property interest to the City, a document in the form promulgated by the City, available online at the City's official website at https://georgetowntexas.gov/development_services/planning/real_estate/convey_property_to_the_city.php#outer-663_(or another location on the City's official website). The Major Wastewater Line Easement, Major Wastewater Line Easement – Alternate Location, all Access Easements, all Internal Wastewater Facilities Easements that are not located, with the City's prior written consent, in a City-owned or controlled ROW, and all Licenses to Encroach must be exclusive to the City. As to the Private Street Maintenance Agreement, the term "Approved Form" means a maintenance agreement in the form approved by the City Attorney requiring the POA to perpetually own (or have perpetual access to), repair, and maintain the Private Streets.

4. "*Approved Plans*" means, as to Major Wastewater Line, the Wastewater Facilities, the Falling Leaf Lane Cul-de-Sac, the Public Transportation Improvements, and the

Private Streets, the design and construction plans and specifications prepared in compliance with the Governing Regulations by the Engineer and approved for construction by the City in its regulatory capacity. The term "Approved Plans" shall also encompass all applicable provisions of the Governing Regulations pertaining to same that are not reflected on the Approved Plans, but which still apply.

5. "*Assignee*" means, as to Developer, as successor to Developer as permitted under **Section 88.**

6. "*City*" means the City of Georgetown, Texas.

7. "*City Attorney*" means the City Attorney for the City.

8. "*City Council*" means the city council of the City of Georgetown, Texas.

9. "*City Rules*" means, collectively, the City's Code of Ordinances, and all specifications, standards, guidelines, manuals and policies referenced in Section 1 of the UDC, as the said City Rules may be revised by the City from time to time during the Term.

10. *"Completion or Complete"* means or is deemed to have occurred on the date all of the following events have occurred:

- as to all engineered improvements (including the Major Wastewater Line, the Wastewater Facilities, and the Public Transportation Improvements), the Engineer responsible for preparing the applicable Approved Plan has certified in writing to the City that the improvement is substantially complete such that, as applicable, all pipes, lines, appurtenances, facilities, structures, and equipment have been installed in accordance with the Governing Regulations and are capable of being fully operational following acceptance of the improvement for use by the City; and

- as to the Private Streets, the Engineer responsible for preparing the Approved Plans has certified to the City and the POA that the Private Streets comply with the Governing Regulations and are substantially complete such that the Private Streets can be accepted by the POA for use, operation, and maintenance; and

- all testing and inspections by the City and POA (if applicable) have been successfully conducted, all final approvals required for use, operation and maintenance from the City or the POA (as applicable) have been obtained, and the City or the POA (as applicable), has accepted the improvement for use, operation and maintenance; and

- as to the Major Wastewater Line, the Wastewater Facilities, and the Public Transportation Improvements, the City has received and approved all Completion Documentation and Dedication Documentation associated with the improvement,

and the City has, in writing, accepted the Major Wastewater Line, Wastewater Facility, or Public Transportation Improvement, as appropriate, for ownership, operation, and maintenance; and

- as to the Shell Spur Road ROW Dedication and the Shell Road ROW Dedication, a final plat evidencing dedication to the City of the Shell Spur Road ROW Dedication area and the Shell Road ROW Dedication area has been approved by the City for recordation in the Official Public Records of Williamson County, Texas.

11. *"Completion Documentation"* means (a) the Maintenance Security for a Completed improvement; (b) a set of construction plans for a Completed improvement certified as "as-built" by the Engineer responsible for preparing the Approved Plans for same; (c) all final, recordable Internal Wastewater Facilities Easements and the Major Wastewater Line Easement or Major Wastewater Line Easement – Alternate Location (as applicable), if said easements were not delivered with the application for approval of the construction plans for the Completed improvement and approved by the City with the Approved Plans; and (d) all third party warranties and guarantees associated with the improvement.

12. *"Conceptual Transportation Plan"* means the diagram attached as ***Exhibit C*** showing the location of the Public Transportation Improvements; however, the Conceptual Transportation Plan is not based on field or title work and modifications to the widths and/or other specifications and/or locations of the Public Transportation Improvements may be necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations. Any such modifications must be pre-approved in writing by the City.

13. *"Conceptual Wastewater Plan"* means the diagram attached as ***Exhibit B*** showing the four (4) acceptable alternative locations of the Major Wastewater Line, including the proposed points of connection with the City's existing wastewater line; however, the Conceptual Wastewater Plan is not based on field or title work and modifications to the widths and/or other specifications and/or locations of the Major Wastewater Line may be necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations. The final location of the Major Wastewater Line must be pre-approved in writing by the City (as evidenced by City's approval of the final construction plans).

14. "*Days*" or "*days*" means the days that the City is open for business.

15. *"Dedication Documentation"* means and includes all of the following, as applicable:

- As to any Internal Wastewater Facilities Easements that are not located, with the City's written pre-approval within a City owned or controlled ROW (if any), and as to a permanent Access Easement, a draft easement instrument in Approved Form; the legal description (metes and bounds or platted lot) and map or sketch of the proposed easement area prepared by a licensed surveyor registered to practice in the State of Texas; drafts of all Access Easements (if applicable), a draft License to Encroach (if applicable) each in Approved Form; and a current title commitment showing the encumbrances of record affecting the proposed easement area.

- As to any temporary Access Easement, draft easement instrument(s) in Approved Form the legal description (metes and bounds or platted lot) and map or sketch of the proposed easement area prepared by a licensed surveyor registered to practice in the State of Texas; an ownership and lien affidavit covering the proposed easement area, and a draft License to Encroach (if applicable) in Approved Form

- As to the Major Wastewater Line Easement and the Major Wastewater Line Easement – Alternate Location, draft easement instrument(s) in Approved Form conforming to the Approved Plans for the Major Wastewater Line; the legal description(s) (metes and bounds or platted lot) and map or sketch of the proposed easement area(s) prepared by a licensed surveyor registered to practice in the State of Texas; drafts of all Access Easements (if applicable), drafts of all Licenses to Encroach (if applicable) each in Approved Form; and a current title commitment showing the encumbrances of record affecting the proposed easement area(s).

- As to ROW, if dedicated by plat, the final plat application, or if conveyed by separate instrument, the draft deed instrument(s) in Approved Form; the legal description(s) (metes and bounds) and map or sketch of the proposed right-of-way area(s) prepared by a licensed surveyor registered to practice in the State of Texas; and a current title commitment showing the encumbrances of record affecting the proposed area(s).

16. *"Develop, Developed, or Development":* means the initiation of any activity governed by the UDC related to land or property modification whether for imminent or future construction activities including, but not limited to, division of a parcel of land into two (2) or more parcels; alteration of the surface or subsurface of the land including grading, filling, or excavating; clearing or removal of natural vegetation and/or trees in preparation of construction activities; installation of public infrastructure, construction of impervious surfaces; and vertical development. Excluded from this definition are repairs to existing utilities; minimal clearing of vegetation for surveying and testing; and bona fide agricultural activities.

17. "*Developer*" means Nova368, LLC, a Texas limited liability company, and its permitted assigns under **Section 88.**

18. "*Effective Date*" means the latest date accompanying the signatures of the duly authorized representatives of the Parties on this Agreement.

19. *"Eligible Transportation Improvements"* means and includes only those specific transportation system improvements described on the attached ***Exhibit D***. The term does not include the Shell Spur Road ROW, Shell Road ROW, or any other right-of-way acquisition or dedication, the Falling Leaf Lane Cul-de-Sac, the Private Streets, or any Public Transportation Improvements other than those specifically described on ***Exhibit D***.

20. *"Engineer"* means a registered professional engineer licensed to practice engineering in the State of Texas retained by Developer.

21. *"ETJ*" means the extraterritorial jurisdiction of the City as determined under Chapter 42 of the TLGC, as amended.

22. "*Falling Leaf Lane Cul-de-Sac*" means the terminus on the Property of Falling Leaf Lane, consisting of a cul-de-sac constructed by Developer at no cost to the City in the general location shown on the Conceptual Transportation Plan in accordance with the Approved Plans for same and the Governing Regulations pertaining to public streets that are to be dedicated or transferred to the City on Completion.

23. *"Fiscal Security"* as used herein means either (a) an irrevocable letter of credit to be provided by Developer in favor of the City issued by a major U.S. bank meeting the City's minimum standards for credit ratings and being in form and substance acceptable to the City, and continuously remaining in place until drawn upon or released by the City under the terms and conditions of this Agreement; or (b) with respect to the Major Wastewater Line, a cash deposit received by the City from Developer, which shall be deposited by the City in an escrow account and remain in place until drawn upon or released by the City under the terms and conditions of this Agreement, in the amount of 125% of the City-approved Engineer's estimated costs for the City to acquire the Major Wastewater Line Easement and to construct the Major Wastewater Line, plus 125% of the City-approved Engineer's estimated costs for same.

24. *"Governing Regulations"* means and includes, collectively, the federal, state, and local laws, rules and regulations applicable to the Development of the Project on the Property, including, but not limited to this Agreement, the Approved Plans, the PUD Ordinances, and the UDC. The term also includes the "*City Rules*."

25. *"Internal Wastewater Facilities"* means, collectively, all lines/piping, valves, receiving drains, manholes, and other facilities to be constructed by Developer at no cost to the City in accordance with the Governing Regulations entirely within the Property to

enable the City to provide Wastewater Service to customers on Parcel 1, and including at a minimum a stubout to the perimeter of Parcel 2 to serve customers on Parcel 2. The term does not include the service line on a retail customer's side of a City wastewater main, or the Major Wastewater Line, which is separately defined.

26. "*Internal Wastewater Facilities Easements*" means collectively, one (1) or more easements in Approved Form exclusively in favor of the City for all Internal Wastewater Facilities where such facilities are not, with prior written consent from the City, within a City owned or controlled ROW. The term does not include the Major Wastewater Line Easement or the Major Wastewater Line – Alternate Location, which are separately defined.

27. "*Maintenance Security*" means shall mean a bond, letter of credit, or cash held in escrow, as the City may determine in its sole discretion and in a form reasonably acceptable to the City, in the amount of ten percent (10%) of the total cost of constructing each improvement that is, after Completion, to be transferred to the City for ownership, operation, and maintenance, beginning on the date acceptance by the City of the improvement for ownership, operation, and maintenance, and ending on the date that is two (2) years after the beginning of the period.

28. "*Major Wastewater Line*" means the twelve inch (12") diameter wastewater line to be constructed by Developer at no cost to the City within the Major Wastewater Line Easement or the Major Wastewater Line Easement – Alternate Location, in accordance with the Approved Plans for the Major Wastewater Line and the Governing Regulations.

29. *"Major Wastewater Line Easement – Alternate Location"* means, collectively, one or more easements exclusively in favor of the City to be acquired by Developer in Approved Form, at no cost to the City, in the Approved Form for the Major Wastewater Line where generally shown on the attached ***Exhibit F.*** The Major Wastewater Line Easement-Alternate Location shall have a minimum width of two (2) times the depth of the Major Wastewater Line. Developer will be responsible for obtaining, in Approved Form and at Developer's expense, any Access Easements or Licenses to Encroach that may be required for the City to access the Major Wastewater Line Easement – Alternate Location from an existing public roadway. .

30. "*Major Wastewater Line Easement*" means, collectively, one or more easements exclusively in favor of the City to be acquired by Developer, at no cost to the City, in the Approved Form for the final City-approved location of the Major Wastewater Line, which may be in one (1) of the four (4) alternative the locations shown on the Conceptual Wastewater Plan, but subject to relocation for the reasons described in the definition of Conceptual Wastewater Plan after pre-approval of any such adjustment by the City . The Major Wastewater Line Easement shall have a minimum width of two (2) times the depth of the Major Wastewater Line. Developer will be responsible for obtaining, in Approved

Form and at Developer's expense, any Access Easements or Licenses to Encroach that may be required for the City to access the Major Wastewater Line from an existing public roadway.

31. "*Major Wastewater Line Easement Acquisition Deadline*" means before and as a condition of the City's approval of the first final plat for all or any part of the Property.

32. "*POA*" means one or more property owners associations or homeowners associations formed and operating under the laws of the State of Texas where membership is appurtenant to ownership of a lot included on a final subdivision plat for all or part of the Property.

33. "*Parcel 1*" means that certain 28.93 acre tract having the street addresses of 2200 Shell Road, Williamson County, Texas, as more particularly described in the attached ***Exhibit A-1*** (Parcel 1).

34. "*Parcel 2*" means that certain 14.20 acre tract having the street address of 2000 Shell Road, Williamson County, Texas, as more particularly described in the attached ***Exhibit A-2*** (Parcel 2).

35. "*Parties*" means, collectively, the City and the Developer.

36. "*Party*" means either the City or the Developer.

37. *"Private Streets"* means, collectively, all streets, roadways, curbs, asphalt and base, together with any and all related appurtenances necessary to provide pedestrian and vehicular access for the Project to be designed and constructed by Developer at no cost to the City in accordance with the Governing Regulations and City Rules, that are located or to be located within the boundaries of the Property and which must be owned, maintained and repaired by a POA pursuant to the Private Street Maintenance Agreement. The term shall also include all stormwater management, drainage, and water quality facilities necessary for or related to the Private Streets. The term does not include the Falling Leaf Lane Cul-de-Sac or the Shell Spur Road ROW Dedication. For clarity, all Private Streets must be constructed to City standards, but the City will not own, operate, or maintain the Private Streets.

38. *"Private Streets Maintenance Agreement*" means the agreement required by Section 12.03.020 of the UDC requiring and governing the perpetual ownership, maintenance, and repair of the Private Streets by a POA.

39. "*Project*" means Development of the Property in accordance with the PUD Ordinances and the Governing Regulations.

40. "*Property*" means, collectively, Parcel 1 and Parcel 2, which are generally located at the southwest intersection of Shell Spur and Shell Road in Williamson County, Texas,

and are more particularly described in the attached ***Exhibit A-1*** (Parcel 1) and ***Exhibit A-2*** (Parcel 2).

41. "*Public Transportation Improvements*" means, collectively, the Eligible Transportation Improvements, the Falling Leaf Lane Cul-de-Sac, the Shell Road ROW Dedication, and the Shell Spur Road ROW Dedication. The term also includes all additional ROW needed to construct the Public Transportation Improvements, including land ROW that is outside the boundaries of the Property. The term does not include the Private Streets.

42. "*PUD Ordinances*" means, collectively, on their final adoption, the ordinances approved by the City Council adopting the PUD Development Plans for Parcel 1 and Parcel 2 presented to, but unanimously denied by, the City's Planning & Zoning Commission on February 3, 2026, as said ordinances may be amended from time to time after the Effective Date.

43. "*ROW*" means public right-of-way. The term does not include the Private Streets.

44. "*Shell Spur Road ROW Dedication*" means that portion of the Property required by UDC Sections 12.02.020(B) and 12.02.030 to be dedicated by Developer to the City, at no cost to the City, for the expansion of the existing Shell Spur Road ROW from its current width to a total of ninety-four (94) feet wide, sufficient for a "Major Collector," as the term "Major Collector" is defined in the UDC.

45. "*Shell Road ROW Dedication"* means that portion of the Property required by UDC Sections 12.02.020(B) and 12.02.030 to be dedicated by Developer to the City, at no cost to the City, for the expansion of the existing Shell Road ROW from its current width to a total of one hundred thirty-five (135) feet wide, sufficient for a "Major Arterial," as the term "Major Arterial" is defined in the UDC.

46. "*TCEQ*" means the Texas Commission on Environmental Quality, or its successor agency having jurisdiction over wastewater treatment and discharge.

47. "*TIA*" means a traffic impact analysis for the Property prepared in accordance with Section 12.09 of the UDC.

48. "*TIF*" means the transportation impact fee adopted by the City Council pursuant to Chapter 395 of the TLGC to recoup the costs of capital improvements or expansions to the City's transportation system, in the amount in effect on the "Assessment Date," as the term "Assessment Date" is defined in accordance with City Code of Ordinances Section 12.46.090, and which amount may be revised by the City Council after the Effective Date in accordance with the applicable procedures set forth in TLGC Chapter 395.

49. "*TIF Offset*" means the maximum amount that the TIF may be reduced on Developer's demonstration of compliance with the terms and conditions of this

Agreement, calculated after Completion of the Eligible Transportation Improvements and the City's acceptance of the TIF Offset Documentation, per **Section 67.**

50. "*TIF Offset Documentation*" means the information described on the attached ***Exhibit E***.

51. "*TIF Service Unit"* means one vehicle-mile of travel during the afternoon peak hour of traffic, and is also sometimes referred to in City Code of Ordinances Chapter 12.46 as a "vehicle mile."

52. "*TLAP*" means a permit issued by the TCEQ allowing municipal or domestic wastewater treatment facilities to dispose of treated effluent on land rather than discharging it into surface water.

53. "*TLAP Application*" has the meaning given in Paragraph C of the Recitals.

54. "*TPDES*" means the Texas Pollutant Discharge Elimination System, a regulatory program managed by the TCEQ that controls water pollution by issuing permits for wastewater and stormwater discharges to surface water in Texas.

55. "*Unified Development Code*" or "*UDC*" means the City's Unified Development Code in effect as of the Effective Date.

56. "*Vertical Development*" means the construction, installation or remodeling of enclosed building structures for which the City typically requires building permits or certificates of occupancy.

57. "*Wastewater Facilities*" means, collectively, the Major Wastewater Line and the Internal Wastewater Facilities.

58. "*Wastewater Impact Fees*" means a charge or assessment of money imposed per service unit by the City pursuant to City Code of Ordinances Chapter 13.32 against new development to generate revenue for funding or recouping the costs of wastewater capital improvements or facility expansions necessitated by or attributable to new development, in the amount in effect at the time of assessment under City Code of Ordinances Section 12.32.070, as said amount may be revised by the City Council during the Term in accordance with the applicable procedures set forth in TLGC Chapter 395.

59. "*Wastewater Service*" means the provision by the City of domestic wastewater collection and treatment services to retail customers within the Property per the rules and regulations promulgated by the City.

IV. GENERAL DEVELOPMENT REQUIREMENTS

60. **Withdrawal of TLAP Application; Prohibition on Applying or Reapplying for TCEQ Wastewater Permit.** In consideration of the City's agreement to provide wastewater service to the Property for the Project and the City's other promises and

commitments in this Agreement, Developer shall, within thirty (30) days after the Effective Date, withdraw the TLAP Application from the TCEQ (and SOAH, if a contested case hearing on the TLAP Application has been docketed with SOAH) with prejudice against refiling the TLAP Application, and shall not file any other TLAP or TPDES application pertaining to wastewater generated on the Property.

61. **Compliance with the Governing Regulations Required.** All Development on the Property must conform to the Governing Regulations; *provided however*, that this Agreement shall control with regard to TIA submittal requirements, TIF Offsets, and the Major Wastewater Line Easement acquisition process. In all other respects, the Governing Regulations shall control and apply to all Development on the Property, and nothing in this Agreement shall be construed to waive or alter the requirements of the Governing Regulations except as expressly stated otherwise in this Agreement.

62. **POA Required**. Prior to the first closing of a sale of a lot on the Property, but in no event later than the date that the City receives the first application for a building permit for vertical Development on the Land, Developer will record or cause to be recorded a Master Covenant covering the Property that establishes the obligation of the POA to implement and enforce a Master Covenant requiring the POA to maintain a legal right to access or own, and maintain in perpetuity, the Private Streets located or to be located on the Property, and to assess and collect such fees as are necessary to adequately fund such obligations. Further, the Master Covenant shall state that the provisions obligating the POA to enforce the Master Covenant, maintain the Private Streets in perpetuity, and fund the POA's obligations under this Agreement and the Master Covenant cannot be amended or removed from the Master Covenant. Developer shall provide a copy of the recorded Master Covenant to the City.

V. TRANSPORTATION IMPROVEMENTS

63. **Traffic Impact Analysis Requirement Waived.** In consideration for Developer's agreement to Complete, or cause Completion of, the Public Transportation Improvements in accordance with the Governing Regulations, the City hereby waives the requirement in Section 12.09 of the UDC for Developer to submit a TIA.

64. **General**. The City hereby acknowledges and agrees that the Public Transportation Improvements will be the only public roadway or transportation improvements that will be required by the City with respect to Development of the Project on the Property. Notwithstanding the generality of the foregoing, the Developer shall construct the Private Streets at no cost to the City.

65. **Requirements Regarding Private Streets**. At Developer's request, all roadways within the boundaries of the Property, other than Shell Spur and Shell Road, will be private streets, not owned, operated, or maintained by any governmental entity. On

Completion of a Private Street, the Developer shall transfer or convey the Private Street to the POA for perpetual ownership (or perpetual right of access thereto), operation, maintenance, and repair pursuant to the Private Street Maintenance Agreement. The City shall have no liability or responsibility for the Private Streets.

66. **Procurement Process Required for Eligible Transportation Improvements.** Developer must comply only with the procurement requirements as set forth in this **Section 65** with respect to designing and constructing the Eligible Transportation Improvements (the "Required Procurement Procedures"). Failure to comply with the Required Procurement Procedures as set forth in this **Section 65** will void Developer's right to request TIF Offsets, and the City will have no obligation to grant any TIF Offsets related to Eligible Transportation Improvements for which the Required Procurement Procedures were not followed. The Required Procurement Procedures are as follows: (a) Developer must advertise construction bids for the Eligible Transportation Improvements in a newspaper of general circulation in the City of Georgetown or Williamson County once a week for at least two weeks; (b) Developer must hold a pre-bid opening meeting; (c) Developer must open bids publicly no earlier than fifteen (15) days after the public notice process has concluded; (d) a five percent (5%) bid bond must be required; (e) Developer must require any selected contractor(s) to maintain performance and payment bonds for the Eligible Transportation Improvements to be constructed; (f) Developer must consider the following criteria in choosing a contractor: price, experience and reputation, whether the contractor's financial capability is appropriate for the size and scope of the project, timely submittal of the contractor's bid and contractor's compliance with the contract documents. For purposes of clarification, the Required Procurement Procedures shall not require Developer to have any consultants other than the contractor constructing the Eligible Transportation Improvements (as outlined above) chosen through a public notification and/or bidding process. The City will cooperate in all respects, at no material cost to the City, with Developer at all times during the procurement process, and the City shall confirm in writing within ten (10) days after written request from Developer that Developer is in compliance with the Required Procurement Procedures.

67. **Completion of Transportation Improvements Required.** Developer agrees to Complete the Public Transportation Improvements (including the Eligible Transportation Improvements) prior to and as a condition of the City's approval of any Vertical Development on the Property. Developer shall submit plans for the Eligible Transportation Improvements to the City with the first application for a final plat for any portion of the Property. No final plat for any portion of the Property will be approved by the City unless and until the City has issued Approved Plans for the Eligible Transportation Improvements.

68. **TIF Offset Documentation.** Within one hundred twenty (120) calendar days after Developer's Completion of the Eligible Transportation Improvements when and as required by the Governing Regulations, Developer shall submit the TIF Offset Documentation to the City. The City shall use its best efforts to review the TIF Offset Documentation and notify Developer of any discrepancies or additional information reasonably required within thirty (30) days after Developer's delivery of the TIF Offset Documentation, and Developer agrees to resolve and/or address any discrepancies and/or deliveries of additional information to the City's satisfaction within thirty (30) days of receipt of the City's request. The City and the Developer agree to ensure the sufficiency and accuracy of the TIF Offset Documentation so that the TIF Offset can be calculated correctly. The City's failure to respond to Developer within the timeframes does not constitute the City's approval of the TIF Offset Documentation.

69. **TIF Offset Amount Calculation Methodology.**

a. Total TIF Offset Amount: The total TIF Offset amount shall be the lesser of the following two amounts:

i. the amount that is equal to the number of TIF Service Units shown on the final plat(s) for the Property multiplied by the fee per TIF Service Unit shown on the current City Code of Ordinances, Ch. 12.46, Schedule 12.46.071(B) or Schedule 12.46.071 (C) as of the "Assessment Date" (as the term "Assessment Date" is defined in City Code of Ordinances Chapter 12.46); or

ii. the actual costs to Developer of Completing the Eligible Transportation Improvements supported, to the City's reasonable satisfaction, by the TIF Offset Documentation.

b. Per TIF Service Unit Amount: The Per TIF Service Unit Offset Amount shall be the Total TIF Offset Amount calculated per **Section 68(a**), above, divided by the number of TIF Service Units for the final plat(s) of the Property.

70. **TIF Offset Creation**. TIF Offsets for construction of Eligible Transportation Improvements shall be deemed created when the Eligible Transportation Improvements are Completed and the City has accepted them for ownership, operation, and maintenance, and the City has approved the TIF Offset Documentation in writing.

71. **Geographical Limits.** The TIF Offsets shall be associated solely with the final plats for the Property. No TIF Offsets can be applied or used outside the boundaries of the Property.

72. **When Applied.** A TIF Offset associated with a final recorded plat shall be applied at the time of application for the first building permit for a structure on the Property and, successively to each building permit application thereafter, reducing the Per TIF Service Unit Amounts due until the Total TIF Offset Amount is exhausted.

73. **Expiration of TIF Offsets; Surviving Obligation to Provide TIF Offsets for Completed Eligible Transportation Improvements**. TIF Offsets shall expire ten (10) years from the date the offset was created. If the City elects to terminate this Agreement because of a failure or default by the Developer that remains uncured after expiration of any applicable notice and cure periods in accordance with this Agreement, or if this Agreement expires of its own terms, the City's obligation to provide TIF Offsets will be limited to TIF Offsets associated with an Eligible Transportation Improvement that was Completed before termination or expiration of this Agreement, which obligation shall survive termination or expiration of this Agreement. For clarity, this means that the City's obligation to provide TIF Offsets for Eligible Transportation Improvements that are not Complete before termination or expiration of this Agreement will not survive termination or expiration of this Agreement.

VI. WASTEWATER IMPROVEMENTS

74. **General**. The Developer shall design and construct, at no cost to the City, the Wastewater Facilities. The City hereby acknowledges and agrees that the Wastewater Facilities will be the only wastewater improvements that will be required for the City to provide Wastewater Service to the Project on the Property.

75. **Major Wastewater Line Easement**. Developer shall, at no cost to the City, and prior to and as a condition of the City's approval of construction plans for the Major Wastewater Line, obtain the Major Wastewater Line Easement, and the Access Easements and temporary construction easements necessary for the construction of the Major Wastewater Line. The Major Wastewater Line Easement shall be (*w*) exclusive to the City and in Approved Form; (*x*) sized per the requirements of this Agreement; (*y*) be at the correct elevation to connect with the City's existing relevant wastewater lines; and (*z*) be located generally where shown on the Conceptual Wastewater Plan and the Approved Plans. Furthermore, the temporary construction easements and Access Easements for the Major Wastewater Line shall be in widths and locations to be determined by the Engineer, and shall be reasonably acceptable to the City and Developer.

76. **Internal Wastewater Facilities Easements**. Developer shall, at no cost to the City, and prior to and as a condition of the City's approval of construction plans for the relevant Internal Wastewater Facility, obtain the Internal Wastewater Facilities Easements, the Access Easements for the Internal Wastewater Facilities, and temporary construction easements necessary for the construction of the Internal Wastewater Facilities. All Internal Wastewater Facilities Easements shall be (*x*) sized per the requirements of the UDC; and (*y*) be located generally where shown on the Conceptual Wastewater Plan (if shown), and (*z*) if not in a City owned or controlled ROW with the City's prior written approval, exclusively in favor of the City. The temporary construction

and Access Easements (if any) shall be in widths and locations to be determined by the Engineer, and shall be reasonably acceptable to the City and Developer.

77. **Completion and Transfer to the City.** Developer shall design and Complete, or cause to be designed and Completed, the Major Wastewater Line and the Internal Wastewater Facilities in compliance with the Governing Regulations. On Completion, the Major Wastewater Line and the Internal Wastewater Facilities must be dedicated or transferred to the City for ownership, operation and maintenance.

78. **Dedication Documentation.** At least sixty (60) days prior to the deadline for conveying the Major Wastewater Line, an Internal Wastewater Facility, the Major Wastewater Easement, or an Internal Wastewater Facilities Easement to the City, Developer will provide, or cause to be provided, the applicable Dedication Documentation to the City. All conveyances to the City must be in the applicable Approved Form as confirmed by the City Attorney as evidenced by the City Attorney's signature on the recordable instrument. The City is not required to accept conveyances that are not on the appropriate Approved Form or assignments of private easements.

79. **Encumbrances and Liens.** If the Dedication Documentation includes an ownership and lien affidavit and the affidavit shows a lien or other monetary encumbrance which affects and encumbers all or any portion of the area to be transferred to the City, Developer shall cause the holder of such lien or encumbrance to subordinate such lien or other monetary encumbrance as per the applicable Approved Form.

80. **Costs.** The costs incurred to convey easements, and to grant Licenses to Encroach (defined in **Section 82** below) (including costs of acquisition, recording, and preparation of the Dedication Documentation and costs of issuing title policies required by this Agreement) are the responsibility of Developer.

81. **Title Policies.** If the Dedication Documentation includes a title commitment, Developer will provide title insurance for the real estate or asset, as applicable, using the values stated in the definition of Dedication Documentation and will cause the subordination of any liens or monetary encumbrances reflected on the commitment before the easement is granted to the City. Only the standard pre-printed non-policy covered items of the type listed on Texas Real Estate Commission Schedule B are permitted.

82. **Access Easements.** If no public road exists providing access to the Major Wastewater Line Easement, Major Wastewater Line Easement – Alternate Location, or an Internal Wastewater Facility when the applicable easement or is granted, Developer shall grant, or cause to be granted, an Access Easement, in a location and of a size determined by the City during the City's review and approval of construction plans and final plats, sufficient to allow the City and its authorized agents to access the applicable

improvement via an Access Road until such time as a public road providing such access is Complete. Each Access Easement will terminate as each portion thereof is included within an easement or ROW shown on a recorded plat.

83. **Licenses to Encroach**. Developer may request authorization under City Code of Ordinances Section 12.08 or 12.09, or Section 3.21 of the UDC (as applicable) (each, for purposes of this Agreement, a "License to Encroach") to allow perpendicular crossings or other encroachment as may be reasonably necessary of the Major Wastewater Line Easement, Major Wastewater Line Easement – Alternate Location, an Access Easement, or an Internal Wastewater Facilities Easement. Each License to Encroach must be in Approved Form substantially in the form attached hereto as ***Exhibit F-3***.

84. **Possible City Assistance with Major Wastewater Line Easement Acquisition**.

a. This **Section 83** applies to the Major Wastewater Line Easement only. It does not apply to the Major Wastewater Line Easement – Alternative Location. Developer shall use good faith efforts to obtain the Major Wastewater Line Easement on or before the Major Wastewater Line Easement Acquisition Deadline.

b. If Developer is unable to obtain the Major Wastewater Line Easement on or before the Major Wastewater Line Easement Acquisition Deadline, after using good faith efforts to do so, Developer may request in writing that the City assist with the Major Wastewater Line Easement acquisition (the "City Assistance Request"). Such a request to the City must be accompanied by the Acquisition Documentation from Developer. The Parties acknowledge and agree that the Major Wastewater Line constitutes a necessary and required improvement for the City's wastewater system. The City will provide use of all necessary City lands, rights-of-way and easements (if any). It is acknowledged there is and exists a public necessity for the Major Wastewater Line. The City agrees to use its power of eminent domain to acquire such lands or easements as may be necessary for the construction of the Major Wastewater Line following receipt of a City Assistance Request. The documented costs and expenses of the City obtaining any easements and other land required for the construction of Major Wastewater Line and for the Major Wastewater Line Easement that is located outside the boundaries of the Property shall be paid by Developer.

c. Within fifteen (15) days after the City's receipt of the City Assistance Request accompanied by the Acquisition Documentation from Developer, the City shall provide a preliminary written estimate to Developer of projected costs and expenses related to acquisition of the Major Wastewater Line Easement by eminent domain, including the cost of preparing instruments and surveys, payment for the purchase of the Major Wastewater Line Easement, and condemnation costs incurred by the City, including any litigation related thereto (including all actual legal fees, witness costs, and

court costs), and the costs of completing the Major Wastewater Line, which cost estimate shall form the basis for determining the amount of the Fiscal Security. Developer shall provide the Fiscal Security within thirty (30) days after receipt of the written cost estimate. Regardless of the initial amount of the Fiscal Security, Developer must pay all costs and expenses incurred by the City relating to the acquisition of the Major Wastewater Line Easement and constructing the Major Wastewater Line, including, without limitation, costs of negotiating easements with landowners, preparation of instruments and surveys, payment of a negotiated sum for purchase of the Major Wastewater Line Easement, and purchase or condemnation costs incurred by the City, including any litigation related thereto (including all actual legal fees, witness costs, and court costs), and the cost of constructing the Major Wastewater Line. If the actual costs exceed the original cost estimate, Developer shall provide payment of the additional amount within fifteen (15) days of receipt of a written request for payment from the City. If the actual costs are less than this sum, the City shall promptly refund the excess amount to Developer on Completion of the Major Wastewater Line.

d. Developer acknowledges and agrees that the City will not authorize its employees, representatives, agents or consultants to commence any efforts to acquire the Major Wastewater Line Easement until the conditions in **Section 83(a) and (b)** are met and the Fiscal Security is received by the City. Failure by Developer to satisfy the conditions set forth in **Section 83(a) and (b)** or to timely pay any written estimate or any invoice in full related to the costs of acquiring the Major Wastewater Line Easement or Completing the Major Wastewater Line shall constitute a material breach of this Agreement.

e. The Fiscal Security must be maintained in full force and effect by Developer, at no cost to the City, until the Major Wastewater Line Easement has been acquired and the Major Wastewater Line has been Completed. If any time before Completion of the Major Wastewater Line, the City determines that the estimated costs to acquire the Major Wastewater Line Easement and/or to Complete the Major Wastewater Line exceeds the amount of the Fiscal Security then in effect, the City shall notify Developer of the cost increase and the new required amount and Developer shall, within thirty (30) days after receipt of the notice, provide an amended or substituted Fiscal Security with a payment amount equal to the new increased required amount stated in the notice.

f. Developer shall have no right to use and/or draw on the Fiscal Security. The City shall have the right <u>but not the obligation</u> to use and/or draw on the Fiscal Security to acquire, or cause the acquisition of, the Major Wastewater Line Easement and/or to Complete, or cause Completion of, the Major Wastewater, in its sole discretion and in its

own time. If the City acquires the Major Wastewater Line Easement, the amount of the Fiscal Security may be reduced to the amount that is 125% of the City-approved then-current Engineer's estimated cost to Complete the Major Wastewater Line. If the City acquires the Major Wastewater Line Easement, after such acquisition, Developer may send a written notice to the City stating that it will construct the Major Wastewater Line, and after Developer Completes, or causes Completion of the Major Wastewater Line, the City will release any unused portions of the Fiscal Security to Developer.

85. **Wastewater Impact Fees**. The Parties agree that Wastewater Impact Fees shall be assessed and are due for collection when required by City Code of Ordinances Section 13.32.070 (assessment) and Section 13.32.090 (collection). For clarity, this means that any preliminary plat submitted before the City's adoption of a PUD Ordinance is deemed to be expired. No Wastewater Impact Fee credits will be granted.

86. **Service Commitment**. In accordance with and subject to the terms and conditions of this Agreement, the City agrees to provide the Wastewater Service to customers within the Project on the Property, which commitment is further subject to compliance with all service requirements and payment of all applicable impact fees, security deposits, and other fees and charges.

87. **Major Wastewater Line Easement – Alternate Location**. Developer may, at Developer's discretion, acquire the Major Wastewater Line Easement -Alternate Location in lieu of acquiring the Major Wastewater Line Easement, for the purpose of placing therein the Major Wastewater Line. If the Major Wastewater Line Easement – Alternate Location is not located, with the City's prior written consent, in a City-owned or controlled ROW, it must be located in an exclusive easement in favor of the City and in Approved Form.

VII. TERM AND ASSIGNMENT

88. **Term**. The term of this Agreement shall be ten (10) years from the Effective Date (the "Term"). After the Term , this Agreement shall have no force or effect, except that termination will not affect any right or obligation arising from approvals already granted. Survival of TIF Offsets is governed by **Section 72.**

89. **Assignment**. Developer shall have the right to assign this Agreement in whole or in part to any person or entity (an "Assignee") with the prior written consent of the City Council *provided that*: (a) the assignment and assumption agreement is in writing and executed by the Developer and the Assignee; (b) the assignment and assumption agreement incorporates this Agreement by reference and binds the Assignee to perform the Developer's obligations (to the extent of the obligations assigned) in accordance with this Agreement; (c) the Assignee is a purchaser of some or all of the Property; and (d) the assignment and assumption agreement includes an acknowledgement that the City

Council has given its written consent to the assignment and assumption. Each Assignee shall become a Party to this Agreement upon the execution of the assignment and assumption agreement and after consent to the assignment is given by the City Council. As provided in Section 212.172(f), TLGC, this Agreement is not binding on, and does not create any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property, except for land use and development regulations that may apply to a specific lot.

VIII. DEFAULT AND REMEDIES

90. **Default and Remedies.** In the event of default by any Party (a "Defaulting Party"), any non-defaulting Party shall give the Defaulting Party written notice specifying the default (a "Default Notice"). If the Defaulting Party fails to fully cure any default that can be cured by the payment of money ("Monetary Default") within thirty (30) days of the date of the Default Notice, or fails to commence the cure of any default specified in the Default Notice that is not a Monetary Default within thirty (30) days of the date of the Default Notice and complete such cure within ninety (90) days of the date of the Default Notice (or such longer period the non-Defaulting Parties may mutually agree in writing before the expiration of the initial 90-day period is reasonable), then the other Party(ies) shall be entitled to a proper writ issued by a court of competent jurisdiction compelling and requiring the Defaulting Party to observe and perform the covenants, obligations and conditions described in this Agreement and/or seek any relief available at law or in equity; provided, however, damages, if any, to which any complying Party may be entitled shall be shall not include monetary, special or consequential damages. In addition, if Developer is the Defaulting Party, (i) the City shall not be obligated to accept, review, or approve any development applications related to the Property until Developer has cured the default; and (ii) the City shall have all rights to withhold application of the TIF Offsets until the default or breach is cured.

IX. MISCELLANEOUS

91. **Filings**. The Parties agree that, for the purposes of Chapter 212 of the TLGC, a plan or plat for all or any part of the Property is deemed to be filed when the application for said plat or plan includes all information required by, and is in compliance with, the Governing Regulations. No Development-related application will be accepted by the City if a material event of default exists with regard to this Agreement or a Governing Regulation as of the filing date of such application.

92. **Notice**. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another delivery service guaranteeing "next day

delivery," addressed to the Party to be notified and with all charges prepaid; or (iii) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three (3) days after the date of mailing. Notice given in any other manner will be effective when received. For purposes of notice, the addresses of the Parties, until changed as provided below, will be as follows:

City: City of Georgetown, City Manager
808 Martin Luther King Jr. St.
Georgetown, Texas 78626
Attn: City Manager

With a copy to:
City of Georgetown, City Attorney
809 Martin Luther King, Jr. St.
Georgetown, Texas 78626
Attn: City Attorney

Developer: Nova368, LLC
1001 Cypress Creek Rd.
Cedar Park, Texas 78613
Attn: Vinod Nagi, Managing Member

East Avenue Investments
1001 Cypress Creek Rd.
Cedar Park, Texas 78613
Attn: Suraj Reddy, Managing Partner

With a copy to:
McLean & Howard, L.L.P.
4301 Bull Creek Road, Suite 150
Austin, Texas 78731
Attn: Caroline H. Simon, Esq.

The Parties may change their respective addresses to any other address within the United States of America by giving at least five (5) days' written notice to the other party. Developer and the District may, by giving at least five (5) days' written notice to the City, designate additional Parties to receive copies of notices under this Agreement.

93. **Severability; Waiver.**

a. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement by agreement of the Parties that is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.

b. Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

94. **Applicable Law and Venue.** The interpretation, performance, enforcement and validity of this Agreement are governed by the laws of the State of Texas. Venue shall be in a court of appropriate jurisdiction in Williamson County, Texas.

95. **Entire Agreement.** This Agreement (including the Exhibits to this Agreement, collectively contain the entire agreement of the Parties as to the subject matters addressed herein.

96. **Amendments**. This Agreement only by mutual written agreement of Parties.

97. **Exhibits, Headings, Construction and Counterparts.** All Exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The Section headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the Sections. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them have been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement or any Exhibits hereto.

98. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall together constitute the same instrument. This Agreement shall become effective only when one (1) or more counterparts, individually or taken together, bear the signatures of all of the Parties.

99. **Time.** Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday or legal holiday.

100. **Required Disclosures and Consents.** Pursuant to the requirements of TLGC §43.004 and §212.172(b-1), the City hereby discloses the following information regarding this Agreement, which is an agreement that the City is offering Developer:

A. Developer is not required to enter into this Agreement. If Developer chooses to enter into this Agreement with the City, Developer should do so only after carefully reviewing this Agreement and, if desired, consulting with an attorney.

B. Developer acknowledges and agrees that it has had the opportunity to review the PUD Development Plans in the form presented to, and unanimously denied by, the City's Planning & Zoning Commission on February 3, 2026, and hereby affirms that it has no objections to the content of the draft PUD Development Plans. If the City Council does not approve the PUD Development Plans via the PUD Ordinances within sixty (60) days after the Effective Date of this Agreement, then this Agreement will automatically terminate and be of no further force and effect, and neither Party shall have any obligation to the other.

C. By entering into this Agreement with Developer, the City waives immunity from suit for the purpose of adjudicating a claim for breach of the agreement, as set forth in TLGC § 212.172(i).

D. Developer expressly acknowledges that Developer has read and understands the provisions of **Section 99** of this Agreement, to which provisions Developer expressly consents.

101. **Certification Regarding Boycotting Israel.** Pursuant to Chapter 2271, Texas Government Code, the Parties certify that they (1) do not currently boycott Israel; and (2) will not boycott Israel during the term of this Agreement. The Parties acknowledge this Agreement may be terminated and payment withheld if this certification is inaccurate.

102. **Certification Regarding Business with Certain Countries and Organizations**. Pursuant to Subchapter F, Chapter 2252, Texas Government Code, the Parties certify they are not engaged in business with Iran, Sudan, or a foreign terrorist organization. They acknowledge this Agreement may be terminated and payment withheld if this certification is inaccurate.

103. **Certification Regarding Boycotting Energy Companies**. Pursuant to Chapter 809, Texas Government Code, the Parties certify that they do not currently boycott energy companies and will not boycott energy companies during the Term of this Agreement. They acknowledge this Agreement may be terminated and payment withheld if this certification is inaccurate.

104. **Certification Regarding Boycotting Firearm and Ammunition Industries**. Pursuant to Chapter 2274, Texas Government Code, the Parties certify that they do not currently boycott firearm and ammunition industries, and will not boycott firearm and ammunition industries during the Term of this Agreement. They acknowledge this Agreement may be terminated and payment withheld if this certification is inaccurate.

105. **Exhibits**. The following Exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A-1	Parcel 1 (metes and bounds and surveyor's sketch)
Exhibit A-2	Parcel 2 (metes and bounds and surveyor's sketch)
Exhibit B	Conceptual Wastewater Plan
Exhibit C	Conceptual Transportation Plan
Exhibit D	Eligible Transportation Improvements
Exhibit E	TIF Offset Request Documentation
Exhibit F	Alternate Major Wastewater Alignment

106. **Agreement to Run with the Land**. This Agreement, and the rights and obligations of Developer, shall run with the land (the Property) and be binding on all future purchasers of the Property.

EXHIBIT A-1
Parcel 1

EXHIBIT A-2
Parcel 2

EXHIBIT B
Conceptual Wastewater Plan

EXHIBIT C
Conceptual Transportation Plan

(showing locations of Eligible Transportation Improvements, as well as Falling Leaf Lane Cul-de-Sac, Shell Spur Road ROW, and Private Streets,)

EXHIBIT D
Eligible Transportation Improvements

	Eligible Transportation Improvement	Limits
1	Traffic signal	at Shell Road/Shell Spur Intersection
2	Left turn lane	from Shell Road to Shell Spur
3	Right turn lane	from Shell Road to Shell Spur

For all purposes under this Agreement, the term "Eligible Transportation Improvements" shall include with respect to each of the above-referenced improvements on this ***Exhibit D*** and as depicted on ***Exhibit C***: any and all components as shown on the applicable construction plans for such improvements, as may be modified from time to time by Developer, including, without limitation: (a) any and all costs associated with engineering, permitting, design, geotechnical, soils testing, environmental investigations and reports, endangered species investigations and reports and surveying costs; and (b) any and all costs and expenses related to construction of such improvements including, without limitation, relocation of any and all existing utilities (i.e., fiberoptic, electric, gas, telecommunications, etc.), road widening or relocation, storm water, drainage, traffic control, and related improvements.

EXHIBIT E
TIF Offset Request Documentation
(Required for each Eligible Transportation Improvement)

For Construction, Installation, Other:

- Copy of Approved Plan
- Copy of As-Built Record Drawings
- For each Eligible Transportation Improvement:
    - Notices, Bid Forms, Contract Documents (demonstrating compliance with public procurement requirements)
    - Unit Prices and Quantities
    - Approved Pay Applications
    - Bills Paid Affidavits
    - Certificates of Payment (which may, at Engineer's sole discretion, be delivered as a customary engineer's statement on a Pay Application) executed by Engineer

For All Eligible Transportation Improvements:

- A written, signed, and notarized Developer Certificate in the form set forth below

TIF Agreement Reference (Name, Parties, Date, Subdivision Name): _____

DEVELOPER CERTIFICATE FOR TIF OFFSETS REQUEST

In connection with the request for TIF Offsets under the referenced Agreement, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The TIF Offset request has not been the subject of any prior request submitted to the City.

3. The TIF Offset Documentation submitted to the City is a true and accurate representation of the actual costs associated with the construction of the Eligible Transportation Improvements.

4. The Developer is in compliance with the terms and provisions of the Development Agreement between the City and the Developer.

5. The Developer agrees to cooperate with the City in conducting its review of the submitted information and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

6. Improvements for which credit is being sought were publicly bid.

7. The total amount of Eligible Transportation Improvements is $_____

I hereby certify that the above representations and warranties are true and correct.

DEVELOPER NAME

_____ a _____ _____

By:_____

Its:_____

By:_____

Printed Name:_____

Title:_____

Date:_____

STATE OF _____ §
§
COUNTY OF _____ §

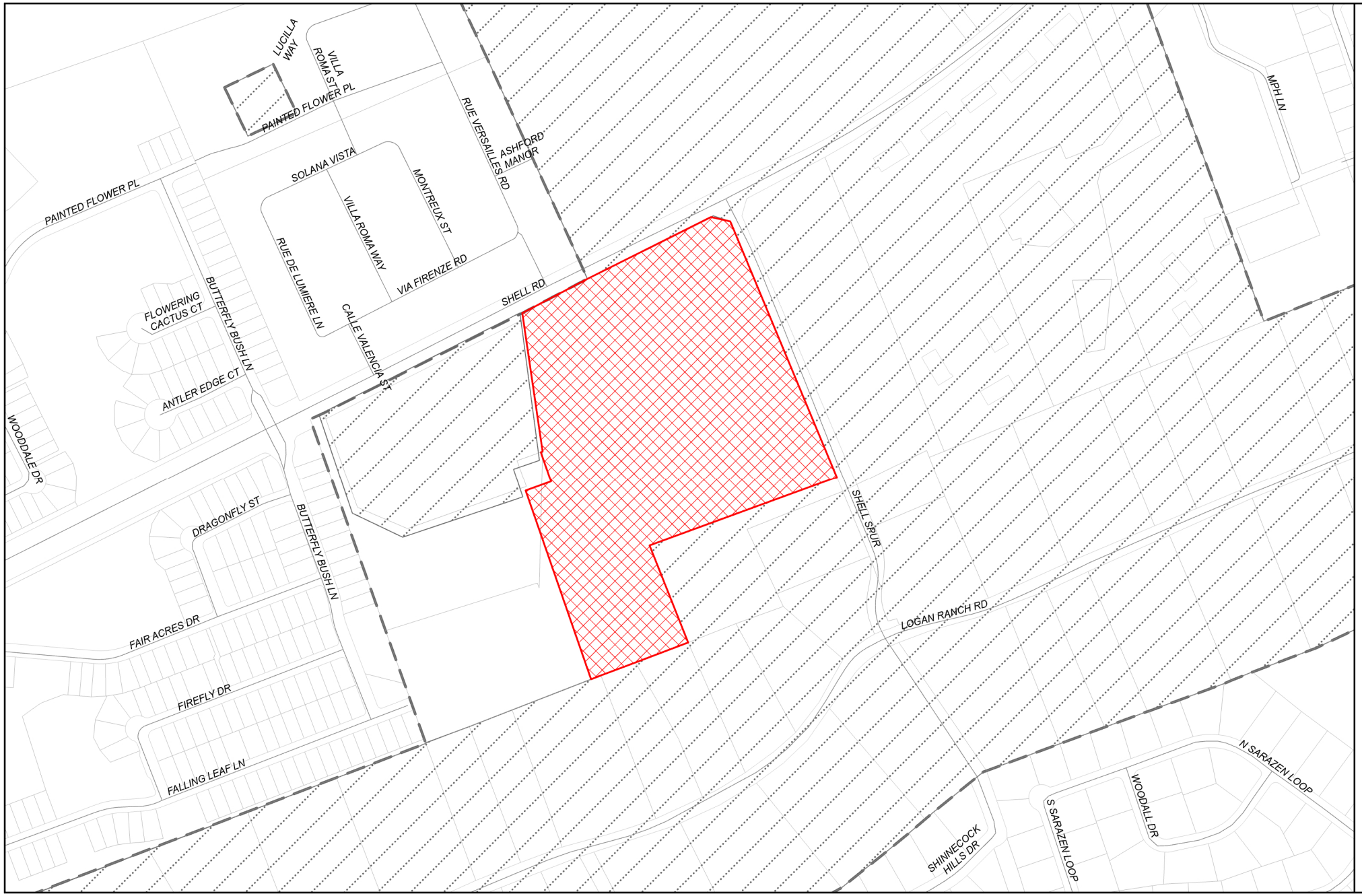
This instrument was acknowledged before me the ____ day of _____, 202___, by _____, _____ of _____, on behalf of the Developer.

(*seal*)

_____

Notary Public, State of _____

EXHIBIT F
Major Wastewater Line Alternate



GEORGETOWN TEXAS
more than welcome

Location

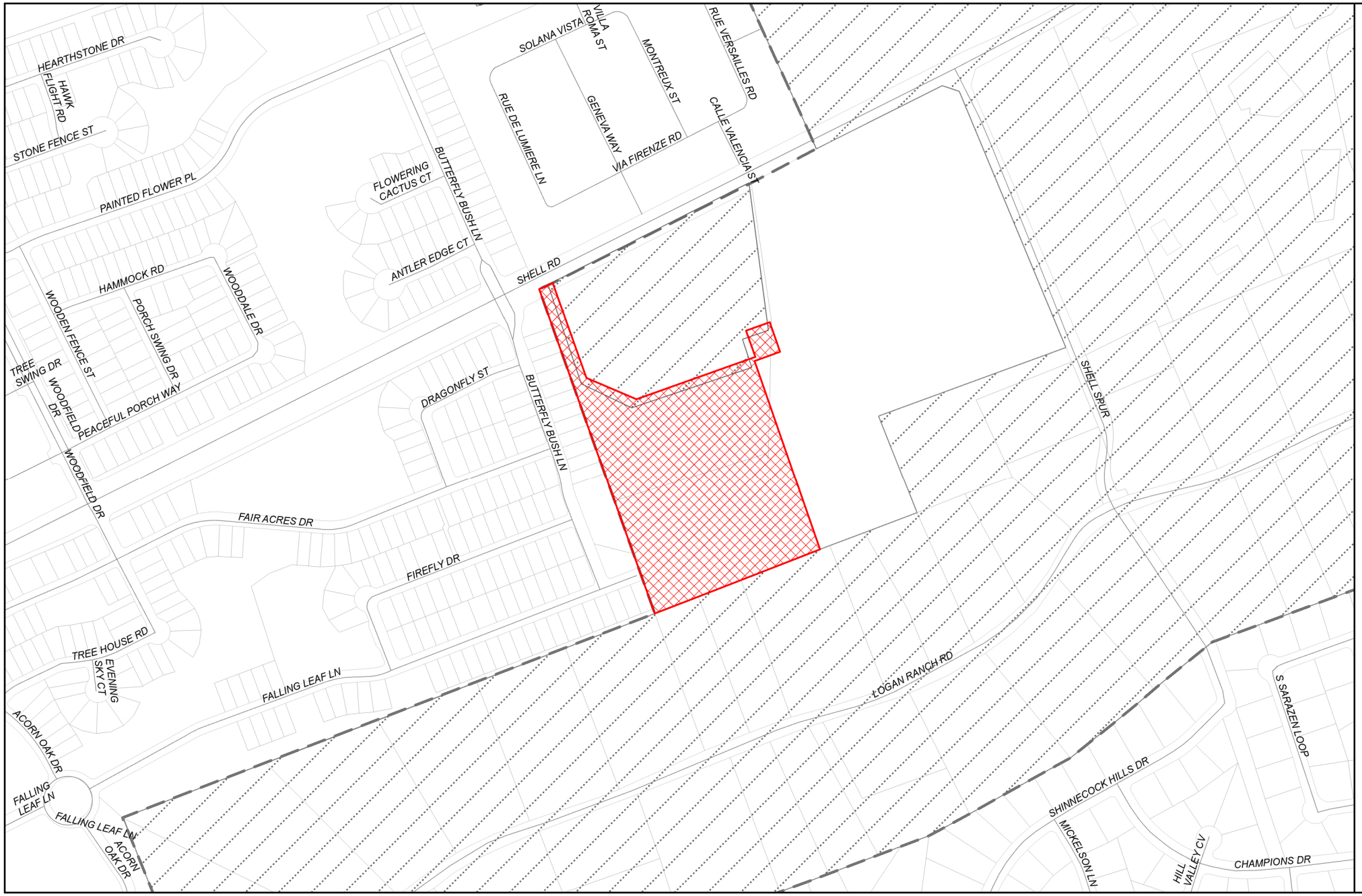
2025-4-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Location

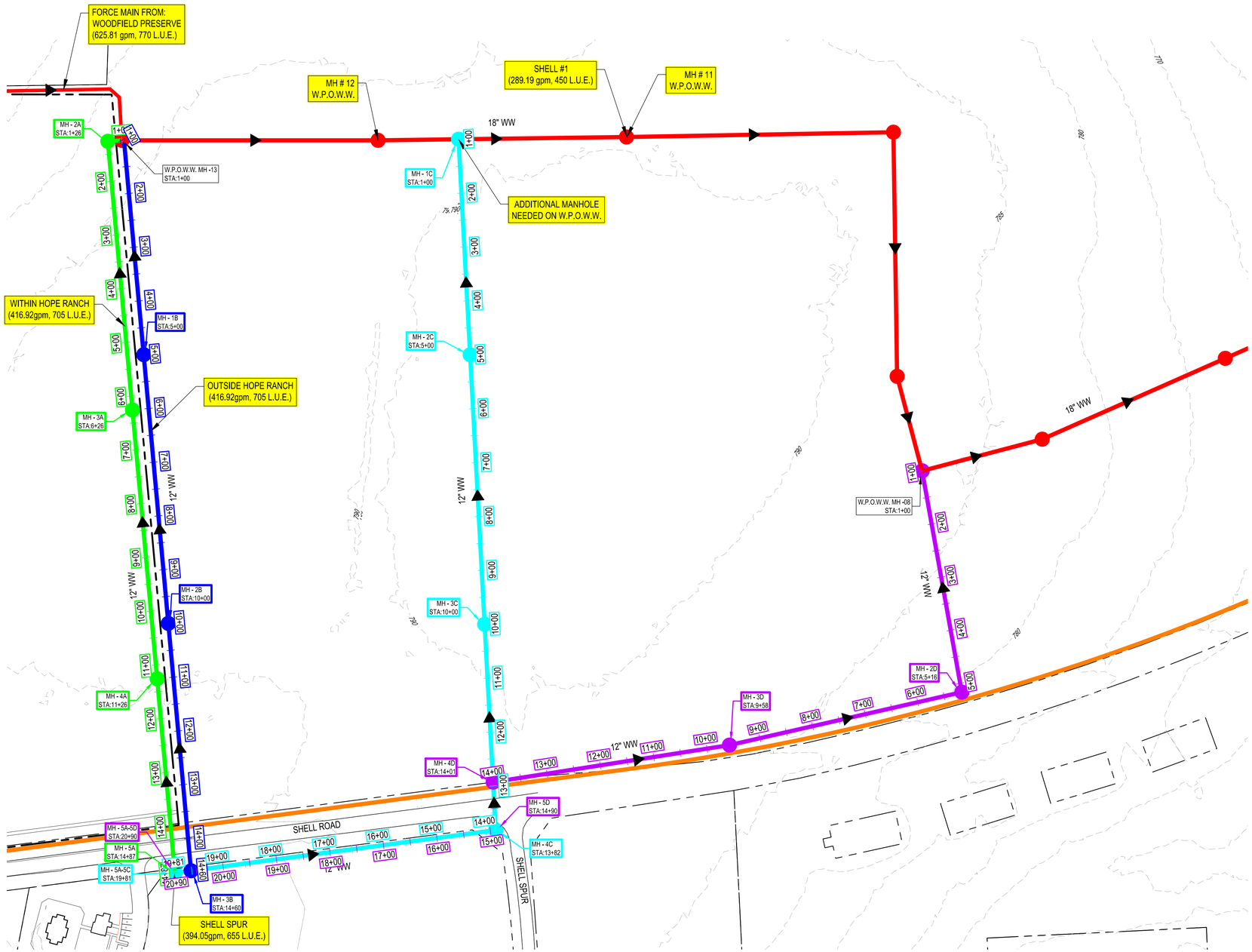
2025-12-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



LEGEND

- PROPERTY BOUNDARY
- EXISTING 5' CONTOUR
- PROPOSED 12" WASTEWATER LINE OPTION 1
- PROPOSED 12" WASTEWATER LINE OPTION 2
- PROPOSED 12" WASTEWATER LINE OPTION 3
- PROPOSED 12" WASTEWATER LINE OPTION 4
- WOODFIELD PRESERVE OFFSITE 18" WASTEWATER
- 48" BRA RAW WATER LINE
- FLOW DIRECTION — W.P.O.W.W.
- WOODFILED PRESERVE OFFSITE WASTEWATER

N

SCALE: 1"=100'

0 50' 100' 150' 200'

SHEET SIZE: 24" x 36"

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REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 512.788.8444
CONTACT@MATKINHOOVER.COM
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10034000

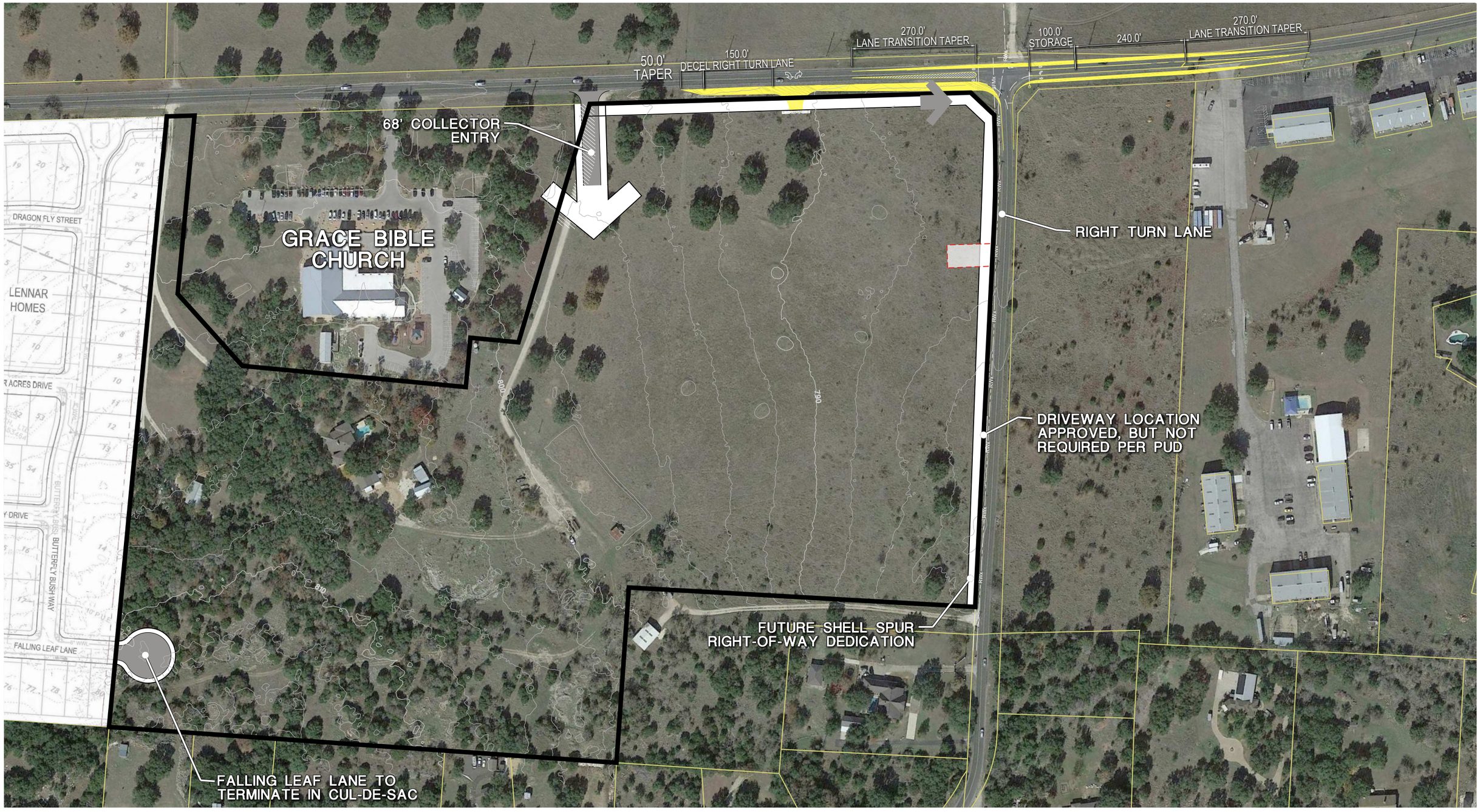
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PROPOSED OFFSITE WASTEWATER ROUTE ALIGNMENTS INVESTIGATION
SHELL SPUR TO WOODFIELD PRESEVE
FOR
SHELL SPUR PUD
GEORGETOWN, TEXAS

FIG. 4.51

JOB NO.	3292.02
DESIGNED BY:	DEK
DRAWN BY:	JDA
CHECKED BY:	GDK
SHEET #	

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\02 - Consulting Services\General Engineering\Wastewater Analysis\Exhibits\Fig 4.51 - Proposed Offsite Wastewater Options.dwg



0 100' 200' 400'

Scale: 1" = 200'

North

Date: March 16, 2026

OFFSITE IMPROVEMENTS
SHELL ROAD TRACT

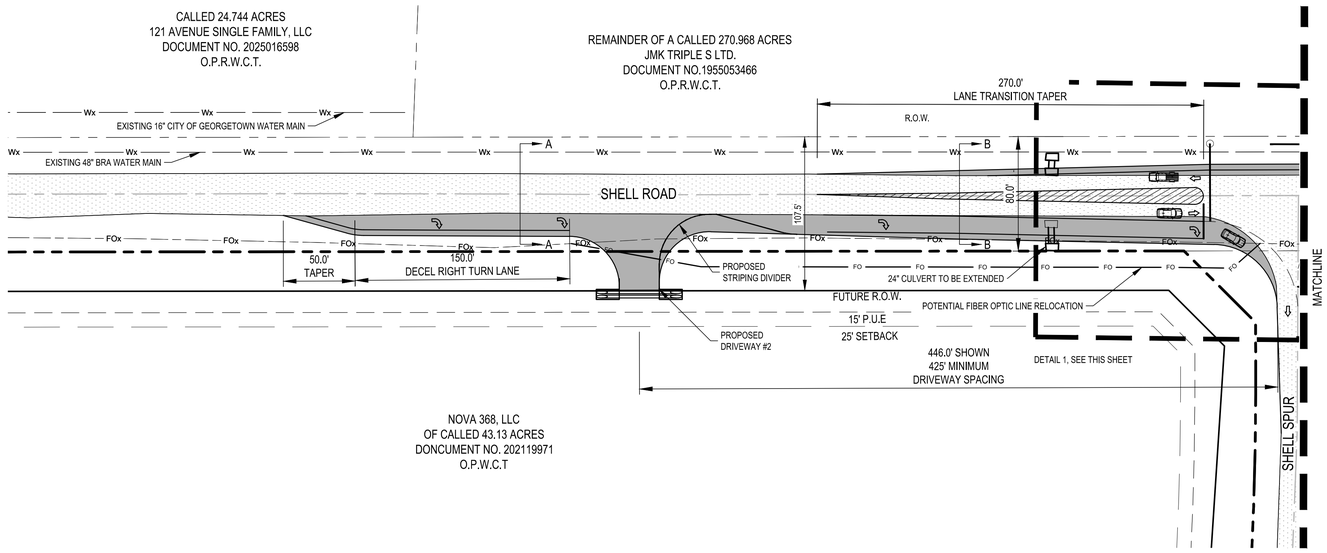
NOVA 368, LLC
GEORGETOWN, TEXAS

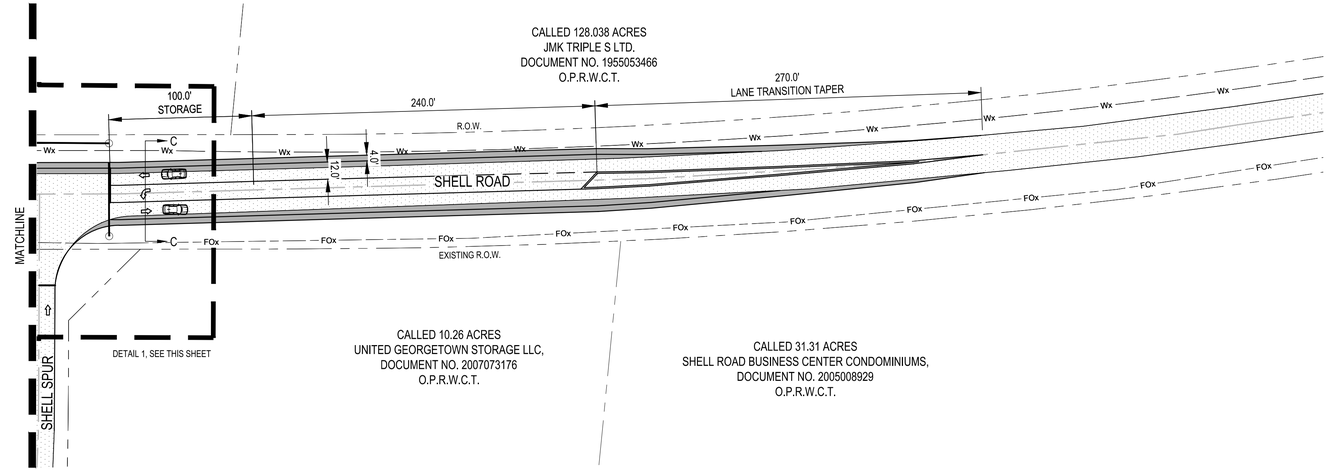
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\Offsite Improvements Exhibit.dwg

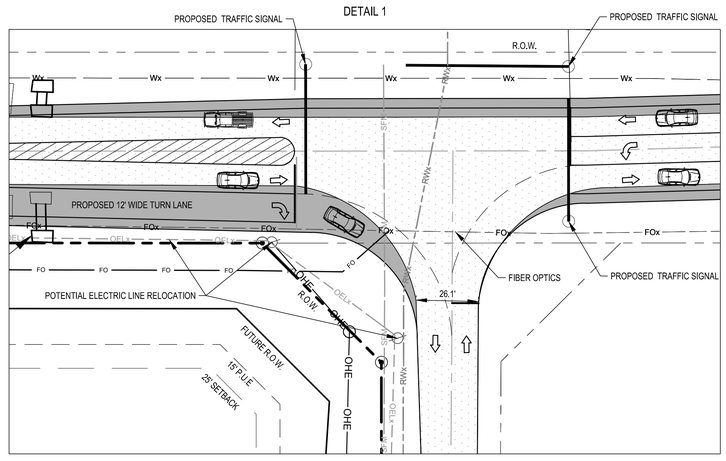
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Date: Jan 14, 2026, 4:41pm User ID: Hsimmons





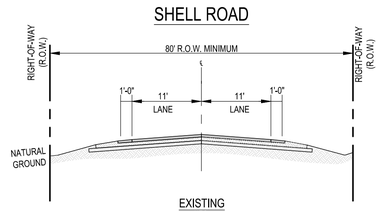
IMPROVEMENTS SUMMARY TABLE
- SHELL ROAD PAVEMENT 2,358 SY OF ASPHALT
- TRAFFIC SIGNAL INSTALLATION
- DRAINAGE INFRASTRUCTURE EXTENSION
- OVERHEAD ELECTRIC LINE RELOCATION
- UNDERGROUND FIBER OPTIC LINE RELOCATION



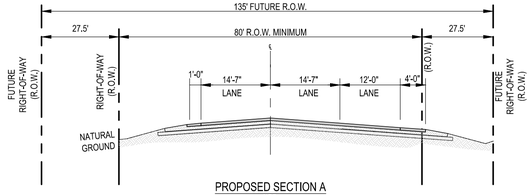
SCALE 1" = 30"

LEGEND

- NOVA 368 PROPERTY BOUNDARY
- EXISTING FIBER OPTIC
- FIBER OPTIC
- OVERHEAD ELECTRIC
- SANITARY SEWER MAIN
- REUSE WATER MAIN
- EXISTING WATER MAIN
- PROP BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT

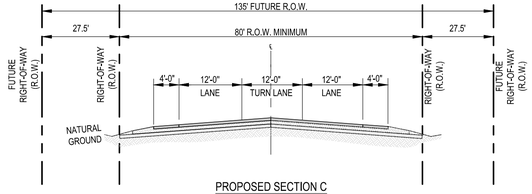


EXISTING
N.T.S.



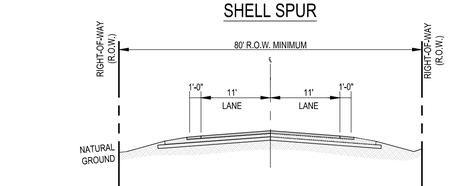
PROPOSED SECTION A
N.T.S.

PROPOSED SECTION B
N.T.S.



PROPOSED SECTION C
N.T.S.

SHELL SPUR



EXISTING
N.T.S.

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 512.868.2244
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SCALE: 1"=50'
0 25' 50' 75' 100'
SHEET SIZE: 24" x 36"

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DATE: SEPTEMBER 2025

REVISIONS:

P.U.D. STREET IMPROVEMENTS

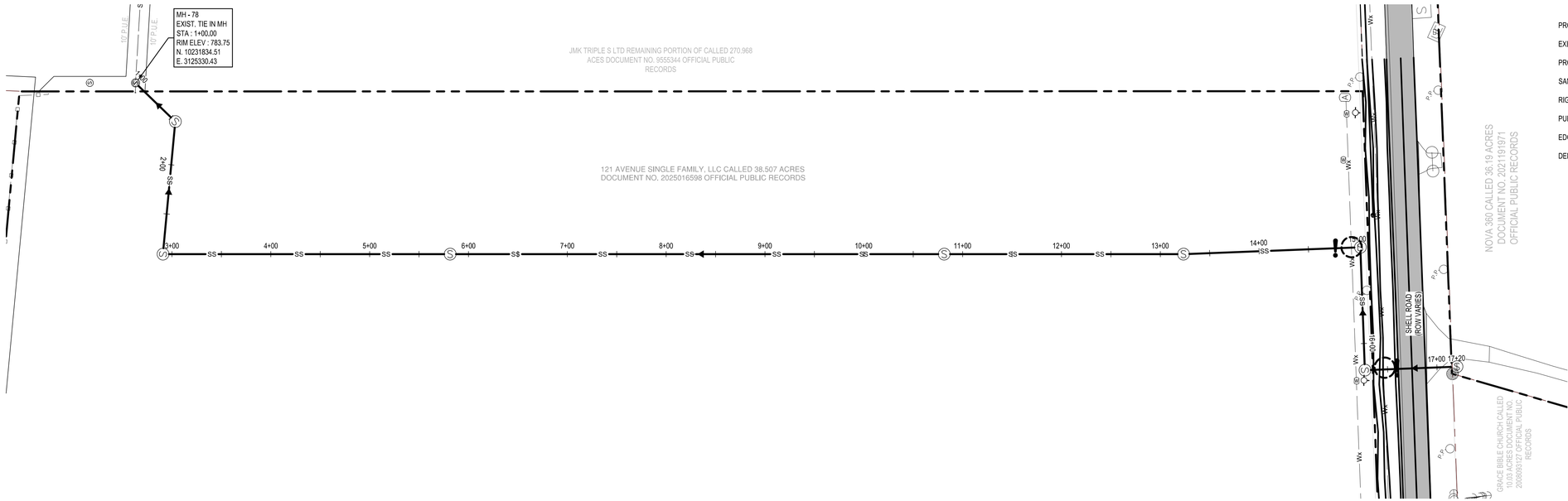
FOR
NOVA 368 TRACT
WILLIAMSON COUNTY, TEXAS

FIG 13.0

JOB NO.	3292.04
DESIGNED BY:	HS
DRAWN BY:	JD
CHECKED BY:	GK
SHEET:	OF

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\04 - Williamson County Plat\Exhibits\Fig 13.0 - PUD STREET IMPROVEMENTS.dwg

Date: Mar 11, 2026, 11:38am User ID: mslva



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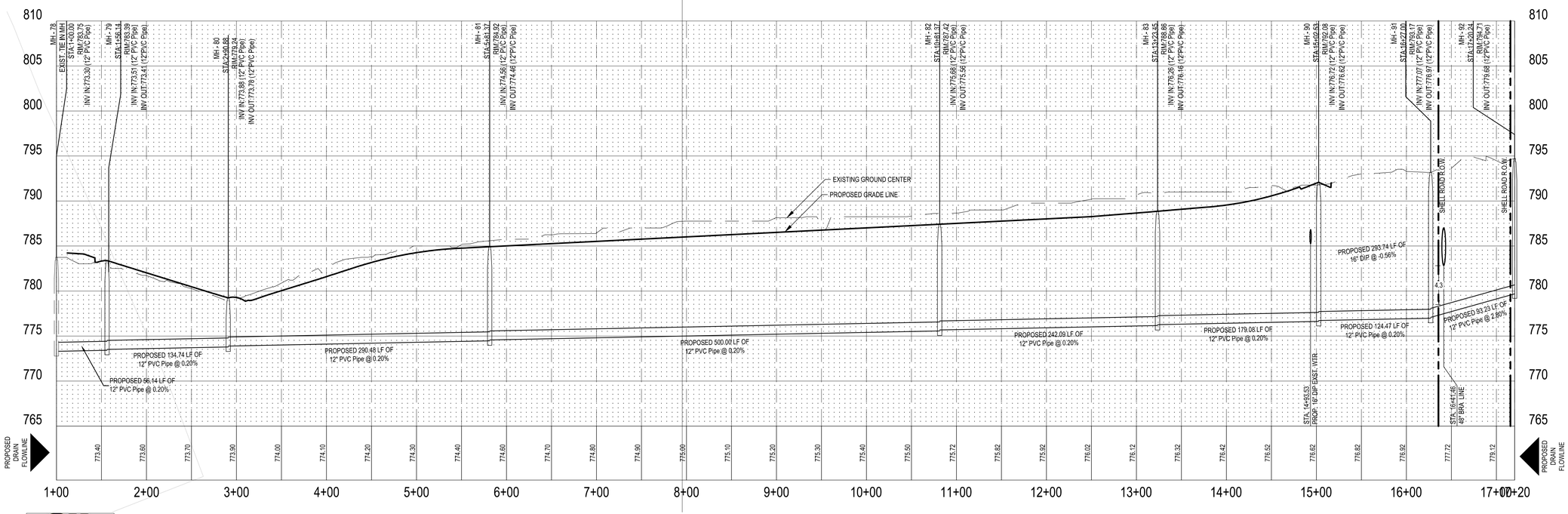
PROPERTY LINE	
EXISTING WATER LINE	Wx
PROPOSED WASTEWATER LINE	SS
SANITARY MAN HOLE	S
RIGHT OF WAY	R.O.W.
PUBLIC UTILITY EASEMENT	P.U.E.
EDGE OF PAVEMENT	E.O.P.
DENOTE UTILITY CROSSING	

EXISTING UTILITIES

- THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- 811 NOTE: CONTRACTOR SHALL SUBMIT A LOCATE REQUEST TO TEXAS 811 FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. EXCEPT WHERE OTHERWISE NOTED, THE DEPTH AND SIZE OF UNDERGROUND UTILITIES ARE UNKNOWN. UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. FOR ANY ADDITIONAL INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

MAJOR WASTEWATER LINE ALTERNATE - STA. 1+00 TO END

SCALES : 1" = 50' HORIZ. - 1" = 5' VERT.



Know what's below. Call before you dig.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SCALE: 1"=60'

0 30' 60' 90' 120'

SHEET SIZE: 24" x 36"

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REVISIONS:

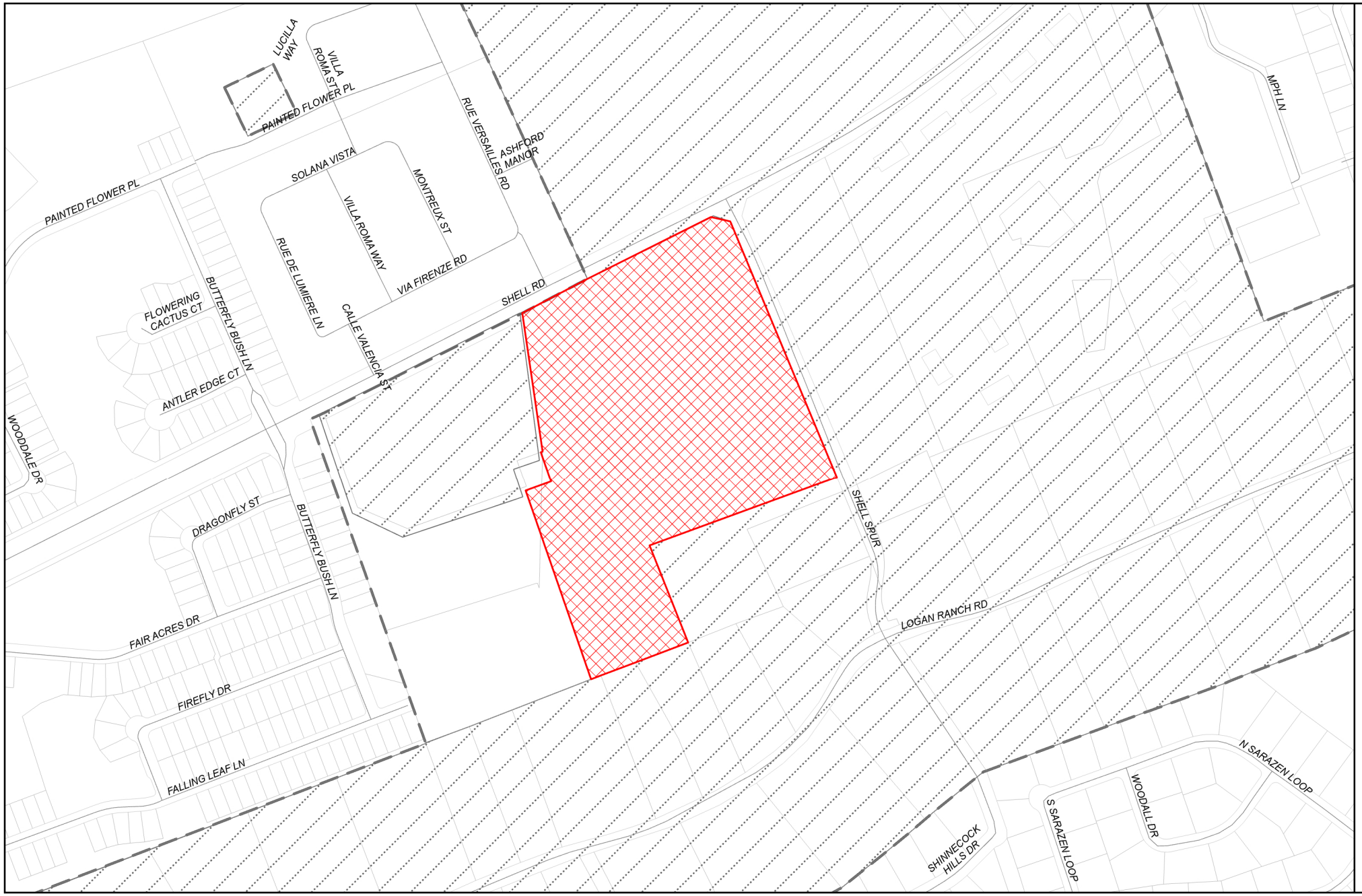
MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004312 SURVEYING FIRM F-10024900
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

MAJOR WASTEWATER LINE ALTERNATE
FOR
SHELL SPUR MIXED PUD CENTER
GEORGETOWN, TEXAS

FIG. 15.1

JOB NO.	3292.04
DESIGNED BY:	JD
DRAWN BY:	JD
CHECKED BY:	HWS
SHEET #	

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\04 - Williamson County Plat\Exhibits\FIG 15.1 - PROPOSED OFFSET WASTEWATER LINE OPTION 1.dwg



GEORGETOWN TEXAS
more than welcome

Location

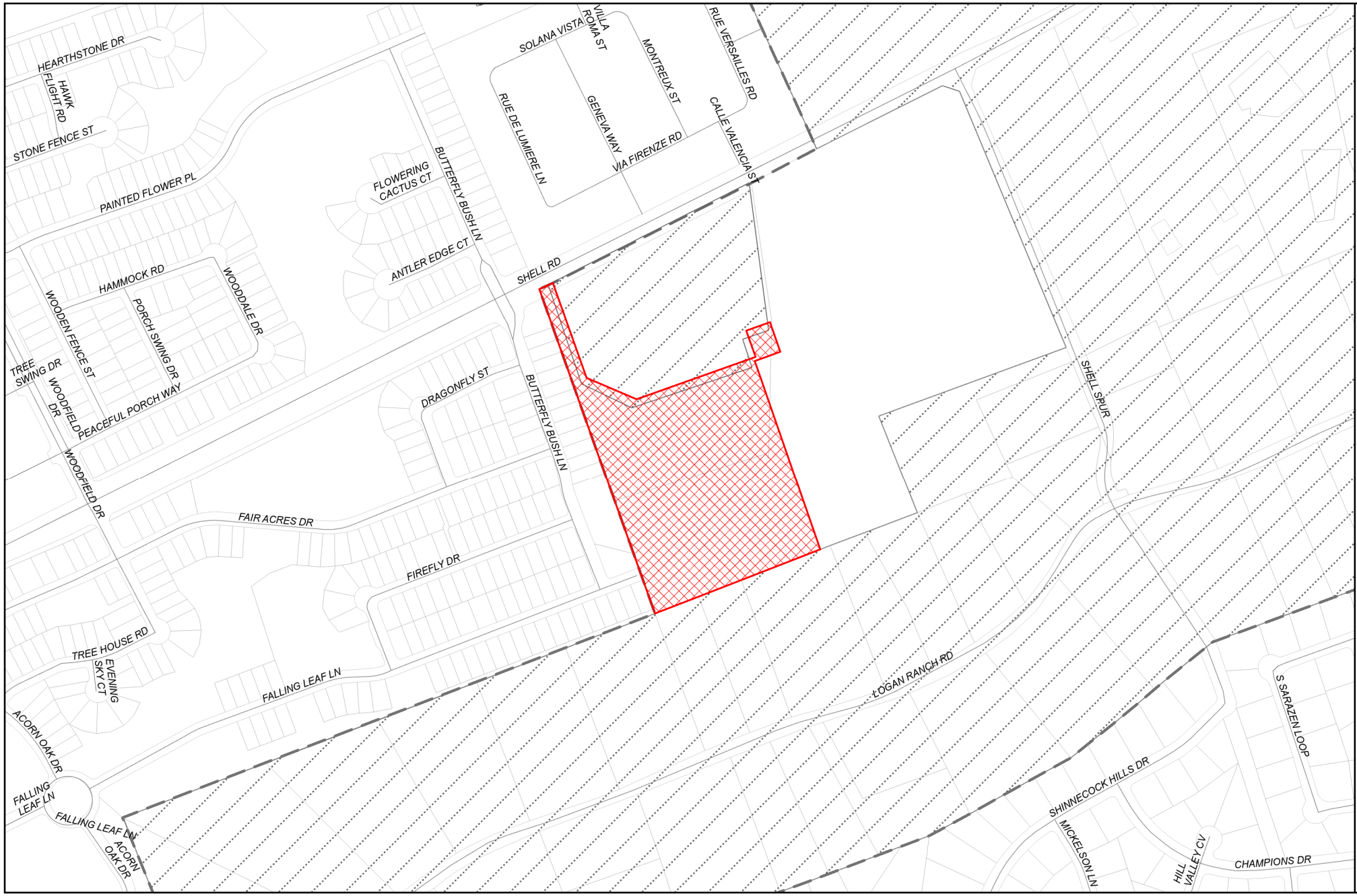
2025-4-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Location

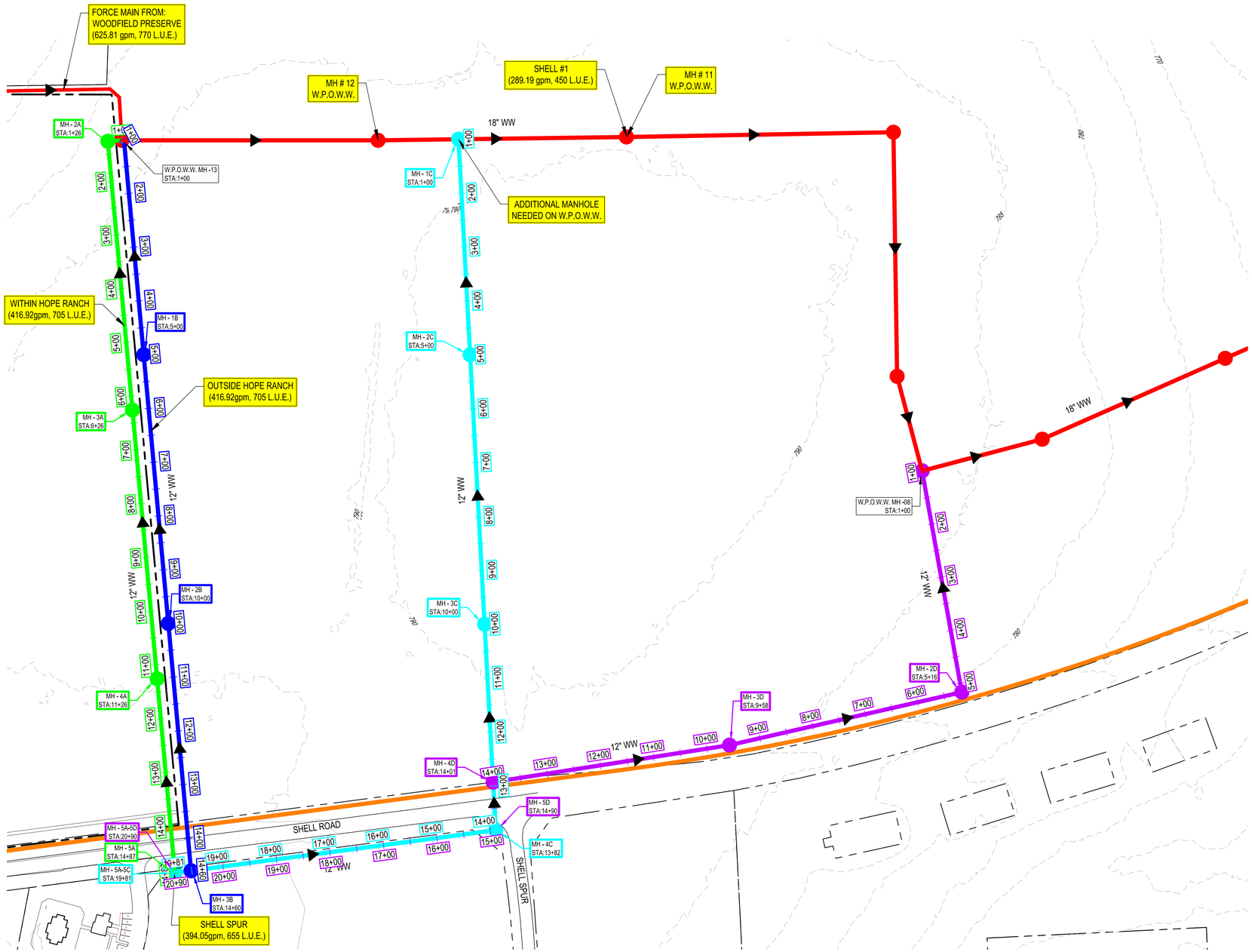
2025-12-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet



LEGEND

- PROPERTY BOUNDARY
- EXISTING 5' CONTOUR
- PROPOSED 12" WASTEWATER LINE OPTION 1
- PROPOSED 12" WASTEWATER LINE OPTION 2
- PROPOSED 12" WASTEWATER LINE OPTION 3
- PROPOSED 12" WASTEWATER LINE OPTION 4
- WOODFIELD PRESERVE OFFSITE 18" WASTEWATER
- 48" BRA RAW WATER LINE
- FLOW DIRECTION
- WOODFILED PRESERVE OFFSITE WASTEWATER — W.P.O.W.W.

N

SCALE: 1"=100'

0 50' 100' 150' 200'

SHEET SIZE: 24" x 36"

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REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 512.788.8444
CONTACT@MATKINHOOVER.COM
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10034000

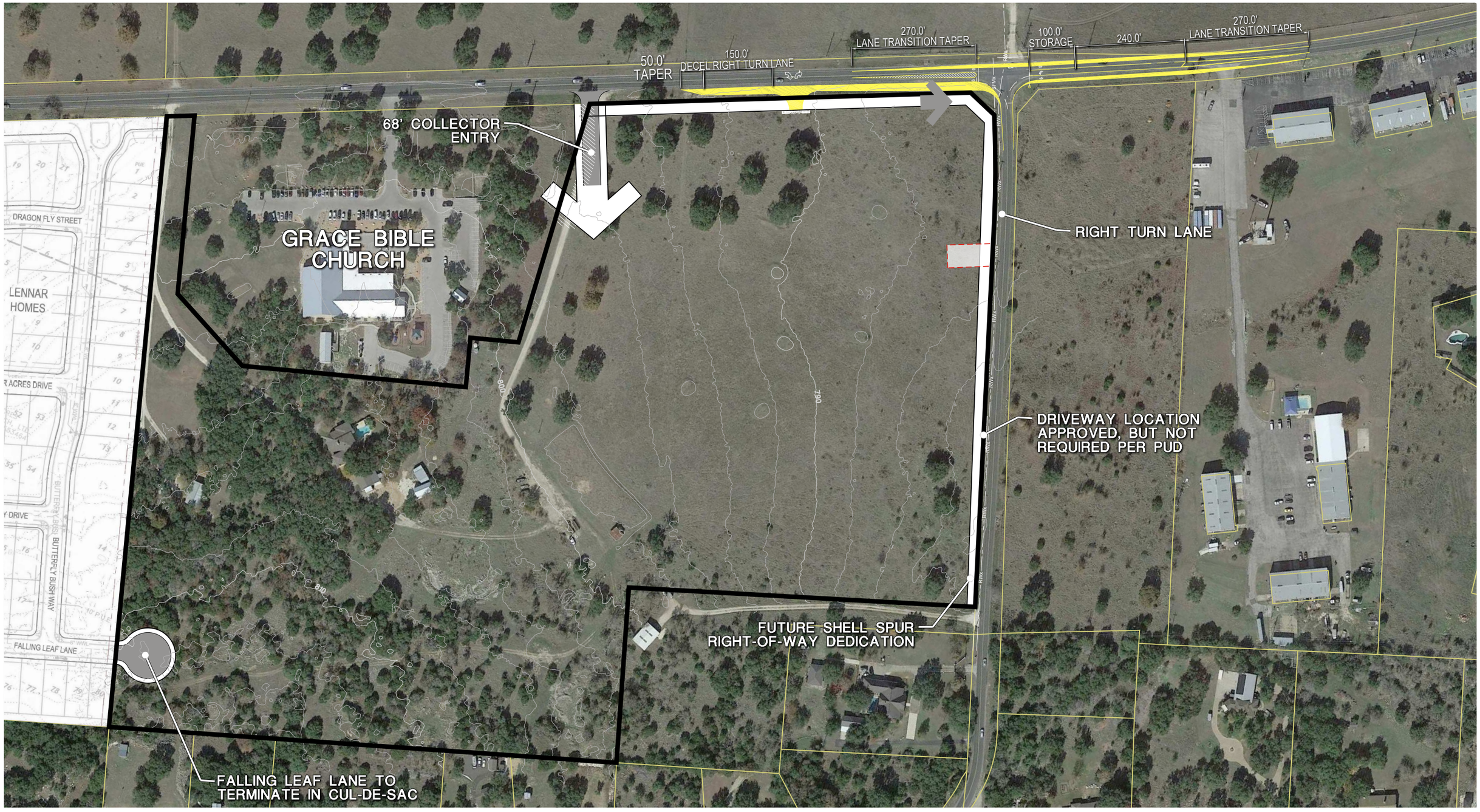
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PROPOSED OFFSITE WASTEWATER ROUTE ALIGNMENTS INVESTIGATION
SHELL SPUR TO WOODFIELD PRESEVE
FOR
SHELL SPUR PUD
GEORGETOWN, TEXAS

FIG. 4.51

JOB NO.	3292.02
DESIGNED BY:	DEK
DRAWN BY:	JDA
CHECKED BY:	GDK
SHEET #	

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\02 - Consulting Services\General Engineering\Wastewater Analysis\Exhibits\Fig 4.51 - Proposed Offsite Wastewater Options.dwg



0 100' 200' 400'

Scale: 1" = 200'

North

Date: March 16, 2026

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

OFFSITE IMPROVEMENTS
SHELL ROAD TRACT

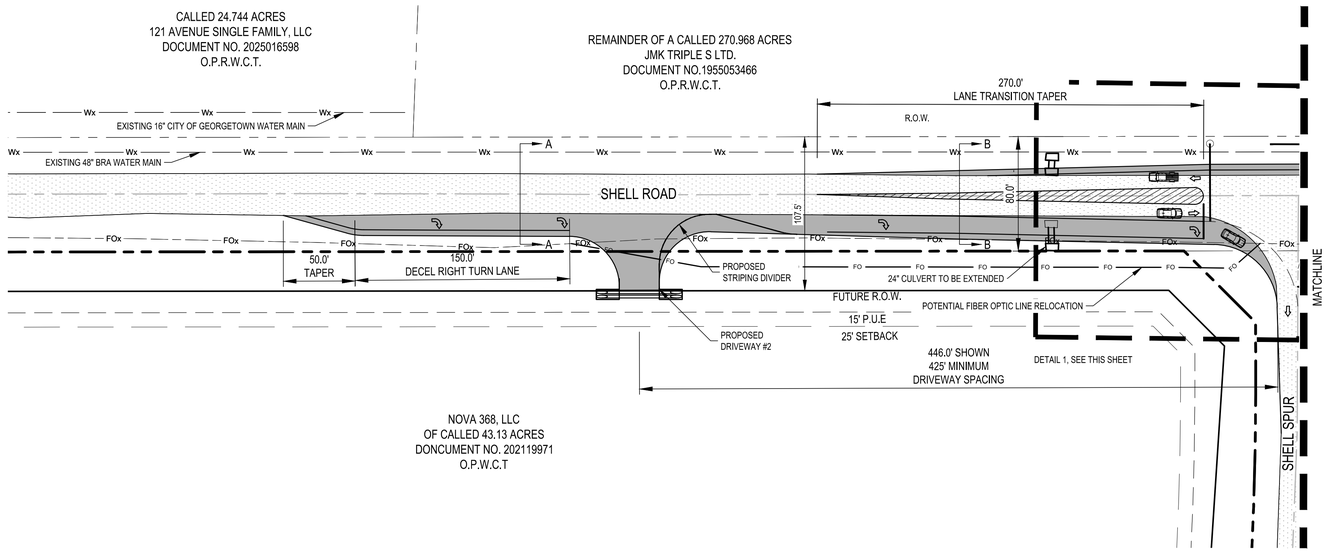
NOVA 368, LLC

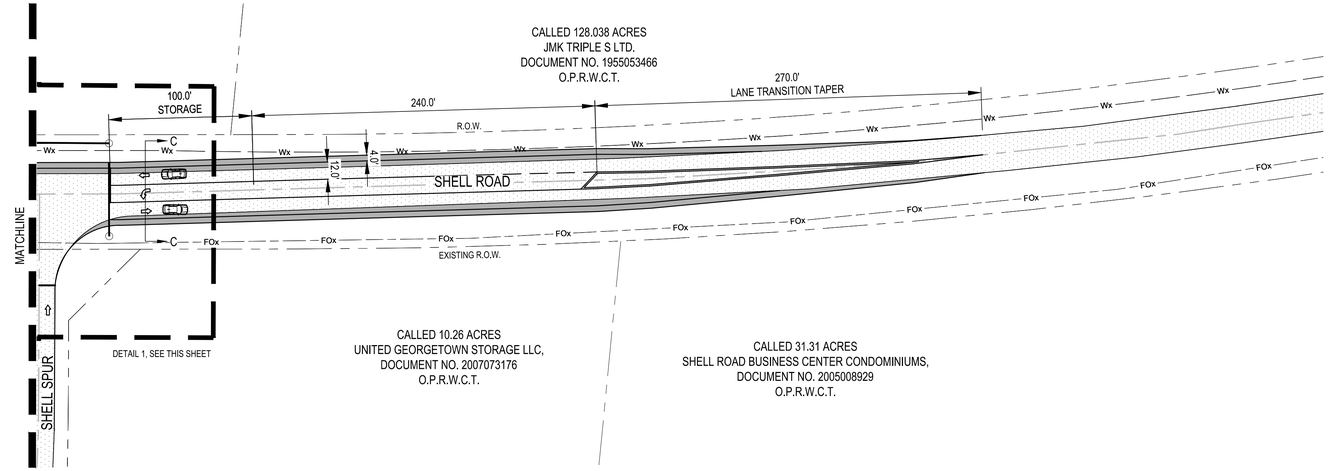
GEORGETOWN, TEXAS

SHEET FILE: K:\230103-LDMDC\Cadfiles\PLANNING\Submittals\Offsite Improvements Exhibit.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

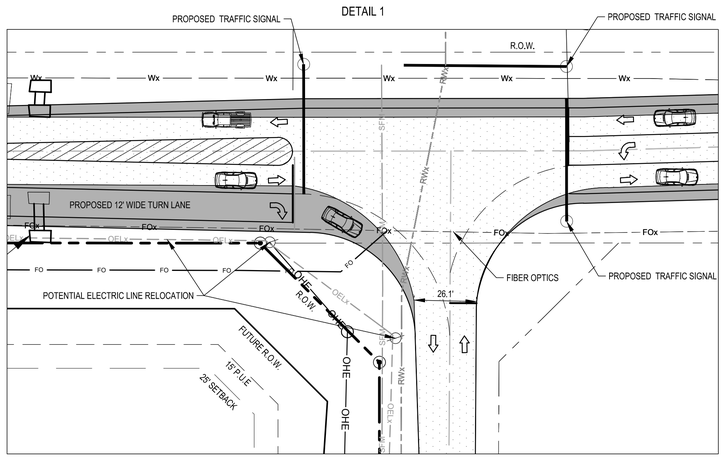
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IMPROVEMENTS SUMMARY TABLE
- SHELL ROAD PAVEMENT 2,358 SY OF ASPHALT
- TRAFFIC SIGNAL INSTALLATION
- DRAINAGE INFRASTRUCTURE EXTENSION
- OVERHEAD ELECTRIC LINE RELOCATION
- UNDERGROUND FIBER OPTIC LINE RELOCATION

DETAIL 1

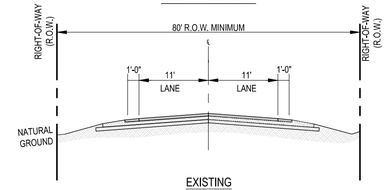


SCALE 1" = 30"

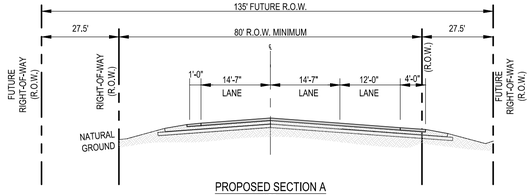
LEGEND

- NOVA 368 PROPERTY BOUNDARY
- EXISTING FIBER OPTIC
- FIBER OPTIC
- OVERHEAD ELECTRIC
- SANITARY SEWER MAIN
- REUSE WATER MAIN
- EXISTING WATER MAIN
- PROP BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT

SHELL ROAD

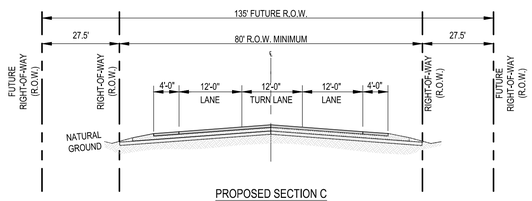


EXISTING
N.T.S.



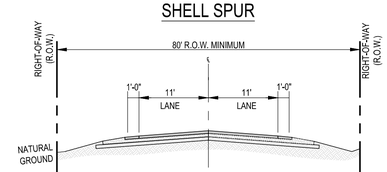
PROPOSED SECTION A
N.T.S.

PROPOSED SECTION B
N.T.S.



PROPOSED SECTION C
N.T.S.

SHELL SPUR



EXISTING
N.T.S.

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
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OFFICE: 512.868.2244
1701 WILLIAMS DRIVE
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OFFICE: 512.868.2244
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SCALE: 1"=50'
0 25' 50' 75' 100'
SHEET SIZE: 24" x 36"

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DATE: SEPTEMBER 2025

REVISIONS:

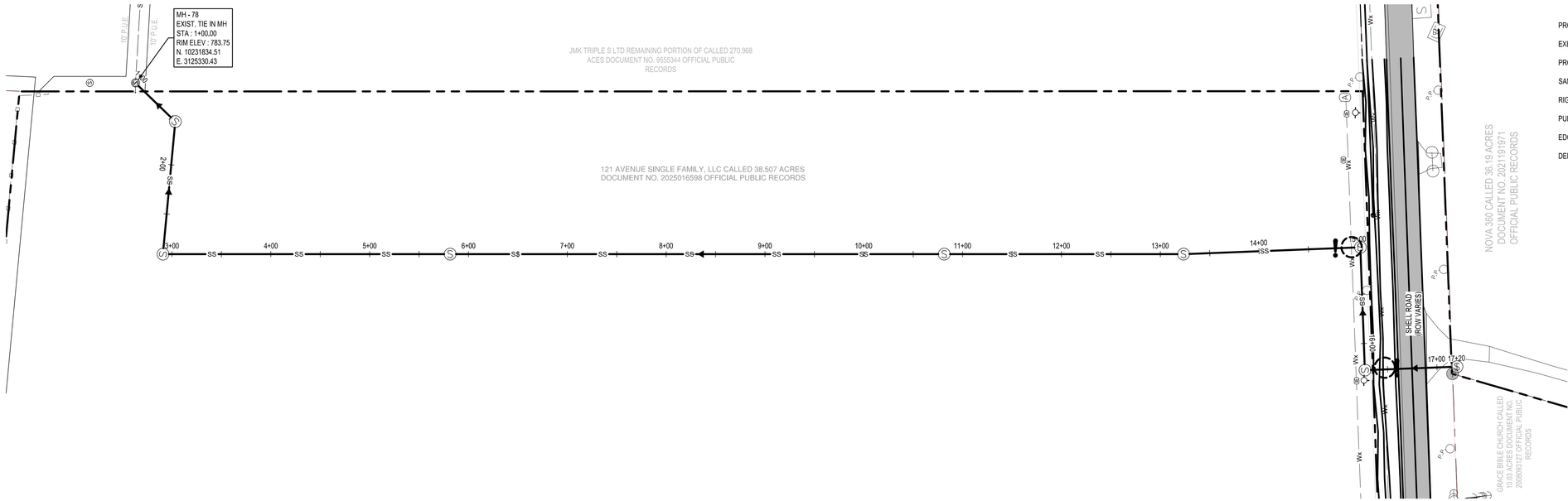
P.U.D. STREET IMPROVEMENTS
FOR
NOVA 368 TRACT
WILLIAMSON COUNTY, TEXAS

FIG 13.0

JOB NO.	3292.04
DESIGNED BY:	HS
DRAWN BY:	JD
CHECKED BY:	GK
SHEET:	OF

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\04 - Williamson County Plat\Exhibits\Fig 13.0 - PUD STREET IMPROVEMENTS.dwg

Date: Mar 11, 2026, 11:38am User ID: mslva



LEGEND

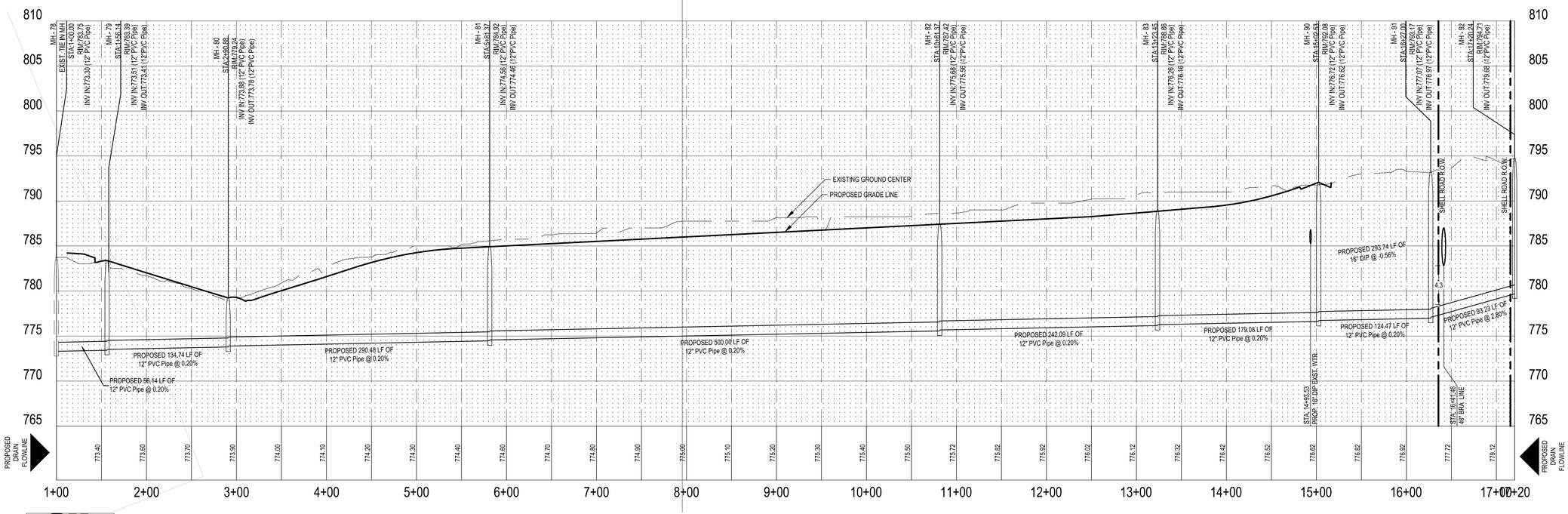
PROPERTY LINE	
EXISTING WATER LINE	Wx
PROPOSED WASTEWATER LINE	SS
SANITARY MAN HOLE	S
RIGHT OF WAY	R.O.W.
PUBLIC UTILITY EASEMENT	P.U.E.
EDGE OF PAVEMENT	E.O.P.
DENOTE UTILITY CROSSING	

EXISTING UTILITIES

- THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- 811 NOTE: CONTRACTOR SHALL SUBMIT A LOCATE REQUEST TO TEXAS 811 FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. EXCEPT WHERE OTHERWISE NOTED, THE DEPTH AND SIZE OF UNDERGROUND UTILITIES ARE UNKNOWN. UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. FOR ANY ADDITIONAL INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

MAJOR WASTEWATER LINE ALTERNATE - STA. 1+00 TO END

SCALES : 1" = 50' HORIZ. - 1" = 5' VERT.



Know what's below. Call before you dig.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SCALE: 1"=60'

0 30' 60' 90' 120'

SHEET SIZE: 24" x 36"

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: March 23, 2023

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004312 SURVEYING FIRM F-10024900
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

MAJOR WASTEWATER LINE ALTERNATE FOR SHELL SPUR MIXED PUD CENTER

GEORGETOWN, TEXAS

FIG. 15.1

JOB NO.	3292.04
DESIGNED BY:	JD
DRAWN BY:	JD
CHECKED BY:	HWS
SHEET #	

G:\PROJECTS\3292 - Shell Road & Shell Spur Mixed Use\04 - Williamson County Plat\Exhibits\FIG 15.1 - PROPOSED OFFSET WASTEWATER LINE OPTION 1.dwg

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Construction contract for the 2026 Downtown ADA Improvements

SUGGESTED ACTION:
Consideration and possible action to award a contract to Texas Road LLC., of Lago Vista, Texas for parts A-D and Alternate A for the construction of the FY2026 ADA Improvements project Part A-D and Alternate A for $1,764,532.50 – Wesley Wright, P.E., Systems Engineering Director

ITEM SUMMARY:
This project will consist of furnishing, installing, and providing all labor and materials required for providing ADA (Americans with Disabilities Act) and TDLR (Texas Department of Licensing and Regulation) compliant sidewalk and increasing mobility in the downtown area. The project also includes electrical civil infrastructure underground upgrades along the project route for future aerial to below ground conversion, so the sidewalks aren't replaced at a future date. This project also consists of adding Rectangular Rapid Flashing Beacon (RRFB) for the Caring Place on Railroad Ave.

- Part A – Downtown Sidewalks portions of (W 4TH St., W 6th St., West St., W 7th St., S Church St., RRFB on Railroad Ave.)
- Part B – College Street Sidewalk Extension to Trail
- Part C – Electrical Infrastructure (for underground improvements in the above areas)
- Part D – Walden Drive/College Street Sidewalk Extension
- Alternate A – 8th St. sidewalk from Myrtle to Ash St.

The Alternate A portion of this project adds sidewalk along 8th Street to enhance pedestrian mobility and safety. This improvement will provide continuous pedestrian access for residents traveling between downtown and Edwards Park, as well as improve connectivity within the surrounding neighborhood by allowing pedestrians to more easily navigate 8th Street.
This project was publicly advertised on Sunday, January 25, 2026, and Sunday February 1, 2026. Bids were opened on February 12, 2026, at 2:30 p.m. We received six (6) competitive bids and one (1) no bid. The low-qualified bidder for the project was Texas Road LLC. with a total bid for parts A-D for $1,628,402.50 and Alternate A for $136,130.00.

Texas Road LLC. has successfully completed projects of similar size and scope for various municipalities including the City of Georgetown. KPA has reviewed the qualifications, current workload, references, and construction history of Texas Road LLC.

STAFF RECOMMENDATION:
KPA and staff recommend awarding the contract to Texas Road LLC. of, Lago Vista, Texas for parts A-D for $1,628,402.50 and Alternate A for $136,130.00 for a total price of $1,764,532.50 for the construction of the Downtown ADA Improvements project.

FINANCIAL IMPACT:
Funds for the expenditure is budgeted in the 2015 Mobility Bond

SUBMITTED BY:
Dustin Clarkson, Systems Engineering

ATTACHMENTS:
LOR-BID TAB-Exhibit.pdf

KPA ENGINEERS

11 South 2nd Street · Temple, TX 76501 · (254) 773-3731
800 South Austin Avenue · Georgetown, TX 78626 · (512) 819-9478

February 19, 2026

Mr. Dustin Clarkson
CIP Project Manager
City of Georgetown
300-1 Industrial Avenue
Georgetown, Texas 78626-8445

Re: City of Georgetown
2026 Downtown Sidewalk Improvements
Georgetown, Texas

Dear Mr. Clarkson,

Bids were received by the City of Georgetown until 2:30 P.M. on Thursday, February 12, 2026 for the above referenced project. There were seven (7) bids received for this project including six (6) responsive bids and one (1) non-responsive bid. A detailed bid tabulation of this bid is attached for your use.

The project was bid in five (5) parts. The attached Exhibit A depicts the locations and parts for the project. A summary of each part and their locations are listed below:

Part A – Downtown Sidewalks - $813,915.00

- Removal and installation of approximately 1,700 linear feet of new ada compliant sidewalk, 23 pedestrian ramps, stacked limestone wall, crosswalks, curb and gutter, pedestrian rail, and other miscellaneous construction activities.

Part B – College Street Sidewalk Extension to Trail – $225,272.50:

- Installation of approximately 1,150 linear feet of new ada compliant sidewalk, curb and gutter, pedestrian rail, and other miscellaneous construction activities.

Part C – City Electrical Improvements for Parts A & B - $186,875.00

- Installation of electrical conduits, conductors, precast switch gear pads, transformer pads, pull boxes, and other miscellaneous construction activities.

Part D – Walden Drive-College Street Sidewalk Extension - $402,340.00

- Install approximately 1,400 linear feet of new ada sidewalk, 5 pedestrian ramps, pedestrian rail, and other miscellaneous construction activities.

Add Alternate A – 8th Street Sidewalk: Myrtle to Ash - $136,130.00

- Install approximately 450 linear feet of new ada sidewalk, 8 pedestrian ramps, crosswalks, curb and gutter, fire lane striping, and other miscellaneous construction activities.

Mr. Dustin Clarkson
February 19, 2026

The low, successful bidder is Texas Road LLC dba Austin Underground, Inc. of Lago Vista, Texas in the total amount of **$1,764,532.50**. Texas Road LLC is the low successful bidder for the recommended combination of parts awarded (Parts A thru D) and Add Alternate A. Texas Road LLC has successfully completed projects of similar size and scope for various municipalities in the area and meets the competitive sealed bidding requirements set forth in the Contract Documents for this project. The references provided by Texas Road LLC supplied positive reviews of the work they have performed to date. Based on this information, we recommend awarding the 2026 Downtown Sidewalk Improvements Project to Texas Road LLC of Lago Vista, Texas for the total bid amount of **$1,764,532.50**.

Sincerely,

Kyle M. Miller, P.E.,

KMM/

xc: Mr. Patrick Cavanaugh, City of Georgetown
Ms. Nicole Abrego, City of Georgetown
Mr. Moose Morales, City of Georgetown
Mr. David Herzog, City of Georgetown
Mr. Wesley Wright, City of Georgetown
Mr. Eric Nuner, City of Georgetown
Mr. Richard Pajestka, City of Georgetown
2022-163-40

BID TABULATION
CITY OF GEORGETOWN TEXAS
2026 Downtown Sidewalk Improvements
February 12, 2026; 2:30 PM

Item No.	Bid Quantity	Unit	Bid Data Description	1 Texas Road LLC PO Box 5650 Lago Vista, TX 78645-5650 Unit Price	1 Extended Amount	2 M&C Fonseca Construction Co., Inc. 1901 Prairie Creek Road Granite Shoals, TX 78654 Unit Price	2 Extended Amount	3 Myers Concrete Construction 2301 FM 3237 Wimberly, Texas 78676 Unit Price	3 Extended Amount	4 Patin Construction 3800 W. 2nd St. Taylor, Texas 76574 Unit Price	4 Extended Amount	5 Westar Construction 4500 Williams Dr, Suite 212-PMB 411 Georgetown, Texas 78633 Unit Price	5 Extended Amount	6 Unity Contractor Services, Inc. 6448 Hwy 290 East, Ste. A-113 Austin, TX 78723 Unit Price	6 Extended Amount	7 Wellcraft Builders 16756 Marsala Springs Dr Round Rock, Texas 78681 Unit Price	7 Extended Amount
PART A -DOWNTOWN SIDEWALKS																	
A-1	100%	LS	Insurance, Bonds and Mobilization, not to exceed 5% of Bid (Part A)	$ 33,000.00	$ 33,000.00	$ 35,500.00	$ 35,500.00	$ 46,108.00	$ 46,108.00	$ 20,000.00	$ 20,000.00	$ 39,000.00	$ 39,000.00	$ 46,478.50	$ 46,478.50		
A-2	20	STA	Provide Labor, Equipment, Tools and Supervision to Complete Preparation of Right-of-way (Part A)	600.00	12,000.00	250.00	5,000.00	986.00	19,720.00	1,750.00	35,000.00	3,500.00	70,000.00	2,500.00	50,000.00		
A-3	100%	LS	Prepare Stormwater Pollution Prevention Plan, including submission to and receiving permits from Texas Commission on Environmental Quality (TCEQ) for All Parts	1,000.00	1,000.00	1,000.00	1,000.00	2,200.00	2,200.00	6,000.00	6,000.00	2,500.00	2,500.00	10,000.00	10,000.00		
A-4	100%	LS	Implement Barricade, Signing and Traffic Safety Plan (Vehicular and Pedestrian) Control Plan (Part A)	7,500.00	7,500.00	3,000.00	3,000.00	23,130.00	23,130.00	2,500.00	2,500.00	14,000.00	14,000.00	52,000.00	52,000.00		
A-5	100%	LS	Provide DVD of Right-of-Way Preconstruction and Post Construction Site Conditions for the Total Project (Part A)	950.00	950.00	1,500.00	1,500.00	733.00	733.00	500.00	500.00	2,500.00	2,500.00	7,500.00	7,500.00		
A-6	4	EA	Furnish, Install, Maintain, and Remove Inlet Protection	250.00	1,000.00	400.00	1,600.00	293.00	1,172.00	500.00	2,000.00	1,000.00	4,000.00	350.00	1,400.00		
A-7	220	LF	Furnish, Install, Maintain, and Remove Tree Protection	10.00	2,200.00	4.50	990.00	12.00	2,640.00	10.00	2,200.00	6.00	1,320.00	160.00	35,200.00		
A-8	1,665	LF	Demolition, Removal and Haul Off of Existing Curb & Gutter	14.00	23,310.00	14.00	23,310.00	26.00	43,290.00	5.00	8,325.00	9.00	14,985.00	14.00	23,310.00		
A-9	145	SY	Demolition, Removal and Haul Off of Existing Brick Pavers	40.00	5,800.00	36.00	5,220.00	34.00	4,930.00	20.00	2,900.00	27.00	3,915.00	20.00	2,900.00		
A-10	630	SY	Demolition, Removal and Haul Off of Existing Sidewalk	35.00	22,050.00	36.00	22,680.00	39.00	24,570.00	20.00	12,600.00	36.00	22,680.00	54.00	34,020.00		
A-11	875	SY	Demolition, Removal and Haul Off of Existing Asphalt	28.00	24,500.00	18.00	15,750.00	13.00	11,375.00	20.00	17,500.00	18.00	15,750.00	30.00	26,250.00		
A-12	235	SY	Demolition, Removal and Haul Off of Existing Driveway	36.00	8,460.00	36.00	8,460.00	51.00	11,985.00	20.00	4,700.00	36.00	8,460.00	54.00	12,690.00		
A-13	180	SF	Demolition, Removal and Haul Off of Existing Rock Wall	11.00	1,980.00	6.00	1,080.00	15.00	2,700.00	10.00	1,800.00	10.00	1,800.00	4.00	720.00		
A-14	60	LF	Demolition, Removal and Haul Off of Existing Handrail	14.00	840.00	13.50	810.00	34.00	2,040.00	20.00	1,200.00	8.00	480.00	20.00	1,200.00		
A-15	2	EA	Remove and Replace Existing Street Signage	450.00	900.00	500.00	1,000.00	1,050.00	2,100.00	500.00	1,000.00	1,000.00	2,000.00	500.00	1,000.00		
A-16	1	EA	Adjust Water Meter and Box to Grade	800.00	800.00	400.00	400.00	3,414.00	3,414.00	2,500.00	2,500.00	2,500.00	2,500.00	1,100.00	1,100.00		
A-17	6	EA	Adjust Water Valve to Grade	550.00	3,300.00	400.00	2,400.00	2,276.00	13,656.00	1,000.00	6,000.00	1,400.00	8,400.00	300.00	1,800.00		
A-18	2	EA	Adjust Electrical Box to Grade	2,500.00	5,000.00	700.00	1,400.00	1,024.00	2,048.00	1,000.00	2,000.00	900.00	1,800.00	500.00	1,000.00		
A-19	125	CY	For Select Fill (Offsite)	55.00	6,875.00	40.00	5,000.00	142.00	17,750.00	100.00	12,500.00	39.00	4,875.00	86.00	10,750.00		
A-20	1,850	LF	Furnish & Install Standard Curb and Gutter	35.00	64,750.00	28.00	51,800.00	59.00	109,150.00	45.00	83,250.00	44.00	81,400.00	30.00	55,500.00		
A-21	165	LF	Furnish & Install Mountable Curb and Gutter	60.00	9,900.00	28.00	4,620.00	59.00	9,735.00	45.00	7,425.00	42.00	6,930.00	38.00	6,270.00		
A-22	15	LF	Furnish & Install Laydown Curb and Gutter	45.00	675.00	25.00	375.00	59.00	885.00	45.00	675.00	40.00	600.00	38.00	570.00		
A-23	80	SY	Furnish and Install 3.5" Brick Paver with Concrete Base	350.00	28,000.00	160.00	12,800.00	219.00	17,520.00	25.00	2,000.00	135.00	10,800.00	360.00	28,800.00		
A-24	515	SY	Furnish and Install 4" Thick Class A Concrete Sidewalk	115.00	59,225.00	103.50	53,302.50	88.00	45,320.00	85.00	43,775.00	95.00	48,925.00	120.00	61,800.00		
A-25	610	SY	Furnish and Install 4" Thick Class A Scored Concrete Sidewalk (Level III Sidewalk)	105.00	64,050.00	115.00	70,150.00	98.00	59,780.00	100.00	61,000.00	108.00	65,880.00	140.00	85,400.00		
A-26	335	SY	Furnish and Install 6" Thick Class A Concrete (High Early Strength) for Driveways	110.00	36,850.00	135.00	45,225.00	134.00	44,890.00	125.00	41,875.00	126.00	42,210.00	160.00	53,600.00		
A-27	1	EA	Furnish & Install 3'x3' PAZD Inlet	3,500.00	3,500.00	3,500.00	3,500.00	8,890.00	8,890.00	7,500.00	7,500.00	8,000.00	8,000.00	2,500.00	2,500.00		
A-28	35	LF	Furnish & Install Type 18" RCP Storm Sewer	150.00	5,250.00	85.00	2,975.00	168.00	5,880.00	200.00	7,000.00	130.00	4,550.00	240.00	8,400.00		
A-29	1	EA	Grout, Seal, and Convert Existing Curb Inlet to Junction Box	2,000.00	2,000.00	1,500.00	1,500.00	5,969.00	5,969.00	2,500.00	2,500.00	4,500.00	4,500.00	6,000.00	6,000.00		
A-30	70	TN	Furnish & Install Type D HMAC Patching	190.00	13,300.00	275.00	19,250.00	398.00	27,860.00	250.00	17,500.00	450.00	31,500.00	400.00	28,000.00		
A-31	125	TN	Furnish & Install Type B HMAC Patching	200.00	25,000.00	275.00	34,375.00	390.00	48,750.00	250.00	31,250.00	450.00	56,250.00	350.00	43,750.00		
A-32	265	SF	Furnish & Install Stacked Limestone Retaining Wall	200.00	53,000.00	25.00	6,625.00	104.00	27,560.00	80.00	21,200.00	50.00	13,250.00	28.00	7,420.00		
A-33	9	EA	Furnish and Install TxDOT Curb Ramp, Type 2	3,000.00	27,000.00	4,750.00	42,750.00	2,608.00	23,472.00	3,500.00	31,500.00	2,000.00	18,000.00	1,800.00	16,200.00		
A-34	2	EA	Furnish and Install TxDOT Curb Ramp, Type 7	3,200.00	6,400.00	5,000.00	10,000.00	2,836.00	5,672.00	3,500.00	7,000.00	2,000.00	4,000.00	1,800.00	3,600.00		
A-35	12	EA	Furnish and Install TxDOT Curb Ramp, Type 10	2,800.00	33,600.00	4,750.00	57,000.00	3,405.00	40,860.00	3,500.00	42,000.00	2,000.00	24,000.00	1,800.00	21,600.00		
A-36	15	LF	Furnish & Install 4' Concrete Flume with Diamond Plate	165.00	2,475.00	175.00	2,625.00	562.00	8,430.00	1,000.00	15,000.00	450.00	6,750.00	100.00	1,500.00		
A-37	85	LF	Furnish & Install Painted TxDOT Type C Pedestrian Rail	190.00	16,150.00	270.00	22,950.00	232.00	19,720.00	225.00	19,125.00	375.00	31,875.00	600.00	51,000.00		
A-38	250	LF	Furnish & Install Thermoplastic Crosswalk Striping	22.00	5,500.00	22.00	5,500.00	47.00	11,750.00	25.00	6,250.00	30.00	7,500.00	14.00	3,500.00		
A-39	160	LF	Furnish & Install Thermoplastic Stop Bar	25.00	4,000.00	23.00	3,680.00	47.00	7,520.00	25.00	4,000.00	30.00	4,800.00	17.00	2,720.00		
A-40	35	LF	Furnish & Install Thermoplastic Chevron Yield Bar	65.00	2,275.00	58.00	2,030.00	47.00	1,645.00	65.00	2,275.00	30.00	1,050.00	120.00	4,200.00		
A-41	2	EA	Furnish and Install Solar Powered Rectangle Rapid Flashing Pedestrian Beacons (RRFB) (DOUBLE SIDED)	20,000.00	40,000.00	18,000.00	36,000.00	23,520.00	47,040.00	18,000.00	36,000.00	18,000.00	36,000.00	10,000.00	20,000.00		
A-42	4	EA	Furnish & Install Standard Yield to Pedestrian Signage (R1-5B R & R1-5B L), including Pole and Breakaway Pole Base	500.00	2,000.00	600.00	2,400.00	1,467.00	5,868.00	500.00	2,000.00	2,000.00	8,000.00	500.00	2,000.00		
A-43	4	EA	Furnish & Install Standard Pedestrian Crossing Ahead Signage (W11-2 & W16-	550.00	2,200.00	700.00	2,800.00	1,467.00	5,868.00	600.00	2,400.00	1,400.00	5,600.00	500.00	2,000.00		
A-44	450	SY	For Sodding, Including Watering, Fertilizing, and Mowing to Establish Growth	23.00	10,350.00	9.00	4,050.00	12.00	5,400.00	15.00	6,750.00	15.00	6,750.00	12.00	5,400.00		
A-45	100%	LS	For Irrigation Repair Allowance by a Licensed Irrigator to be paid Repair Invoice plus 20%	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		
A-46	100%	LS	For City of Georgetown Force Account	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00		
PART A BID AMOUNT - (Items A1 - A46)					$ 813,915.00		$ 769,382.50		$ 965,995.00		$ 777,475.00		$ 885,085.00		$ 976,048.50		$ -

Non Responsive Bid - No Pricing Submitted with Bid Submittal

872

BID TABULATION
CITY OF GEORGETOWN TEXAS
2026 Downtown Sidewalk Improvements
February 12, 2026; 2:30 PM

Item No.	Bid Quantity	Unit	Bid Data Description	BIDDER INFORMATION													
				1		2		3		4		5		6		7	
				Texas Road LLC PO Box 5650 Lago Vista, TX 78645-5650		M&C Fonseca Construction Co., Inc. 1901 Prairie Creek Road Granite Shoals, TX 78654		Myers Concrete Construction 2301 FM 3237 Wimberly, Texas 78676		Patin Construction 3800 W. 2nd St. Taylor, Texas 76574		Westar Construction 4500 Williams Dr, Suite 212-PMB 411 Georgetown, Texas 78633		Unity Contractor Services, Inc. 6448 Hwy 290 East, Ste. A-113 Austin, TX 78723		Wellcraft Builders 16756 Marsala Springs Dr Round Rock, Texas 78681	
Item No.	Bid Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART B - COLLEGE STREET SIDEWALK EXTENSION TO TRAIL																	
B-1	100%	LS	Insurance, Bonds and Mobilization, not to exceed 5% of Bid (Part B)	$ 9,500.00	$ 9,500.00	$ 11,000.00	$ 11,000.00	$ 13,253.00	$ 13,253.00	$ 20,000.00	$ 20,000.00	$ 13,500.00	$ 13,500.00	$ 15,371.50	$ 15,371.50		
B-2	11	STA	Provide Labor, Equipment, Tools and Supervision to Complete Preparation of Right-of-way (Part B)	500.00	5,500.00	250.00	2,750.00	986.00	10,846.00	1,750.00	19,250.00	3,500.00	38,500.00	2,500.00	27,500.00		
B-3	100%	LS	Prepare and Implement a Vehicular and Pedestrian Barricade, Signing and Safety Control Plan (Part B)	1,800.00	1,800.00	3,000.00	3,000.00	2,365.00	2,365.00	2,500.00	2,500.00	10,000.00	10,000.00	20,000.00	20,000.00		
B-4	100%	LS	Provide DVD of Right-of-Way Preconstruction and Post Construction Site Conditions for the Total Project (Part B)	250.00	250.00	1,500.00	1,500.00	733.00	733.00	500.00	500.00	2,500.00	2,500.00	7,500.00	7,500.00		
B-5	850	LF	Furnish, Install, Maintain, and Remove Silt Fence	5.00	4,250.00	6.00	5,100.00	6.00	5,100.00	5.00	4,250.00	5.00	4,250.00	12.00	10,200.00		
B-6	525	LF	Demolition, Removal and Haul Off of Existing Curb & Gutter	9.50	4,987.50	14.00	7,350.00	26.00	13,650.00	5.00	2,625.00	9.00	4,725.00	14.00	7,350.00		
B-7	120	SY	Demolition, Removal and Haul Off of Existing Asphalt	48.00	5,760.00	18.00	2,160.00	13.00	1,560.00	20.00	2,400.00	18.00	2,160.00	30.00	3,600.00		
B-8	20	SY	Demolition, Removal and Haul Off of Existing Driveway	50.00	1,000.00	36.00	720.00	51.00	1,020.00	20.00	400.00	36.00	720.00	54.00	1,080.00		
B-9	150	LF	Demolition, Removal and Haul Off of Existing Guardrail	15.00	2,250.00	34.00	5,100.00	17.00	2,550.00	20.00	3,000.00	16.00	2,400.00	35.00	5,250.00		
B-10	250	CY	For Select Fill (Offsite)	55.00	13,750.00	40.00	10,000.00	89.00	22,250.00	100.00	25,000.00	49.00	12,250.00	86.00	21,500.00		
B-11	525	LF	Furnish & Install Standard Curb and Gutter	29.00	15,225.00	28.00	14,700.00	59.00	30,975.00	45.00	23,625.00	44.00	23,100.00	30.00	15,750.00		
B-12	750	SY	Furnish and Install 4" Thick Class A Scored Concrete Sidewalk (Level III Sidewalk)	100.00	75,000.00	115.00	86,250.00	98.00	73,500.00	85.00	63,750.00	108.00	81,000.00	120.00	90,000.00		
B-13	30	SY	Furnish and Install 6" Thick Class A Concrete (High Early Strength) for Driveways	180.00	5,400.00	135.00	4,050.00	76.00	2,280.00	125.00	3,750.00	126.00	3,780.00	160.00	4,800.00		
B-14	12	TN	Furnish & Install Type D HMAC Patching	200.00	2,400.00	275.00	3,300.00	271.00	3,252.00	250.00	3,000.00	450.00	5,400.00	400.00	4,800.00		
B-15	170	LF	Furnish & Install Galvanized TxDOT Type C Pedestrian Rail	190.00	32,300.00	270.00	45,900.00	258.00	43,860.00	225.00	38,250.00	375.00	63,750.00	300.00	51,000.00		
B-16	800	SY	For Sodding, Including Watering, Fertilizing, and Mowing to Establish Growth	23.00	18,400.00	9.00	7,200.00	12.00	9,600.00	15.00	12,000.00	15.00	12,000.00	12.00	9,600.00		
B-17	100%	LS	For Irrigation Repair Allowance by a Licensed Irrigator to be paid Repair	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00		
B-18	100%	LS	For City of Georgetown Force Account	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00		
PART B BID AMOUNT - (Items B1 - B18)					$ 225,272.50		$ 237,580.00		$ 264,294.00		$ 251,800.00		$ 307,535.00		$ 322,801.50		$ -
PART C - ELECTRCAL (CIVIL INFRASTRUCTURE)																	
C-1	100%	LS	Insurance, Bonds and Mobilization, not to exceed 5% of Bid (Part C)	$ 9,000.00	$ 9,000.00	$ 9,500.00	$ 9,500.00	$ 9,485.00	$ 9,485.00	$ 20,000.00	$ 20,000.00	$ 24,500.00	$ 24,500.00	$ 15,374.50	$ 15,374.50		
C-2	100%	LS	Provide Labor, Equipment, Tools and Supervision to Complete Preparation of Right-of-way (Part C)	1,500.00	1,500.00	3,000.00	3,000.00	9,864.00	9,864.00	20,000.00	20,000.00	47,500.00	47,500.00	8,000.00	8,000.00		
C-3	100%	LS	Implement Barricade, Signing and Traffic Safety Plan (Vehicular and Pedestrian) Control Plan (Part C)	2,000.00	2,000.00	3,000.00	3,000.00	8,878.00	8,878.00	2,500.00	2,500.00	17,500.00	17,500.00	20,000.00	20,000.00		
C-4	100%	LS	Provide DVD of Right-of-Way Preconstruction and Post Construction Site Conditions for the Total Project (Part C)	750.00	750.00	1,500.00	1,500.00	733.00	733.00	500.00	500.00	2,500.00	2,500.00	7,500.00	7,500.00		
C-5	6	EA	Furnish & Install Electronic Marker (UGDEM1.1)	650.00	3,900.00	100.00	600.00	199.00	1,194.00	360.00	2,160.00	14,800.00	88,800.00	800.00	4,800.00		
C-6	1	EA	Furnish & Install Protective Bollards (UMPB1.1)	1,800.00	1,800.00	400.00	400.00	1,065.00	1,065.00	1,500.00	1,500.00	2,500.00	2,500.00	800.00	800.00		
C-7	1	EA	Furnish & Install Three Phase Junction Box (UM33), Note: Unit Includes Concrete, Flowable Fill, Ground Rods, Ground Conductor (See GUM-GND), Bell Ends, etc. as Required	5,500.00	5,500.00	300.00	300.00	3,263.00	3,263.00	25,000.00	25,000.00	20,000.00	20,000.00	5,000.00	5,000.00		
C-8	1	EA	Furnish & Install Junction Box Pad with 4'x8' Pullbox Underneath (UM1-6A-PB), Note: Unit Includes Concrete, Flowable Fill, Ground Rods, Ground Conductor (See GUM-GND), Bell Ends, etc. as Required	17,000.00	17,000.00	14,000.00	14,000.00	26,450.00	26,450.00	40,000.00	40,000.00	13,000.00	13,000.00	5,000.00	5,000.00		
C-9	1	EA	Furnish & Install Ground Sleeve for Junction Box, 20"x66"x22" (UM-JB-EXT)	500.00	500.00	1,500.00	1,500.00	1,705.00	1,705.00	2,000.00	2,000.00	11,000.00	11,000.00	7,500.00	7,500.00		
C-10	1	EA	Furnish & Install Primary Pull Box (Closed Bottom) (UM-PB), Note: Unit Includes Concrete, Flowable Fill, Ground Rods, Ground Conductor (See GUM-GND), Ground Conductor (See GUM-GND), Bell Ends, etc. as Required	14,000.00	14,000.00	14,000.00	14,000.00	3,369.00	3,369.00	30,000.00	30,000.00	6,300.00	6,300.00	1,800.00	1,800.00		
C-11	185	LF	Furnish & Install One (1) 2" PVC Conduit SCH 40 (UM50-P-2). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	23.00	4,255.00	15.00	2,775.00	19.00	3,515.00	25.00	4,625.00	50.00	9,250.00	22.00	4,070.00		
C-12	205	LF	Furnish & Install Three (3) 2" PVC Conduits SCH 40 (UM50-P-2B). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	62.00	12,710.00	32.00	6,560.00	48.00	9,840.00	55.00	11,275.00	65.00	13,325.00	40.00	8,200.00		
C-13	450	LF	Furnish & Install Six (6) 2" PVC Conduits SCH 40 (UM50-P-2E). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	53.00	23,850.00	65.00	29,250.00	74.00	33,300.00	65.00	29,250.00	80.00	36,000.00	100.00	45,000.00		
C-14	120	LF	Furnish & Install One (1) 4" PVC Conduit SCH 40 for Comm. (UM50-P-4 COMM). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	22.00	2,640.00	27.00	3,240.00	26.00	3,120.00	60.00	7,200.00	68.00	8,160.00	26.50	3,180.00		
C-15	185	LF	Furnish & Install Two (2) 4" PVC Conduit SCH 40 (UM50-P-4A). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	43.00	7,955.00	37.00	6,845.00	39.00	7,215.00	85.00	15,725.00	85.00	15,725.00	38.00	7,030.00		

Non Responsive Bid - No Pricing Submitted with Bid Submittal

Non Responsive Bid - No Pricing Submitted with Bid Submittal

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BID TABULATION
CITY OF GEORGETOWN TEXAS
2026 Downtown Sidewalk Improvements
February 12, 2026; 2:30 PM

Item No.	Bid Quantity	Unit	Bid Data Description	1 Texas Road LLC PO Box 5650 Lago Vista, TX 78645-5650 Unit Price	1 Extended Amount	2 M&C Fonseca Construction Co., Inc. 1901 Prairie Creek Road Granite Shoals, TX 78654 Unit Price	2 Extended Amount	3 Myers Concrete Construction 2301 FM 3237 Wimberly, Texas 78676 Unit Price	3 Extended Amount	4 Patin Construction 3800 W. 2nd St. Taylor, Texas 76574 Unit Price	4 Extended Amount	5 Westar Construction 4500 Williams Dr, Suite 212-PMB 411 Georgetown, Texas 78633 Unit Price	5 Extended Amount	6 Unity Contractor Services, Inc. 6448 Hwy 290 East, Ste. A-113 Austin, TX 78723 Unit Price	6 Extended Amount	7 Wellcraft Builders 16756 Marsala Springs Dr Round Rock, Texas 78681 Unit Price	7 Extended Amount
C-16	120	LF	Furnish & Install Two (2) 4" PVC Conduit SCH 40 for Comm. (UM50-P-4A COMM). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	52.00	6,240.00	37.00	4,440.00	39.00	4,680.00	85.00	10,200.00	98.00	11,760.00	38.00	4,560.00	Non Responsive Bid - No Pricing Submitted with Bid Submittal	
C-17	110	LF	Furnish & Install Two (2) 6" PVC Conduits SCH 40 (UM50-P-6A). Note: Unit Includes Elbows (Steel or PVC), Couplings, PVC Glue, Plugs, Spacers, etc. as Required	50.00	5,500.00	67.00	7,370.00	58.00	6,380.00	310.00	34,100.00	135.00	14,850.00	60.00	6,600.00		
C-18	535	LF	Construct Trench in Rock, 48" D x 12" W (UR2-R (48"x12")), Note: Unit Includes Compacted Native Backfill and Warning Tape as Required	48.00	25,680.00	70.00	37,450.00	39.00	20,865.00	40.00	21,400.00	98.00	52,430.00	80.00	42,800.00		
C-19	230	LF	Construct Trench in Rock, 48" D x 24" W (UR2-R (48"x24")), Note: Unit Includes Compacted Native Backfill and Warning Tape as Required	70.00	16,100.00	70.00	16,100.00	67.00	15,410.00	50.00	11,500.00	110.00	25,300.00	85.00	19,550.00		
C-20	75	LF	Construct Bore, (URT-Bore-12, Note: Unit Includes Steel Casing and Added conduit as Required	75.00	5,625.00	550.00	41,250.00	198.00	14,850.00	1,850.00	138,750.00	750.00	56,250.00	400.00	30,000.00		
C-21	40	LF	Furnish & Install Conduit Encasement - Flowable Backfill, 12"W (UR3C (12"))	28.00	1,120.00	15.00	600.00	38.00	1,520.00	67.00	2,680.00	140.00	5,600.00	100.00	4,000.00		
C-22	110	LF	Furnish & Install Conduit Encasement - Flowable Backfill, 24"W (UR3C (24"))	64.00	7,040.00	30.00	3,300.00	57.00	6,270.00	130.00	14,300.00	155.00	17,050.00	110.00	12,100.00		
C-23	615	LF	Furnish & Install Conduit Encasement - Sand Backfill, 12"W (UR3D (12"))	14.00	8,610.00	4.00	2,460.00	9.00	5,535.00	16.00	9,840.00	76.00	46,740.00	80.00	49,200.00		
C-24	120	LF	Furnish & Install Conduit Encasement - Sand Backfill, 24"W (UR3D (24"))	30.00	3,600.00	8.00	960.00	16.00	1,920.00	35.00	4,200.00	92.00	11,040.00	90.00	10,800.00		
PART C BID AMOUNT - (Items C1 - C24)					$ 186,875.00		$ 210,400.00		$ 200,426.00		$ 458,705.00		$ 557,080.00		$ 322,864.50		$ -

Item No.	Bid Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART D - WALDEN DRIVE/COLLEGE STREET SIDEWALK EXTENSION																	
D-1	100%	LS	Insurance, Bonds and Mobilization, not to exceed 5% of Bid (Part D)	$ 19,200.00	$ 19,200.00	$ 26,000.00	$ 26,000.00	$ 22,106.00	$ 22,106.00	$ 20,000.00	$ 20,000.00	$ 23,500.00	$ 23,500.00	$ 34,049.00	$ 34,049.00	Non Responsive Bid - No Pricing Submitted with Bid Submittal	
D-2	11	STA	Provide Labor, Equipment, Tools and Supervision to Complete Preparation of Right-of-way (Part D)	500.00	5,500.00	250.00	2,750.00	897.00	9,867.00	1,750.00	19,250.00	3,500.00	38,500.00	2,500.00	27,500.00		
D-3	100%	LS	Prepare and Implement a Vehicular and Pedestrian Barricade, Signing and Safety Control Plan (Part D)	1,800.00	1,800.00	3,000.00	3,000.00	9,731.00	9,731.00	2,500.00	2,500.00	12,500.00	12,500.00	30,000.00	30,000.00		
D-4	100%	LS	Provide DVD of Right-of-Way Preconstruction and Post Construction Site Conditions for the Total Project (Part D)	750.00	750.00	1,500.00	1,500.00	733.00	733.00	500.00	500.00	2,500.00	2,500.00	7,500.00	7,500.00		
D-5	950	LF	Furnish, Install, Maintain, and Remove Silt Fence	5.00	4,750.00	6.00	5,700.00	6.00	5,700.00	5.00	4,750.00	5.00	4,750.00	12.00	11,400.00		
D-6	1,050	LF	Furnish, Install, Maintain & Remove Tree Protection Fencing	6.00	6,300.00	4.50	4,725.00	7.00	7,350.00	10.00	10,500.00	6.00	6,300.00	160.00	168,000.00		
D-7	100	LF	Demolition, Removal and Haul Off of Existing Curb & Gutter	10.00	1,000.00	14.00	1,400.00	28.00	2,800.00	5.00	500.00	9.00	900.00	14.00	1,400.00		
D-8	200	SY	Demolition, Removal and Haul Off of Existing Asphalt	27.00	5,400.00	18.00	3,600.00	13.00	2,600.00	20.00	4,000.00	18.00	3,600.00	30.00	6,000.00		
D-9	110	SY	Demolition, Removal and Haul Off of Existing Concrete Driveway	37.00	4,070.00	36.00	3,960.00	42.00	4,620.00	20.00	2,200.00	36.00	3,960.00	54.00	5,940.00		
D-10	200	LF	Demolition, Removal and Haul Off of Existing Fence	13.00	2,600.00	12.00	2,400.00	14.00	2,800.00	5.00	1,000.00	10.00	2,000.00	10.00	2,000.00		
D-11	2	EA	Demolition, Removal and Haul Off of Existing Bollard	650.00	1,300.00	250.00	500.00	212.00	424.00	250.00	500.00	300.00	600.00	100.00	200.00		
D-12	150	CY	Unclassified Excavation for New Curb & Gutter	90.00	13,500.00	10.00	1,500.00	56.00	8,400.00	50.00	7,500.00	40.00	6,000.00	120.00	18,000.00		
D-13	450	CY	For Select Fill (Offsite)	55.00	24,750.00	40.00	18,000.00	116.00	52,200.00	100.00	45,000.00	39.00	17,550.00	86.00	38,700.00		
D-14	300	LF	Furnish & Install Standard Curb and Gutter	26.00	7,800.00	28.00	8,400.00	34.00	10,200.00	45.00	13,500.00	44.00	13,200.00	30.00	9,000.00		
D-15	200	SY	Furnish & Install 8" Crushed Limestone Base Under New Curb & Gutter	46.00	9,200.00	12.00	2,400.00	36.00	7,200.00	20.00	4,000.00	25.00	5,000.00	40.00	8,000.00		
D-16	915	SY	Furnish and Install 4" Thick Class A Concrete Sidewalk	67.00	61,305.00	103.50	94,702.50	88.00	80,520.00	85.00	77,775.00	95.00	86,925.00	140.00	128,100.00		
D-17	75	SY	Furnish and Install 4" Thick Class A Concrete Pad	140.00	10,500.00	103.50	7,762.50	97.00	7,275.00	85.00	6,375.00	95.00	7,125.00	110.00	8,250.00		
D-18	110	SY	Furnish and Install 6" Thick Class A Concrete for Full Depth Pavement Repair	110.00	12,100.00	135.00	14,850.00	109.00	11,990.00	125.00	13,750.00	126.00	13,860.00	130.00	14,300.00		
D-19	4	EA	Furnish and Install TxDOT Type 7 Pedestrian Ramp	3,200.00	12,800.00	4,750.00	19,000.00	2,881.00	11,524.00	3,500.00	14,000.00	2,000.00	8,000.00	1,800.00	7,200.00		
D-20	1	EA	Furnish and Install TxDOT Type 10 Pedestrian Ramp	2,800.00	2,800.00	4,750.00	4,750.00	3,450.00	3,450.00	3,500.00	3,500.00	2,000.00	2,000.00	1,800.00	1,800.00		
D-21	30	TN	Furnish & Install Type D HMAC Patching	190.00	5,700.00	275.00	8,250.00	264.00	7,920.00	250.00	7,500.00	450.00	13,500.00	400.00	12,000.00		
D-22	90	LF	Furnish & Install Galvanized TxDOT Type C Pedestrian Rail	180.00	16,200.00	270.00	24,300.00	258.00	23,220.00	225.00	20,250.00	375.00	33,750.00	300.00	27,000.00		
D-23	12	EA	Furnish & Install Removable Bollard	2,200.00	26,400.00	2,200.00	26,400.00	4,973.00	59,676.00	500.00	6,000.00	2,000.00	24,000.00	4,000.00	48,000.00		
D-24	30	LF	Furnish & Install Thermoplastic Stop Bar	25.00	750.00	23.00	690.00	47.00	1,410.00	25.00	750.00	10.00	300.00	17.00	510.00		
D-25	3,500	SY	For Hydromulching, Including Watering, Fertilizing, and Mowing to Establish Growth	15.00	52,500.00	9.00	31,500.00	4.00	14,000.00	2.00	7,000.00	15.00	52,500.00	5.45	19,075.00		
D-26	1	EA	Furnish & Install Single Water Service, Including Roadway Crossing	10,000.00	10,000.00	2,500.00	2,500.00	11,002.00	11,002.00	7,500.00	7,500.00	7,500.00	7,500.00	10,000.00	10,000.00		
D-27	1	EA	City of Georgetown To Furnish and Contractor To Install Trash Receptacle,	1,500.00	1,500.00	1,800.00	1,800.00	646.00	646.00	1,500.00	1,500.00	1,000.00	1,000.00	600.00	600.00		
D-28	1	EA	City of Georgetown To Furnish and Contractor To Install Mutt Mitt With Dispenser, Including Concrete Pad and All Items & Appurtenances	650.00	650.00	1,500.00	1,500.00	646.00	646.00	1,000.00	1,000.00	1,000.00	1,000.00	600.00	600.00		
D-29	2	EA	City of Georgetown To Furnish and Contractor To Install Seat Bench	450.00	900.00	1,800.00	3,600.00	911.00	1,822.00	485.00	970.00	1,200.00	2,400.00	200.00	400.00		
D-30	20	LF	Furnish & Install Split Rail Fence, Including but Not Limited to Posts, Rails, and Footings	90.00	1,800.00	75.00	1,500.00	73.00	1,460.00	85.00	1,700.00	100.00	2,000.00	200.00	4,000.00		
D-31	11	EA	Furnish & Install Natural Limestone Boulder	480.00	5,280.00	1,200.00	13,200.00	550.00	6,050.00	305.00	3,355.00	1,500.00	16,500.00	350.00	3,850.00		
D-32	100	CY	Furnish & Install Shredded Hardwood Mulch	62.00	6,200.00	75.00	7,500.00	73.00	7,300.00	25.00	2,500.00	99.00	9,900.00	44.00	4,400.00		
D-33	150	CY	For 15" Planting Bed Excavation and Haul Off	69.00	10,350.00	22.00	3,300.00	81.00	12,150.00	25.00	3,750.00	45.00	6,750.00	40.00	6,000.00		
D-34	120	CY	Furnish & Install Planting Soil, 12" Depth, for All Planting areas	82.00	9,840.00	20.00	2,400.00	95.00	11,400.00	65.00	7,800.00	150.00	18,000.00	51.00	6,120.00		
D-35	18,000	SF	Furnish & Install Native Seed Mix Hydroseed with Flexible Growth Medium	0.30	5,400.00	3.75	67,500.00	0.37	6,660.00	2.00	36,000.00	2.25	40,500.00	0.33	5,940.00		
D-36	120	CY	Furnish & Install Top Soil, 2" depth, for All Native Seed Mix Hydroseed	62.00	7,440.00	100.00	12,000.00	73.00	8,760.00	50.00	6,000.00	150.00	18,000.00	51.00	6,120.00		

BID TABULATION
CITY OF GEORGETOWN TEXAS
2026 Downtown Sidewalk Improvements
February 12, 2026; 2:30 PM

Item No.	Bid Quantity	Unit	Bid Data Description	BIDDER INFORMATION 1 Texas Road LLC, PO Box 5650, Lago Vista, TX 78645-5650		2 M&C Fonseca Construction Co., Inc., 1901 Prairie Creek Road, Granite Shoals, TX 78654		3 Myers Concrete Construction, 2301 FM 3237, Wimberly, Texas 78676		4 Patin Construction, 3800 W. 2nd St., Taylor, Texas 76574		5 Westar Construction, 4500 Williams Dr, Suite 212-PMB 411, Georgetown, Texas 78633		6 Unity Contractor Services, Inc., 6448 Hwy 290 East, Ste. A-113, Austin, TX 78723		7 Wellcraft Builders, 16756 Marsala Springs Dr, Round Rock, Texas 78681	
				Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
D-37	3	EA	Furnish and Install Desert Willow, 45 Gallon	1,000.00	3,000.00	2,500.00	7,500.00	1,247.00	3,741.00	700.00	2,100.00	925.00	2,775.00	795.00	2,385.00	Non Responsive Bid - No Pricing Submitted with Bid Submittal	
D-38	1	EA	Furnish and Install Texas Mountain Laurel, 45 Gallon	1,000.00	1,000.00	2,500.00	2,500.00	1,247.00	1,247.00	1,300.00	1,300.00	950.00	950.00	775.00	775.00		
D-39	2	EA	Furnish and Install Yaupon Holly, 45 Gallon	1,000.00	2,000.00	2,500.00	5,000.00	1,247.00	2,494.00	600.00	1,200.00	800.00	1,600.00	750.00	1,500.00		
D-40	19	EA	Furnish and Install Cherry Sage, 5 Gallon	45.00	855.00	1,200.00	22,800.00	51.00	969.00	30.00	570.00	55.00	1,045.00	55.00	1,045.00		
D-41	10	EA	Furnish and Install Compact Texas Ranger, 5 Gallon	45.00	450.00	1,200.00	12,000.00	51.00	510.00	40.00	400.00	55.00	550.00	55.00	550.00		
D-42	12	EA	Furnish and Install Ham & Eggs Lantana, 5 Gallon	45.00	540.00	1,200.00	14,400.00	51.00	612.00	40.00	480.00	55.00	660.00	50.00	600.00		
D-43	16	EA	Furnish and Install Softleaf Yucca, 5 Gallon	58.00	928.00	1,200.00	19,200.00	66.00	1,056.00	40.00	640.00	75.00	1,200.00	60.00	960.00		
D-44	4	EA	Furnish and Install Spineless Prickly Pear, 5 Gallon	58.00	232.00	1,200.00	4,800.00	66.00	264.00	7,500.00	30,000.00	75.00	300.00	65.00	260.00		
D-45	100%	LS	For Providing & Installing an Irrigation System, To Provide Complete Coverage	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00		
D-46	100%	LS	For City of Georgetown Force Account	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00		
PART D BID AMOUNT - (Items D1 - D46)					$ 402,340.00		$ 548,040.00		$ 471,505.00		$ 426,365.00		$ 540,450.00		$ 715,029.00		$ -
ADD ALTERNATE A - 8TH SIDEWALK: MYRTLE TO ASH																	
AA-1	100%	LS	Insurance, Bonds and Mobilization, not to exceed 5% of Bid (Add Alt A)	$ 5,000.00	$ 5,000.00	$ 7,400.00	$ 7,400.00	$ 8,195.00	$ 8,195.00	$ 20,000.00	$ 20,000.00	$ 7,700.00	$ 7,700.00	$ 9,570.50	$ 9,570.50	Non Responsive Bid - No Pricing Submitted with Bid Submittal	
AA-2	5	STA	Provide Labor, Equipment, Tools and Supervision to Complete Preparation of Right-of-way (Add Alt A)	500.00	2,500.00	250.00	1,250.00	986.00	4,930.00	1,750.00	8,750.00	3,500.00	$ 17,500.00	2,500.00	12,500.00		
AA-3	100%	LS	Prepare and Implement a Vehicular & Pedestrian Barricade, Signing and Safety Control Plan (Add Alt A)	750.00	750.00	3,000.00	3,000.00	7,170.00	7,170.00	2,500.00	2,500.00	12,500.00	$ 12,500.00	20,000.00	20,000.00		
AA-4	100%	LS	Provide DVD of Right-of-Way Preconstruction and Post Construction Site Conditions for the Total Project (Add Alt A)	250.00	250.00	1,500.00	1,500.00	733.00	733.00	500.00	500.00	1,500.00	$ 1,500.00	7,500.00	7,500.00		
AA-5	510	LF	Demolition, Removal and Haul Off of Existing Curb & Gutter	12.00	6,120.00	18.00	9,180.00	26.00	13,260.00	5.00	2,550.00	9.00	$ 4,590.00	14.00	7,140.00		
AA-6	65	SY	Demolition, Removal and Haul Off of Existing Sidewalk	37.00	2,405.00	36.00	2,340.00	31.00	2,015.00	20.00	1,300.00	36.00	$ 2,340.00	54.00	3,510.00		
AA-7	115	SY	Demolition, Removal and Haul Off of Existing Asphalt	46.00	5,290.00	18.00	2,070.00	4.00	460.00	20.00	2,300.00	18.00	$ 2,070.00	30.00	3,450.00		
AA-8	30	SY	Demolition, Removal and Haul Off of Existing Driveway	45.00	1,350.00	36.00	1,080.00	51.00	1,530.00	20.00	600.00	18.00	$ 540.00	54.00	1,620.00		
AA-9	1	EA	Adjust Gas Meter Box to Grade	1,000.00	1,000.00	2,800.00	2,800.00	1,138.00	1,138.00	1,000.00	1,000.00	2,500.00	$ 2,500.00	310.00	310.00		
AA-10	25	CY	For Select Fill (Offsite)	55.00	1,375.00	40.00	1,000.00	87.00	2,175.00	100.00	2,500.00	39.00	$ 975.00	86.00	2,150.00		
AA-11	500	LF	Furnish & Install Standard Curb and Gutter	32.00	16,000.00	28.00	14,000.00	34.00	17,000.00	45.00	22,500.00	44.00	$ 22,000.00	30.00	15,000.00		
AA-12	255	SY	Furnish and Install 4" Thick Class A Concrete Sidewalk	88.00	22,440.00	103.50	26,392.50	88.00	22,440.00	85.00	21,675.00	95.00	$ 24,225.00	120.00	30,600.00		
AA-13	50	SY	Furnish and Install 6" Thick Class A Concrete (High Early Strength) for Driveways	150.00	7,500.00	135.00	6,750.00	98.00	4,900.00	125.00	6,250.00	126.00	$ 6,300.00	160.00	8,000.00		
AA-14	15	TN	Furnish & Install Type D HMAC Patching	190.00	2,850.00	275.00	4,125.00	793.00	11,895.00	250.00	3,750.00	225.00	$ 3,375.00	800.00	12,000.00		
AA-15	25	TN	Furnish & Install Type B HMAC Patching	200.00	5,000.00	275.00	6,875.00	872.00	21,800.00	250.00	6,250.00	450.00	$ 11,250.00	700.00	17,500.00		
AA-16	1	EA	Furnish and Install TxDOT Curb Ramp, Type 1	3,000.00	3,000.00	4,750.00	4,750.00	2,608.00	2,608.00	3,500.00	3,500.00	2,000.00	$ 2,000.00	1,800.00	1,800.00		
AA-17	1	EA	Furnish and Install TxDOT Curb Ramp, Type 2	3,200.00	3,200.00	4,750.00	4,750.00	2,608.00	2,608.00	3,500.00	3,500.00	2,000.00	$ 2,000.00	1,800.00	1,800.00		
AA-18	6	EA	Furnish and Install TxDOT Curb Ramp, Type 10	2,900.00	17,400.00	4,750.00	28,500.00	3,405.00	20,430.00	3,500.00	21,000.00	2,000.00	$ 12,000.00	1,800.00	10,800.00		
AA-19	45	LF	Furnish & Install Thermoplastic Crosswalk Striping	25.00	1,125.00	22.00	990.00	47.00	2,115.00	25.00	1,125.00	20.00	$ 900.00	14.00	630.00		
AA-20	450	LF	Furnish & Install Fire Lane Striping	3.50	1,575.00	3.75	1,687.50	4.00	1,800.00	25.00	11,250.00	20.00	$ 9,000.00	20.00	9,000.00		
AA-21	300	SY	For Sodding, Including Watering, Fertilizing, and Mowing to Establish Growth	25.00	7,500.00	9.00	2,700.00	12.00	3,600.00	15.00	4,500.00	15.00	$ 4,500.00	12.00	3,600.00		
AA-22	100%	LS	For Irrigation Repair Allowance by a Licensed Irrigator to be paid Repair Invoice plus 20%	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	$ 2,500.00	2,500.00	2,500.00		
AA-23	100%	LS	For City of Georgetown Force Account	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	$ 20,000.00	20,000.00	20,000.00		
ADD ALTERNATE A BID AMOUNT - (ItemsAA1 - AA23)					$ 136,130.00		$ 155,640.00		$ 175,302.00		$ 169,800.00		$ 172,265.00		$ 200,980.50		$ -

PART A BID AMOUNT - (Items A1 - A46)	$ 813,915.00	$ 769,382.50	$ 965,995.00	$ 777,475.00	$ 885,085.00	$ 976,048.50	Non Responsive Bid - No Pricing Submitted with Bid Submittal
PART B BID AMOUNT - (Items B1 - B18)	$ 225,272.50	$ 237,580.00	$ 264,294.00	$ 251,800.00	$ 307,535.00	$ 322,801.50	
PART C BID AMOUNT - (Items C1 - C24)	$ 186,875.00	$ 210,400.00	$ 200,426.00	$ 458,705.00	$ 557,080.00	$ 322,864.50	
PART D BID AMOUNT - (Items D1 - D46)	$ 402,340.00	$ 548,040.00	$ 471,505.00	$ 426,365.00	$ 540,450.00	$ 715,029.00	
TOTAL BASE BID	**$ 1,628,402.50**	**$ 1,765,402.50**	**$ 1,902,220.00**	**$ 1,914,345.00**	**$ 2,290,150.00**	**$ 2,336,743.50**	
ADD ALTERNATE A BID AMOUNT - (ItemsAA1 - AA23)	$ 136,130.00	$ 155,640.00	$ 175,302.00	$ 169,800.00	$ 172,265.00	$ 200,980.50	
TOTAL BASE BID + ADD ALTERNATE A	**$ 1,764,532.50**	**$ 1,921,042.50**	**$ 2,077,522.00**	**$ 2,084,145.00**	**$ 2,462,415.00**	**$ 2,537,724.00**	

Did Bidder Acknowledge Addendum No. 1 & 2	Yes	Yes	Yes	Yes	Yes	Yes	Non Responsive Bid - No Pricing Submitted with Bid Submittal
Did Bidder provide Section #00400?	Yes	Yes	Yes	Yes	Yes	Yes	
Did Bidder provide Section #00410?	Yes	Yes	Yes	Yes	Yes	Yes	

I hereby certify that this is a correct and true tabulation of all bids received

Kyle Miller

STATE OF TEXAS
KYLE M. MILLER
141507
LICENSED PROFESSIONAL ENGINEER

Kyle M. Miller, PE

February 19, 2026
Date

875

NORTH

0 250 500

HORIZONTAL SCALE IN FEET

PART B: COLLEGE ST SIDEWALK EXTENSION TO TRAIL

PART A: DOWNTOWN SIDEWALKS (4TH ST, 6TH ST,7TH ST, WEST ST, CHURCH ST)

ADD ALTERNATE A: 8TH STREET

PART C: CITY ELECTRICAL IMPROVEMENTS FOR PART A & B

PART A: DOWNTOWN SIDEWALKS (RAILROAD RRFB)

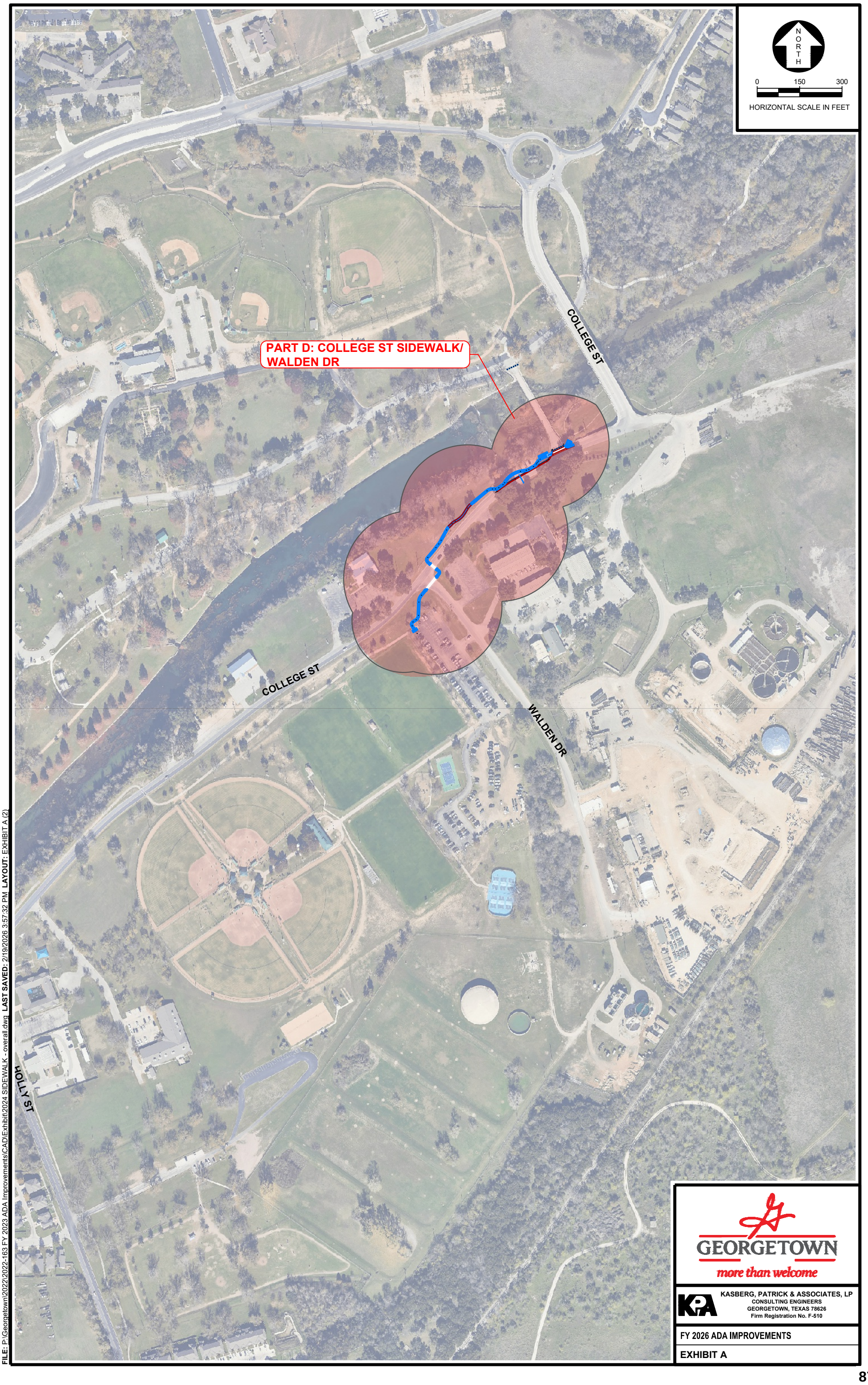
GEORGETOWN
more than welcome

KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
GEORGETOWN, TEXAS 78626
Firm Registration No. F-510

FY 2026 ADA IMPROVEMENTS

EXHIBIT A

© 2023 Kasberg, Patrick & Associates, LP KPA Firm Registration Number F-510
FILE: P:\Georgetown\2022\2022-163 FY 2023 ADA Improvements\CAD\Exhibit\2024 SIDEWALK - overall.dwg LAST SAVED: 2/19/2026 3:57:32 PM LAYOUT: EXHIBIT A



GEORGETOWN
more than welcome

KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
GEORGETOWN, TEXAS 78626
Firm Registration No. F-510

FY 2026 ADA IMPROVEMENTS

EXHIBIT A

© 2023 Kasberg, Patrick & Associates, LP KPA Firm Registration Number F-510
FILE: P:\Georgetown\2022\2022-163 FY 2023 ADA Improvements\CAD\Exhibit\2024 SIDEWALK - overall.dwg **LAST SAVED:** 2/19/2026 3:57:32 PM **LAYOUT:** EXHIBIT A (2)

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - Amending Section 12.32.300 Airport Lease provision and restrictions of the Code of Ordinances

SUGGESTED ACTION:
First reading of an Ordinance amending Chapter 12.32, Georgetown Municipal Airport Use Regulations, Article 111 Leasing, Section12.32.300(A) of the Code of Ordinances -- Eric Johnson, Public Works Director, and Matthew Sommerfeld, Airport Manager

ITEM SUMMARY:
Amending Section 12.32.300 (A) “No leases will exceed periods of 30 years” to “No leases shall exceed the maximum duration allowed by the FAA or TxDOT. Lease duration shall be determined by the City in accordance with the Airport Leasing Policy. “

Allowing City of Georgetown to approve land leases up to maximum duration as defined by the FAA or TxDOT, at the sole discretion of the City, based on criteria set forth in the current leasing policy:

1. Make a significant initial capital investment in new construction on the property
2. Make a significant capital investment in existing leasehold improvements
3. Create (and maintain) a significant number of new jobs, at higher-than-average wages
4. Make a significant investment in the extension of public infrastructure that will benefit the Airport as a whole (i.e., roads, water, sewer, navigation aids, etc.)

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Karen Frost, Public Works

ATTACHMENTS:
Airport Ordinance Change Presentation 12.32.300 for 3.24.2026.pdf
ORD Amending Chapter 12.32 Airport Lease First Reading 3.24.2026.pdf
ORD Amending Chapter 12.32 Airport Lease First Reading 3.24.2026 REDLINE.pdf

Proposed Ordinance Change 12.32.300 – Lease Provisions and Restrictions

March 24, 2026

GEORGETOWN
TEXAS

Airport Leasing

The FAA recommends that the lease term should be proportionate to the time needed for the tenant to amortize its investment and the situation existing on the airfield.

- The FAA publishes its Airport Compliance Manual (ACM) on requirements for airports. While the FAA doesn't approve or deny leases, language from the ACM serves as the basis for FAA enforcement of Airport lease compliance. The FAA reviews leases and their terms during airport inspections or in response to a complaint.

Current Leasing Term

The Georgetown Executive Airport currently complies with Ordinance 12.32.300-12.30.320 and the Leasing Policy approved in 2021.

- No Leases will exceed a period of 30 years (ordinance 12.32.300 Section A)
  - Current land leases are 20 years with two 5-year option periods. No new land lease development since 2020, and only two hangars have been developed in the last 16 years.
- Since 2009, the airport has leased and developed two hangars (16 years)
- Since 2023, we have received a total of 9 LOIs.
- Current hangar wait list is 387
- Different developments have different needs and provide different benefits to the airport.

Leasing Opportunities

After expiration of a land lease, the improvements revert to the City and are leased out to tenants as "Facility Leases," at prevailing market rates for both the land and improvements. (Real Estate is the airport's highest net profit among revenue sources.)

- Airport Real Estate Portfolio - Land/Facility Leases generates over $1.3M/annually.
- Airport currently has five active Letters of Intent (LOIs) from developers to build hangars ranging from T-hangars/Box hangars to corporate-style hangars, along with office spaces.
  - Could translate to hundreds of thousands of dollars per year for the next 30-50 years to the Airport through land leases and fuel sales to reinvest into the Airport
- Texas Transportation Code Sec. 22.022 says a lease may be up to, but not exceed 50 years.
- Conversion of current LOIs to land leases requires sufficient developer rate of return, which is affected by the lease duration.

Proposed Change

- Strike Section 12.32.300 (A) as written:
  - "A. No leases will exceed periods of 30 years."
- Replace with:
  - "A. No leases shall exceed the maximum duration allowed by the FAA or TxDOT. Lease duration shall be determined by the City in accordance with the Airport Leasing Policy."

Current Leasing Policy Criteria

Section III – Term of Lease (summarized)

All Leases: Each lease will be evaluated on its own merit.

Long Term Ground Leases: The Airport will consider entering into a lease with a term up to the maximum limit allowed by current City of Georgetown Ordinance, TXDOT or the FAA (the more restrictive limit applying) in those instances where a potential tenant has demonstrated to the Airport's satisfaction that they are prepared to make a significant investment in one or more of the following areas:

"a. Make a significant initial capital investment in new construction on the property.

b. Make a significant capital investment in existing leasehold improvements.

c. Create (and maintain) a significant number of new jobs, at higher-than-average wages.

d. Make a significant investment in the extension of public infrastructure that will benefit the Airport as a whole (i.e., roads, water, sewer, navigation aids, etc.)."

Caption

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 12.32.300 OF THE CODE OF ORDINANCES INCREASING THE MAXIMUM LEASE TERM LENGTH; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 12.32.300 OF THE CODE OF ORDINANCES INCREASING THE MAXIMUM LEASE TERM LENGTH; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Charter grants the City Council the authority to review and update certain chapters in the Code of Ordinances; and

WHEREAS, the Georgetown Executive Airport is a recipient of Federal Aviation Administration (FAA) grant funding; and

WHEREAS, the FAA requires grant recipients to maintain and operate their facilities safely and efficiently; and

WHEREAS, the FAA requires grant recipients to also maintain and operate their facilities in a manner that is as self-sustaining as possible; and

WHEREAS, the City Council finds that the Georgetown Executive Airport's ability to maintain and operate its facilities safely, efficiently, and in a self-sustaining manner is supported by increasing the lease term maximum length from thirty (30) years to the maximum lease length allowed by FAA and the Texas Department of Transportation.

WHEREAS, the City Council therefore finds it to be in the best interest of the Georgetown Executive Airport and the public to amend Chapter 12.32 of the Code of Ordinances a set out herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. Section 12.32.300 of the Code of Ordinances is hereby amended as shown in Exhibit A.

Section 4. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 6. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect ten (10) days after publication in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A

Sec. 12.32.300. - Lease provision and restrictions.

The following provision/restrictions shall apply to all leased Airport property.

A. No leases shall exceed the maximum duration allowed by the FAA or TxDOT. Lease duration shall be determined by the City in accordance with the Airport Leasing Policy.
B. Any private structure or hangar not in use for aviation purposes for a period in excess of three months, or not available for rent or sublease for aviation purposes, unless so authorized by the City, must be removed after due notice is given in writing. If not removed, the City will consider such structures or hangars abandoned and title will pass to the City.
C. Leased land from which any building, hangar, or structure is removed after due notice will be cleaned and returned to good condition by the owner of said building, hangar, or structure. Portable and temporary building will not be allowed on airport grounds, unless they are necessary for construction projects.
D. Leased property on the airport may be subleased by the lessee only with approval by the Airport Manager, or the City Council if appropriate.
E. No structures may be erected beyond the building restriction line or in conflict with the approved Airport Master Plan/Airport Layout Plan.
F. All construction must be authorized by the City Council and must be a compatible standard capable of withstanding winds of 80 miles per hour, with doors open or closed.
G. All structures must comply with all applicable regulations including building codes adopted by the City of Georgetown, the City Code of Ordinances, Unified Development Code, and Airport Planned Unit Development Guidelines.
H. Storage of non-aviation vehicles or equipment in a private hangar, or conducting non-aviation business in any structure is prohibited unless approved by the Airport Manager. Under no circumstances, whether approved or not, will the City be liable for damage or destruction of any vehicles or equipment.
I. All tenants must comply with applicable requirements of the airport's Minimum Standards.
J. All commercial operations or activities of any kind which are conducted on Airport are required to comply with the approved Minimum Standards for airport operators.
K. Non-commercial leases are prohibited from being used to engage in commercial activity on Airport.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, AMENDING SECTION 12.32.300 OF THE CODE OF ORDINANCES INCREASING THE MAXIMUM LEASE TERM LENGTH; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Charter grants the City Council the authority to review and update certain chapters in the Code of Ordinances; and

WHEREAS, the Georgetown Executive Airport is a recipient of Federal Aviation Administration (FAA) grant funding; and

WHEREAS, the FAA requires grant recipients to maintain and operate their facilities safely and efficiently; and

WHEREAS, the FAA requires grant recipients to also maintain and operate their facilities in a manner that is as self-sustaining as possible; and

WHEREAS, the City Council finds that the Georgetown Executive Airport's ability to maintain and operate its facilities safely, efficiently, and in a self-sustaining manner is supported by increasing the lease term maximum length from thirty (30) years to the maximum lease length allowed by FAA and the Texas Department of Transportation.

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Section 4. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

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PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

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C. Leased land from which any building, hangar, or structure is removed after due notice will be cleaned and returned to good condition by the owner of said building, hangar, or structure. Portable and temporary building will not be allowed on airport grounds, unless they are necessary for construction projects.

D. Leased property on the airport may be subleased by the lessee only with approval by the Airport Manager, or the City Council if appropriate.

E. No structures may be erected beyond the building restriction line or in conflict with the approved Airport Master Plan/Airport Layout Plan.

F. All construction must be authorized by the City Council and must be a compatible standard capable of withstanding winds of 80 miles per hour, with doors open or closed.

G. All structures must comply with all applicable regulations including building codes adopted by the City of Georgetown, the City Code of Ordinances, Unified Development Code, and Airport Planned Unit Development Guidelines.

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City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2025-6-ANX - Northlands Water Reclamation Plant

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be known as the Northlands Water Reclamation Plant (2025-6-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The City seeks to annex the subject property, which belongs to the City, as part of its development into the Northlands Water Reclamation Plant.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed meets the criteria established in UDC Section 3.06.030.

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (6 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:

None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-6-ANX - Staff Presentation.pdf
2025-6-ANX - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf

Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf
2025-6-ANX Ordinance with Exhibits.pdf

Northlands Water Reclamation Plant 2025-6-ANX

March 24, 2026 | City Council

Item Under Consideration

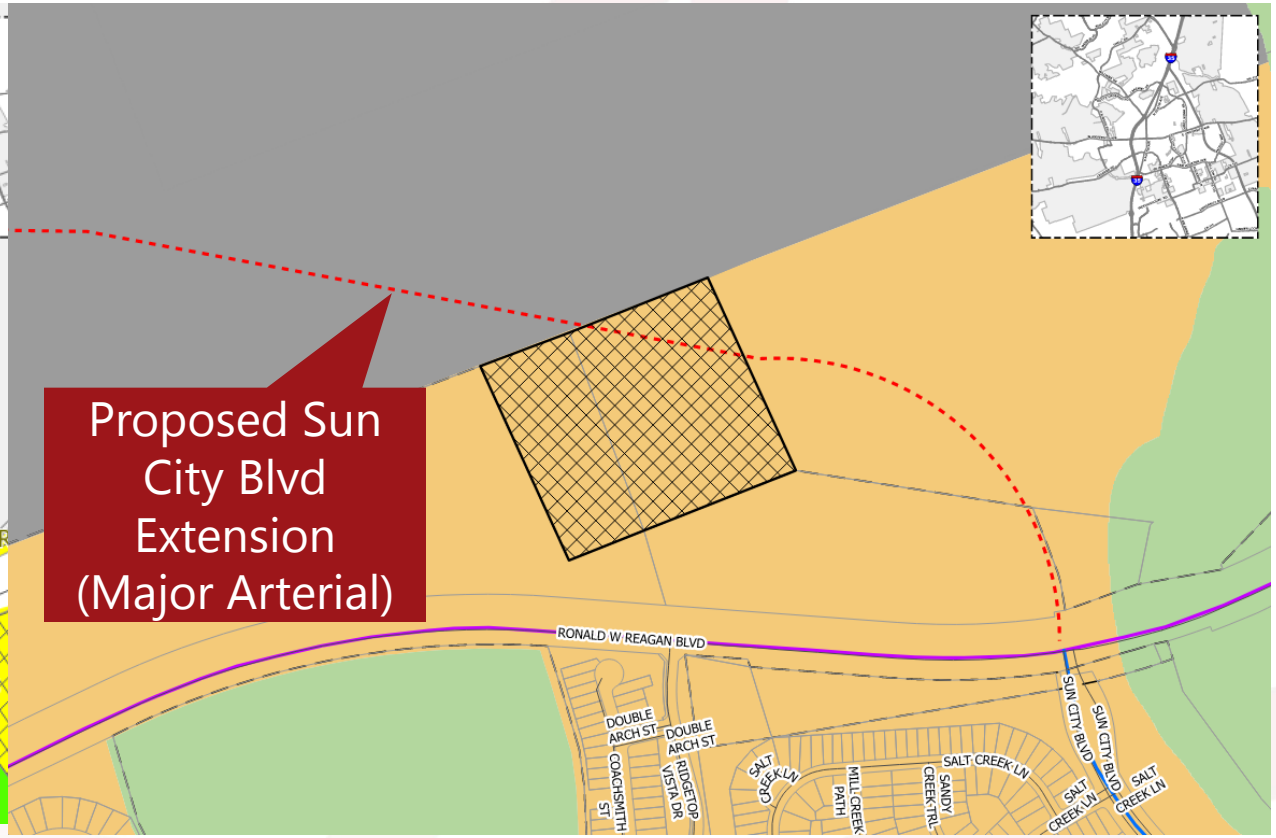
2025-6-ANX

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, Planning Manager


Yearwood (proposed MUD)
SH 195
Somerset Hills
Ronald Reagan Boulevard
Sun City

Zoning and Future Land Use Map





Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

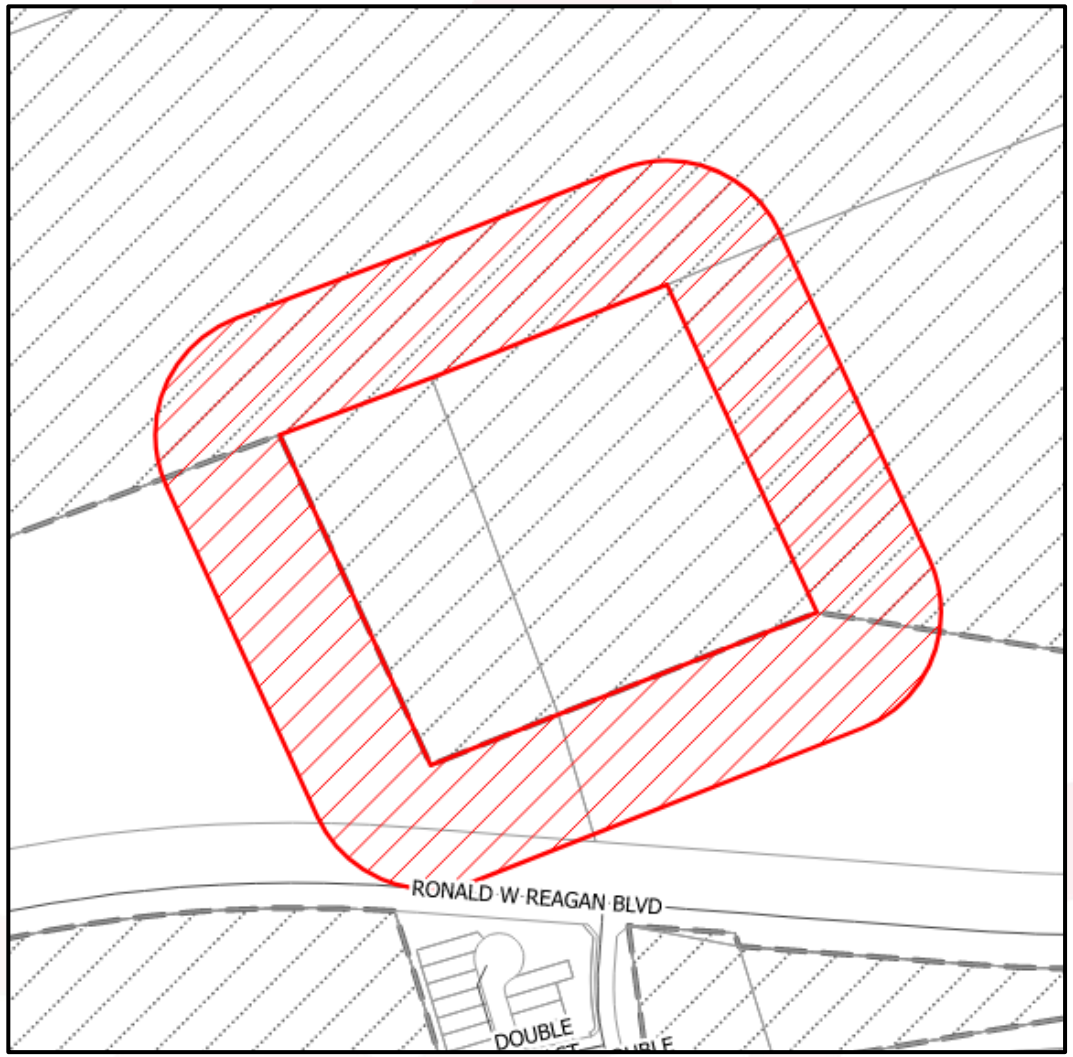
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 6 property owners within the 300’ buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED
  - 1 resident expressed opposition during public comment at P&Z



Planning & Zoning Commission Action

- At their March 3, 2026 meeting, the Planning & Zoning Commission recommended approval of the request (7-0).

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be know as the Northlands Water Reclamation Plant (2025-6-ANX). Ryan Clark, AICP, Planning Manager
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

First Reading of an Ordinance

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 20 ACRES, MORE OR LESS, IN THE FREDERICK FOY SURVEY ABSTRACT NO. 229, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

Planning Department Staff Report

Report Date: February 24, 2026
Case Number: 2025-6-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 20 acres of City of Georgetown owned property in the Frederick Foy Survey, Abstract No. 229, as the Public Facility (PF) zoning district, for the property generally located at Ronald Reagan Boulevard, to be known as the Northlands Water Reclamation Plant (2025-6-ANX).

AGENDA ITEM DETAILS

Project Name:	**Northlands Water Reclamation Plant Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**31701 Ronald W Reagan Boulevard, Georgetown, Texas**
Legal Description:	**20 acres in the Frederich Foy Survey, Abstract No. 229**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for the surrounding development.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located just east of the proposed Somerset Hills Phase B neighborhood along the north side of Ronald Reagan Boulevard. The majority of the area surrounding the subject site has been entitled for residential uses but is undeveloped. The area across Ronald Reagan is developed with single-family homes as part of Sun City Neighborhood 80.

Zoning Trends:

The areas to the south and east of the site were rezoned in 2018 to Planned Unit Development with a base zoning district of Residential-Single Family. Other properties adjacent to the subject site are in the City's Extra Territorial Jurisdiction (ETJ).

City Council

Present Property Description:

The City of Georgetown acquired this property in 2009. The site is currently undeveloped with many trees occupying the site, especially on the western portion of the property. The subject property has frontage along the ROW of Newport Pass; however, the street has not been constructed yet. In terms of topography, the site appears to be relatively flat.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. Additionally, the request aligns with both land use policies #10 and #12 which aim to support development decisions that improve infrastructure and keep Georgetown a safe, welcoming community that supports its residents.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were made regarding the zoning request.

Staff reviewed the proposed annexation and rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

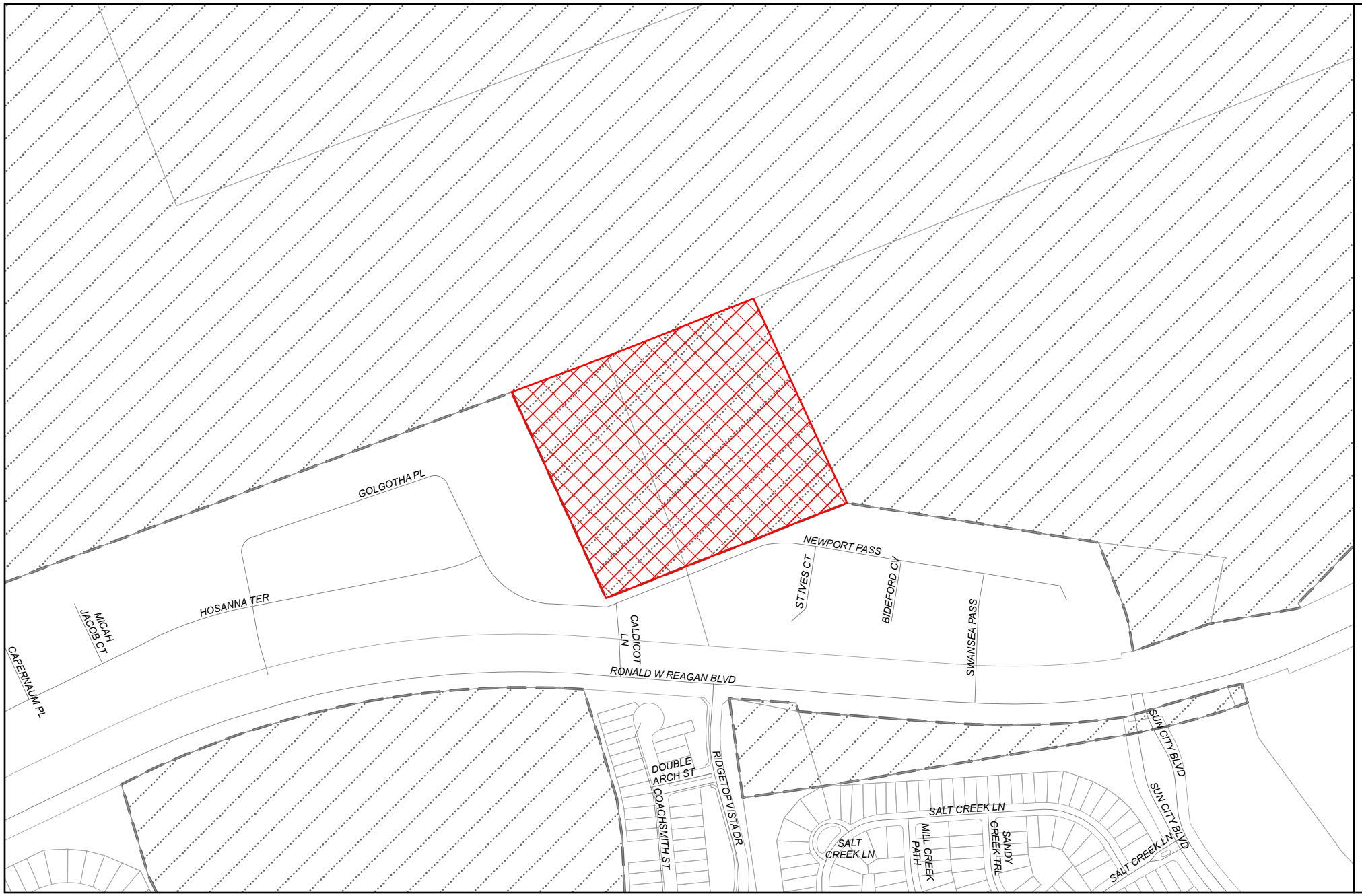
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (4 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Ryan Clark, Planning Manager



GEORGETOWN
TEXAS
more than welcome

Location

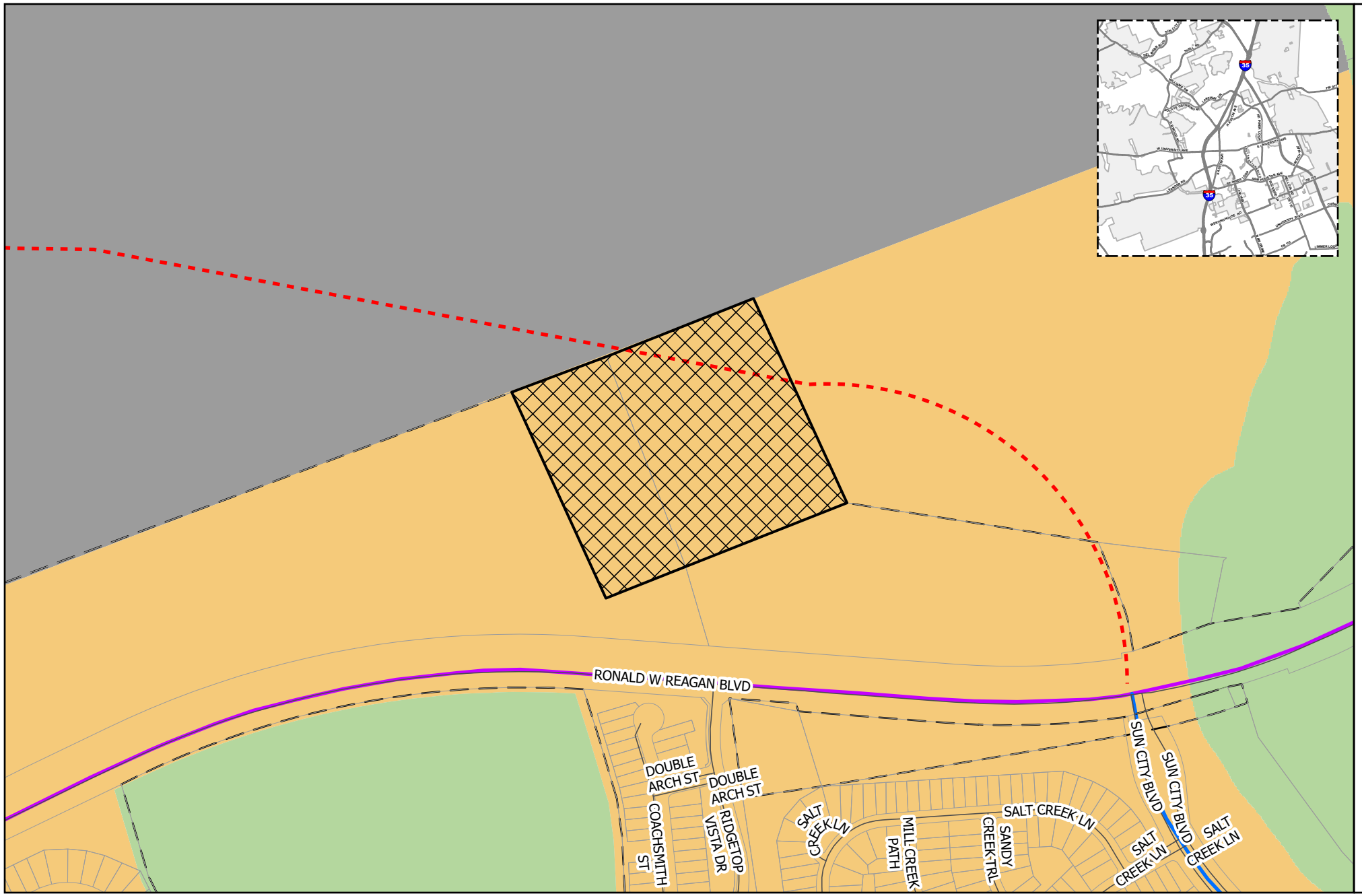
2025-6-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500
Feet



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-6-ANX

Exhibit #3

- Site
- Parcels
- City Limits

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

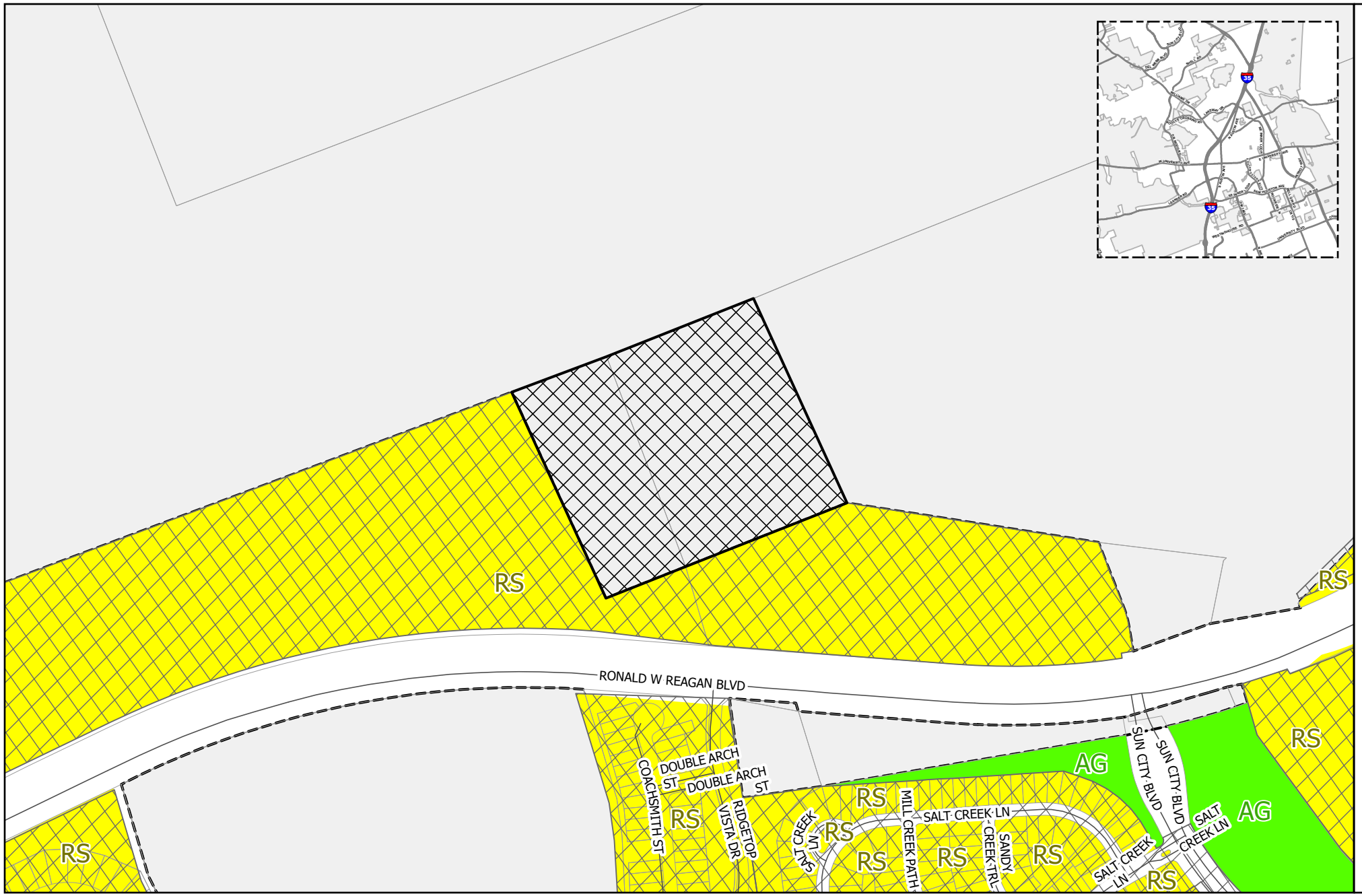
Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- Georgetown ETJ

0 250 500 Feet

N



GEORGETOWN TEXAS
more than welcome

Zoning

2025-6-ANX

Exhibit #3

- Site
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Bus Barn, Parking Lot (off-site), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor, Intermediate, Major)
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Airport, Wireless Transmission Facility (over 40')

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

The full UDC document can be found online at udc.georgetown.org. More information on all uses and any applicable limitations can be found in UDC Chapter 5. Definitions of all uses can be found in UDC Chapter 16.
planning@georgetown.org | (512) 930-3575

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

  - The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.
- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. These regulations will ensure the site functions properly near residential dwelling units. For example, with a zoning district of PF, the site will be required to provide a medium level bufferyard adjacent to any RS zoning district ensuring this site does not substantially conflict with surrounding properties. Additionally, this annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
As stated previously, the area surrounding the subject site is largely undeveloped but is planned for a residential neighborhood. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. The uses allowed within the PF zoning district can be more intense that what is typically constructed around residential homes, but there are certain code standards that mitigate any negative aspects of these uses. Generally, the PF zoning district is compatible with the surrounding area's character and present zoning. *See next page*	

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district. The site has adequate access, and will be served with necessary utilities.	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 20 ACRES, MORE OR LESS, IN THE FREDERICK FOY SURVEY ABSTRACT NO. 229, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a resolution granting the petition for 20 acres on February 10, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits 20 acres in the Frederick Foy Survey, Abstract On. 229, as shown in Exhibit A and as described in Exhibit B of this ordinance (the "Property"). The Property is hereby included in City Council District 3, as it is adjacent to Council District 3 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Public Facility (PF) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Public Facility (PF). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as Exhibit C and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TRACT 1: WCAD PARCEL R503133 PROPERTY ADDRESS: 31601 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633

TRACT 2: WCAD PARCEL R503136 PROPERTY ADDRESS: 31701 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

PLA CAPITAL, LLC – SERIES TRACT II
(GRANTEE # 2)
TRACT II – CALLED 532.34 AC.
DOC. NO. 2020163208

W/CAP ILLEGIBLE

PPEM

N69°26'09"E 392.47'

25.13'

N69°20'21"E 142.62'

W/CAP ILLEGIBLE

N68°12'22"E 373.69'

W/CAP ILLEGIBLE

N67°58'55"E 94.58'

1/2"

GRAVEL ROAD

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

CITY OF GEORGETOWN ELECTRIC UTILITY EASEMENT CALLED 1.4461 AC. DOC. NO. 2008048277

W/CAP "MCKIM & CREED" 0.09' EAST

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

CITY OF GEORGETOWN ELECTRIC UTILITY EASEMENT CALLED 1.4461 AC. DOC. NO. 2008048277

WIRE FENCE DOWNED

GRAVEL ROAD

WIRE FENCE DOWNED

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

GRAVEL ROAD

S24°33'23"E 869.47'

N24°32'59"W 851.07'

876.20'

S20°33'45"E 868.34'

DEED LINE

TRACT 1
CITY OF GEORGETOWN, TEXAS
EXHIBIT A – CALLED 7.2414 AC.
DOC. NO. 2009060884
WILLIAMSON CENTRAL APPRAISAL DISTRICT (WCAD) PARCEL ID: R503133

TRACT 2
CITY OF GEORGETOWN, TEXAS
EXHIBIT B – CALLED 12.7586 AC.
DOC. NO. 2009060884
WILLIAMSON CENTRAL APPRAISAL DISTRICT (WCAD) PARCEL ID: R503136

FURMAN TIERRA LLC
CALLED 113.393 AC.
DOC. NO. 2024021816

PLA CAPITAL, LLC – SERIES TRACT I
(GRANTEE # 1)
TRACT I – CALLED 99.60 AC.
DOC. NO. 2020163208

SUBJECT TRACT
20.004 AC.

N24°32'59"W 851.07'
876.20'

331.59'

S68°26'34"W 1003.02'

S22°21'51"E 2.17'

W/CAP "SURVCON"

W/CAP "MCKIM & CREED"

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 0.0907 AC. DOC. NO. 2009060887

CITY OF GEORGETOWN, TEXAS UTILITY EASEMENT CALLED 0.250 AC. DOC. NO. 2021120515
CITY OF GEORGETOWN, TEXAS PERMANENT ACCESS EASEMENT CALLED 0.250 AC. DOC. NO. 2021120516

331.59'

W/CAP "SURVCON"

S68°26'34"W 1003.02'

671.43'

WIRE FENCE DOWNED

FREDERICK FOY SURVEY
ABSTRACT NO. 229

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

P.O.B.

W/CAP "FOREST RPLS 1847"

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 6.411 AC. DOC. NO. 2007010860

CITY OF GEORGETOWN TRACT I UTILITY EASEMENT CALLED 0.9417 AC. DOC. NO. 2009060885

WILLIAMSON COUNTY, TEXAS
EXHIBIT B
CALLED 51.41 AC.
DOC. NO. 2010006962

ATMOS ENERGY CORPORATION PIPELINE EASEMENT PT 058 TEMPORARY WORKSPACE NO. 2 CALLED 3.224 AC. DOC. NO. 2023088292

CITY OF GEORGETOWN UTILITY EASEMENT CALLED 4.176 AC. DOC. NO. 2024060809

RONALD W. REAGAN BOULEVARD
(220' RIGHT-OF-WAY)

ATMOS ENERGY CORPORATION PIPELINE EASEMENT PT 058 CALLED 8.20 AC. DOC. NO. 2023088292

FURMAN TIERRA LLC
CALLED 113.393 AC.
DOC. NO. 2024021816

WILLIAMSON COUNTY
EXHIBIT D
CALLED 10.8151 AC.
DOC. NO. 2010006962

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Ownership, Lienholder and Easement Report No. GTTP2500457, prepared by Longhorn Title Company, which bears an Effective Date May 2, 2025 and an Issued Date of May 19, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

Legal Description per Report:
Tract 1:
All that certain 7.2414 acre tract of land out of the Frederick Foy Survey, Abstract No. 229 in Williamson County, Texas.
Tract 2:
All that certain 12.7586 acre tract of land out of the Frederick Foy Survey, Abstract No. 229 in Williamson County, Texas.

Easements:
Utility Easements recorded August 18, 2009 under Document No. 2009060885, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2, however the called 0.9417 acre easement described in said Document is shown hereon.

Utility Easement recorded August 18, 2009 under Document No. 2009060886, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2.

Utility Easement recorded August 18, 2009 under Document No. 2009060887, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2, however said easement is shown hereon.

Restrictions:
Volume 790, Page 580, Deed Records, Williamson County, Texas. Easement in said instrument may be a portion of Tract 1 and Tract 2, however can not be plotted by its description.

Volume 2168, Page 044, Official Records, Williamson County, Texas. Easement recorded in Volume 790, Page 580, as reference in said Volume 2168, Page 044, may be a portion of Tract 1 and Tract 2, however can not be plotted by its description.

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (UNSHADED) AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0280E, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

LEGEND

●	IRON ROD FOUND
⊗WV	WATER VALVE
○PP	POWER POLE
○PPEM	POWER POLE WITH ELECTRIC METER
⟵	DOWN GUY
●WP	WOOD POST
—x—x—x—	WIRE FENCE
—ou——ou—	OVERHEAD UTILITY LINE
P.O.B.	POINT OF BEGINNING

To: City of Georgetown, Texas, exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on May 22, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

MAY 23, 2025
SHANE SHAFER, R.P.L.S. NO. 5281 — DATE

STATE OF TEXAS · REGISTERED · SHANE SHAFER · 5281 · PROFESSIONAL · LAND SURVEYOR

SHEET 1 OF 1

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

EXHIBIT B

METES AND BOUNDS DESCRIPTION

FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 20.004 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MAY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked “FOREST 1847 RPLS” monumenting the southeast corner of said 12.7586 acre City of Georgetown, Texas tract, and an angle point on the westerly boundary line of the called 99.60 acre tract of land conveyed to PLA Capital, LLC – Series Tract I (Grantee # 1), recorded in Document No. 2020163208 of the Official Public Records of Williamson County, Texas, same being an angle point on a northerly boundary line of the called 113.393 acre tract of land conveyed to Furman Tierra LLC, recorded in Document No. 2024021816 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 68°26’34” W** in part with the south boundary line of said 12.7586 acre City of Georgetown, Texas tract and in part with the south boundary line of said 7.2414 acre City of Georgetown, Texas tract, common with said northerly boundary line of the 113.393 acre Furman Tierra LLC tract passing at a distance of 671.43 feet an iron rod found with cap marked “SURVCON” monumenting the southwest corner of said 12.7586 acre City of Georgetown, Texas tract and the southeast corner of said 7.2414 acre City of Georgetown, Texas, tract, in all for a distance of **1003.02 feet** to an iron rod found with cap marked “SURVCON” monumenting the southwest corner of said 7.2414 acre City of Georgetown, Texas tract and an interior ell corner of said 113.393 acre Furman Tierra LLC tract, for the southwest corner hereof, from which an iron rod found with cap marked “MCKIM & CREED” bears S 22°21’51” E for a distance of 2.17 feet;

THENCE, **N 24°32’59” W** with the west boundary line of said 7.2414 acre City of Georgetown, Texas tract and a easterly boundary line of said 113.393 acre Furman Tierra LLC tract passing at a distance of 851.07 feet an iron rod found with cap marked “MCKIM & CREED” 0.09’ east of this line, in all a total distance of **876.20 feet** to an iron rod found with illegible cap monumenting the northwest corner of said 7.2414 acre City of Georgetown, Texas tract and the most northerly northeast corner of said 113.393 acre Furman Tierra LLC tract, same being on the south boundary line of the called 532.34 acre tract of land conveyed to PLA Capital LLC – Series Tract II (Grantee # 2), recorded in said Document No. 2020163208, for the northwest corner hereof;

THENCE, **N 69°26'09" E** with the north boundary line of said 7.2414 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, for a distance of **392.47 feet** to a 1/2" iron rod found monumenting the northeast corner of said 7.2414 acre City of Georgetown, Texas tract and the northwest corner of said 12.7586 acre City of Georgetown, Texas tract, same being an angle point on said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract;

THENCE, with the north boundary line of said 12.7586 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, the following three courses and distances:

1. **N 69°20'21" E** for a distance of **142.62 feet** to an iron rod found with illegible cap;

2. **N 68°12'22" E** for a distance of **373.69 feet** to an iron rod found with illegible cap;

3. **N 67°58'55" E** for a distance of **94.58 feet** to a 1/2" iron rod found monumenting the northeast corner of said 12.7586 acre City of Georgetown, Texas tract and the northwest corner of said 99.60 acre PLA Capital LLC – Series Tract I tract, for the northeast corner hereof;

THENCE, **S 24°33'23" E** with the east boundary line of said 12.7586 acre City of Georgetown, Texas tract and the west boundary line of said 99.60 acre Grantee # 1 tract for a distance of **869.47 feet** to the **POINT OF BEGINNING** hereof and containing 20.004 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00015.

A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

May 23, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\FREESE AND NICHOLS INC\GEORGETOWN NORTHLANDS WWTP 2024-58_COGT LTS\NORTHLANDS WWTP C.O.G.T. TRACTS LTS M&B 20250523.doc

EXHIBIT C

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND THE CITY OF GEORGETOWN, TEXAS

This Municipal Services Agreement ("Agreement") is entered into on the 10 day of March, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and The City of Georgetown ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, the City owns certain parcels of land located at 31601 Ronald Reagan Boulevard, Georgetown, Texas 78627, which consists of approximately 20 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2025-6-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS**. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND**. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____

Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 10 day of March, 2026 by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

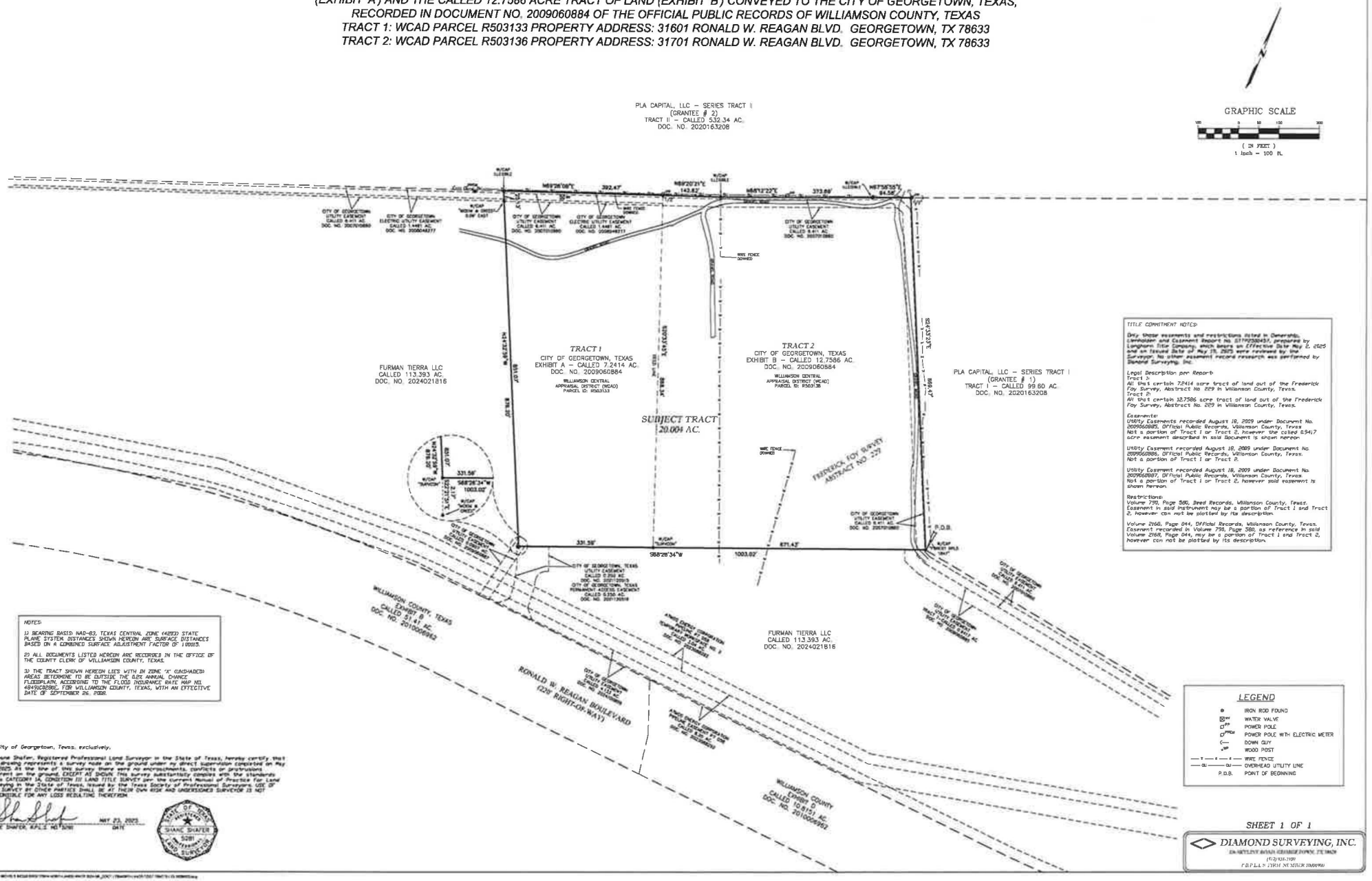
By: _____

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

EXHIBIT "A"

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
TRACT 1: WCAD PARCEL R503133 PROPERTY ADDRESS: 31601 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633
TRACT 2: WCAD PARCEL R503136 PROPERTY ADDRESS: 31701 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633



TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Ownership, Lienholder and Easement Report No. 5719730845X, prepared by Longhorn Title Company, which bears an Effective Date May 2, 2025 and an Issued Date of May 15, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

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NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (UNSHADED) AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0280E, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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—OU—OU—	OVERHEAD UTILITY LINE
P.O.B.	POINT OF BEGINNING

To City of Georgetown, Texas, exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on May 02, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHANE SHAFER, R.P.L.S. NO. 5281 — DATE: MAY 23, 2025

STATE OF TEXAS — SHANE SHAFER — 5281 — REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

DIAMOND SURVEYING, INC.
(512) 931-3939
T.B.P.L.S. FIRM NUMBER 10065900

METES AND BOUNDS DESCRIPTION

FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 20.004 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MAY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "FOREST 1847 RPLS" monumenting the southeast corner of said 12.7586 acre City of Georgetown, Texas tract, and an angle point on the westerly boundary line of the called 99.60 acre tract of land conveyed to PLA Capital, LLC – Series Tract I (Grantee # 1), recorded in Document No. 2020163208 of the Official Public Records of Williamson County, Texas, same being an angle point on a northerly boundary line of the called 113.393 acre tract of land conveyed to Furman Tierra LLC, recorded in Document No. 2024021816 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 68°26'34" W** in part with the south boundary line of said 12.7586 acre City of Georgetown, Texas tract and in part with the south boundary line of said 7.2414 acre City of Georgetown, Texas tract, common with said northerly boundary line of the 113.393 acre Furman Tierra LLC tract passing at a distance of 671.43 feet an iron rod found with cap marked "SURVCON" monumenting the southwest corner of said 12.7586 acre City of Georgetown, Texas tract and the southeast corner of said 7.2414 acre City of Georgetown, Texas, tract, in all for a distance of **1003.02 feet** to an iron rod found with cap marked "SURVCON" monumenting the southwest corner of said 7.2414 acre City of Georgetown, Texas tract and an interior ell corner of said 113.393 acre Furman Tierra LLC tract, for the southwest corner hereof, from which an iron rod found with cap marked "MCKIM & CREED" bears S 22°21'51" E for a distance of 2.17 feet;

THENCE, **N 24°32'59" W** with the west boundary line of said 7.2414 acre City of Georgetown, Texas tract and a easterly boundary line of said 113.393 acre Furman Tierra LLC tract passing at a distance of 851.07 feet an iron rod found with cap marked "MCKIM & CREED" 0.09' east of this line, in all a total distance of **876.20 feet** to an iron rod found with illegible cap monumenting the northwest corner of said 7.2414 acre City of Georgetown, Texas tract and the most northerly northeast corner of said 113.393 acre Furman Tierra LLC tract, same being on the south boundary line of the called 532.34 acre tract of land conveyed to PLA Capital LLC – Series Tract II (Grantee # 2), recorded in said Document No. 2020163208, for the northwest corner hereof;

THENCE, **N 69°26'09" E** with the north boundary line of said 7.2414 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, for a distance of **392.47 feet** to a 1/2" iron rod found monumenting the northeast corner of said 7.2414 acre City of Georgetown, Texas tract and the northwest corner of said 12.7586 acre City of Georgetown, Texas tract, same being an angle point on said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract;

THENCE, with the north boundary line of said 12.7586 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, the following three courses and distances:

1. **N 69°20'21" E** for a distance of **142.62 feet** to an iron rod found with illegible cap;

2. **N 68°12'22" E** for a distance of **373.69 feet** to an iron rod found with illegible cap;

3. **N 67°58'55" E** for a distance of **94.58 feet** to a 1/2" iron rod found monumenting the northeast corner of said 12.7586 acre City of Georgetown, Texas tract and the northwest corner of said 99.60 acre PLA Capital LLC – Series Tract I tract, for the northeast corner hereof;

THENCE, **S 24°33'23" E** with the east boundary line of said 12.7586 acre City of Georgetown, Texas tract and the west boundary line of said 99.60 acre Grantee # 1 tract for a distance of **869.47 feet** to the **POINT OF BEGINNING** hereof and containing 20.004 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00015.

A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

May 23, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\FREESE AND NICHOLS INC\GEORGETOWN NORTHLANDS WWTP 2024-58_COGT LTS\NORTHLANDS WWTP C.O.G.T. TRACTS LTS M&B 20250523.doc

EXHIBIT D

RESOLUTION NO. 021026-5.H

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, REQUESTING THE ANNEXATION OF APPROXIMATELY 20 ACRES OF CITY-OWNED PROPERTY SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, AND KNOWN AS THE NORTHLANDS WATER RECLAMATION PLANT.

WHEREAS, the City of Georgetown ("City"), as the owner of the hereinafter described property, desires for the City, pursuant to Section 43.0671 of the Local Government Code, to annex said area of land into the City of Georgetown, to-wit:

> 20-acre tracts of land situated in Frederick Foy Survey, Abstract 229, more particularly shown on the map and described by metes and bounds in *Exhibit "A,"* which are attached hereto and incorporated herein by reference as if set forth in full (the "Northlands Water Reclamation Plant");

WHEREAS, the annexation of property under Section 43.0671 triggers the consent annexation procedures of Subchapter C-3 of the Local Government Code, including the requirement of a written municipal services agreement, and a public hearing before a municipality may adopt an ordinance annexing the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1: The City Council of the City of Georgetown, being the sole owner of the Northlands Water Reclamation Plant, hereby requests that the City of Georgetown annex the Northlands Water Reclamation Plant.

SECTION 2: City Staff is directed to prepare a municipal services agreement for the area to be annexed in accordance with Section 43.0672 of the Local Government Code for approval of the City Council.

SECTION 3: The City Secretary is directed to commence the publication of notices of the public hearing before the City Council on the subject of the proposed annexation of said area into the city limits; and further, to place upon the City Council Agendas the consideration of the passage of an ordinance annexing said area into the city limits in accordance with State Law; the tentative schedule for said hearings and ordinance consideration shall be as follows:

Resolution Petitioning for Annexation: February 10, 2026 (today)
Approval of the Municipal Services Agreement: March 10, 2026
Public Hearing: March 24, 2026
Annexation Ordinance (First Reading): March 24, 2026
Annexation Ordinance (Second Reading): April 14, 2026

SECTION 4: The Mayor is hereby authorized to execute, and the City Secretary to attest this Resolution.

SECTION 5: This resolution shall become effective immediately upon adoption.

RESOLVED this 10th day of February, 2026.

THE CITY OF GEORGETOWN:

Josh Schroeder
Mayor

ATTEST:

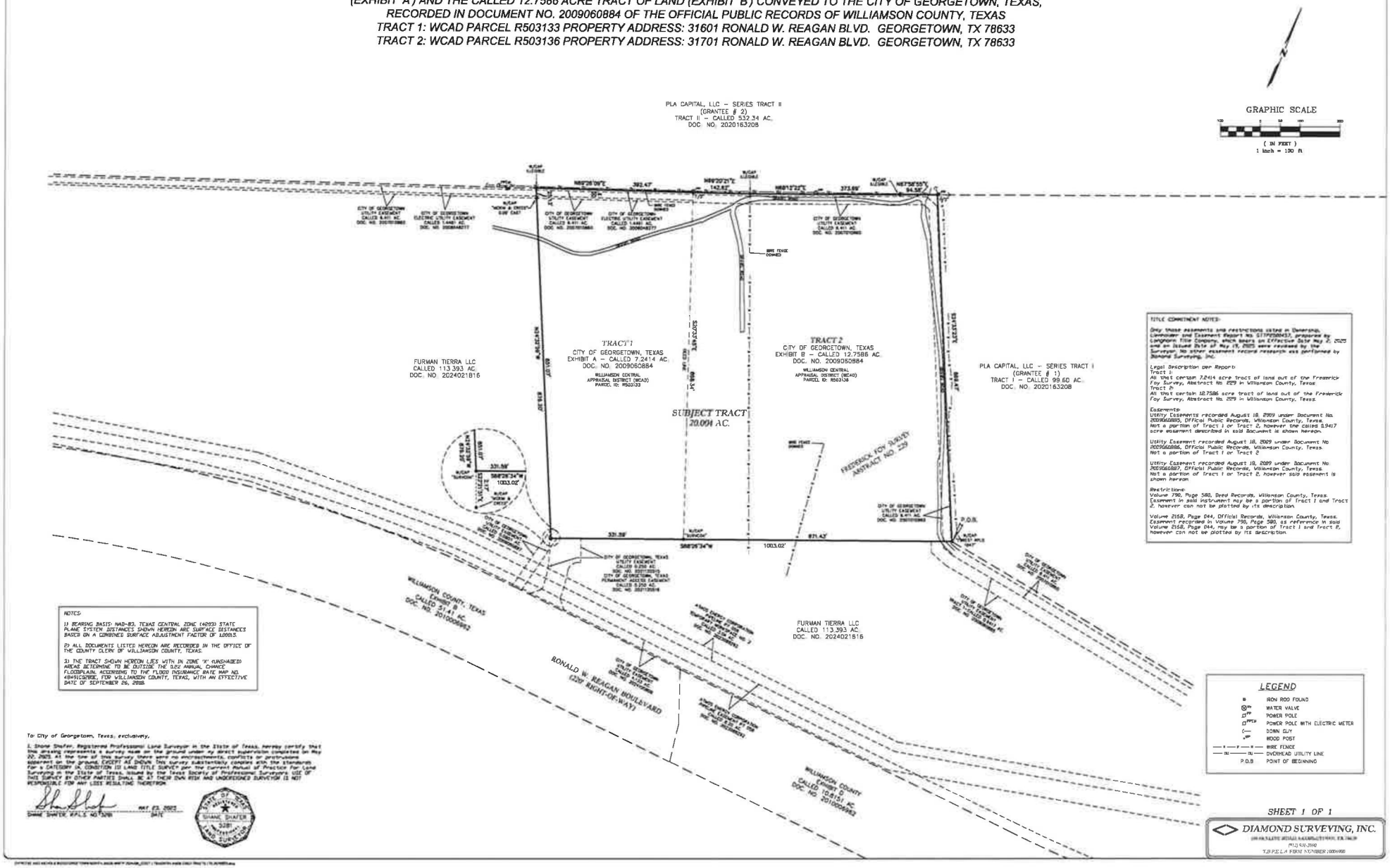
Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

EXHIBIT "A"

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
TRACT 1: WCAD PARCEL R503133 PROPERTY ADDRESS: 31601 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633
TRACT 2: WCAD PARCEL R503136 PROPERTY ADDRESS: 31701 RONALD W. REAGAN BLVD. GEORGETOWN, TX 78633



TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Ownership, Commitment and Easement Report No. GT1970500437, prepared by Longhorn Title Company, which bears an Effective Date of May 2, 2025 and an Issued Date of May 19, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

Legal Description per Report:
Tract 1:
All that certain 7.2414 acre tract of land out of the Frederick Foy Survey, Abstract No. 229 in Williamson County, Texas.
Tract 2:
All that certain 12.7586 acre tract of land out of the Frederick Foy Survey, Abstract No. 229 in Williamson County, Texas.

Easements:
Utility Easements recorded August 18, 2009 under Document No. 2009060885, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2, however the called 0.9417 acre easement described in said Document is shown hereon.

Utility Easement recorded August 18, 2009 under Document No. 2009060886, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2

Utility Easement recorded August 18, 2009 under Document No. 2009060887, Official Public Records, Williamson County, Texas. Not a portion of Tract 1 or Tract 2, however said easement is shown hereon

Restrictions:
Volume 790, Page 580, Deed Records, Williamson County, Texas. Easement in said instrument may be a portion of Tract 1 and Tract 2, however can not be plotted by its description.

Volume 2158, Page 044, Official Records, Williamson County, Texas. Easement recorded in Volume 790, Page 580, as reference in said Volume 2158, Page 044, may be a portion of Tract 1 and Tract 2, however can not be plotted by its description.

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (UNSHADED) AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0280E, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

LEGEND

●	IRON ROD FOUND
WV	WATER VALVE
PP	POWER POLE
PPCM	POWER POLE WITH ELECTRIC METER
	DOWN GUY
	WOOD POST
— x — y — x —	WIRE FENCE
— OU — OU —	OVERHEAD UTILITY LINE
P.O.B.	POINT OF BEGINNING

To City of Georgetown, Texas, exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on May 30, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHANE SHAFER, RPLS #6368 — DATE: MAY 30, 2025

STATE OF TEXAS — SHANE SHAFER — 6368 — REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

DIAMOND SURVEYING, INC.
(512) 931-3940
T.B.P.E.L.S. FIRM NUMBER #10064900

METES AND BOUNDS DESCRIPTION

FOR A 20.004 ACRE TRACT OF LAND SITUATED IN THE FREDERICK FOY SURVEY, ABSTRACT NO. 229, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7.2414 ACRE TRACT OF LAND (EXHIBIT 'A') AND THE CALLED 12.7586 ACRE TRACT OF LAND (EXHIBIT 'B') CONVEYED TO THE CITY OF GEORGETOWN, TEXAS, RECORDED IN DOCUMENT NO. 2009060884 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 20.004 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MAY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "FOREST 1847 RPLS" monumenting the southeast corner of said 12.7586 acre City of Georgetown, Texas tract, and an angle point on the westerly boundary line of the called 99.60 acre tract of land conveyed to PLA Capital, LLC – Series Tract I (Grantee # 1), recorded in Document No. 2020163208 of the Official Public Records of Williamson County, Texas, same being an angle point on a northerly boundary line of the called 113.393 acre tract of land conveyed to Furman Tierra LLC, recorded in Document No. 2024021816 of the Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 68°26'34" W** in part with the south boundary line of said 12.7586 acre City of Georgetown, Texas tract and in part with the south boundary line of said 7.2414 acre City of Georgetown, Texas tract, common with said northerly boundary line of the 113.393 acre Furman Tierra LLC tract passing at a distance of 671.43 feet an iron rod found with cap marked "SURVCON" monumenting the southwest corner of said 12.7586 acre City of Georgetown, Texas tract and the southeast corner of said 7.2414 acre City of Georgetown, Texas, tract, in all for a distance of **1003.02 feet** to an iron rod found with cap marked "SURVCON" monumenting the southwest corner of said 7.2414 acre City of Georgetown, Texas tract and an interior ell corner of said 113.393 acre Furman Tierra LLC tract, for the southwest corner hereof, from which an iron rod found with cap marked "MCKIM & CREED" bears S 22°21'51" E for a distance of 2.17 feet;

THENCE, **N 24°32'59" W** with the west boundary line of said 7.2414 acre City of Georgetown, Texas tract and a easterly boundary line of said 113.393 acre Furman Tierra LLC tract passing at a distance of 851.07 feet an iron rod found with cap marked "MCKIM & CREED" 0.09' east of this line, in all a total distance of **876.20 feet** to an iron rod found with illegible cap monumenting the northwest corner of said 7.2414 acre City of Georgetown, Texas tract and the most northerly northeast corner of said 113.393 acre Furman Tierra LLC tract, same being on the south boundary line of the called 532.34 acre tract of land conveyed to PLA Capital LLC – Series Tract II (Grantee # 2), recorded in said Document No. 2020163208, for the northwest corner hereof;

THENCE, **N 69°26'09" E** with the north boundary line of said 7.2414 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, for a distance of **392.47 feet** to a 1/2" iron rod found monumenting the northeast corner of said 7.2414 acre City of Georgetown, Texas tract and the northwest corner of said 12.7586 acre City of Georgetown, Texas tract, same being an angle point on said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract;

THENCE, with the north boundary line of said 12.7586 acre City of Georgetown, Texas tract and said south boundary line of the 532.34 acre PLA Capital LLC – Series Tract II tract, the following three courses and distances:

1. **N 69°20'21" E** for a distance of **142.62 feet** to an iron rod found with illegible cap;

2. **N 68°12'22" E** for a distance of **373.69 feet** to an iron rod found with illegible cap;

3. **N 67°58'55" E** for a distance of **94.58 feet** to a 1/2" iron rod found monumenting the northeast corner of said 12.7586 acre City of Georgetown, Texas tract and the northwest corner of said 99.60 acre PLA Capital LLC – Series Tract I tract, for the northeast corner hereof;

THENCE, **S 24°33'23" E** with the east boundary line of said 12.7586 acre City of Georgetown, Texas tract and the west boundary line of said 99.60 acre Grantee # 1 tract for a distance of **869.47 feet** to the **POINT OF BEGINNING** hereof and containing 20.004 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00015.

A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

May 23, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\FREESE AND NICHOLS INC\GEORGETOWN NORTHLANDS WWTP 2024-58_COGT LTS\NORTHLANDS WWTP C.O.G.T. TRACTS LTS M&B 20250523.doc

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2025-7-ANX - Three Forks Water Reclamation Plant

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be known as the Three Forks Water Reclamation Plant (2025-7-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The City seeks to annex the subject property, which belongs to the City, as part of its development into the Three Forks Water Reclamation Plant.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached staff report and UDC Criteria Analysis (Exhibit 6).

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (15 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-7-ANX - Staff Presentation.pdf
2025-7-ANX - Staff Report.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 1 - Location Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf

Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf
2025-7-ANX Ordinance with Exhibits.pdf

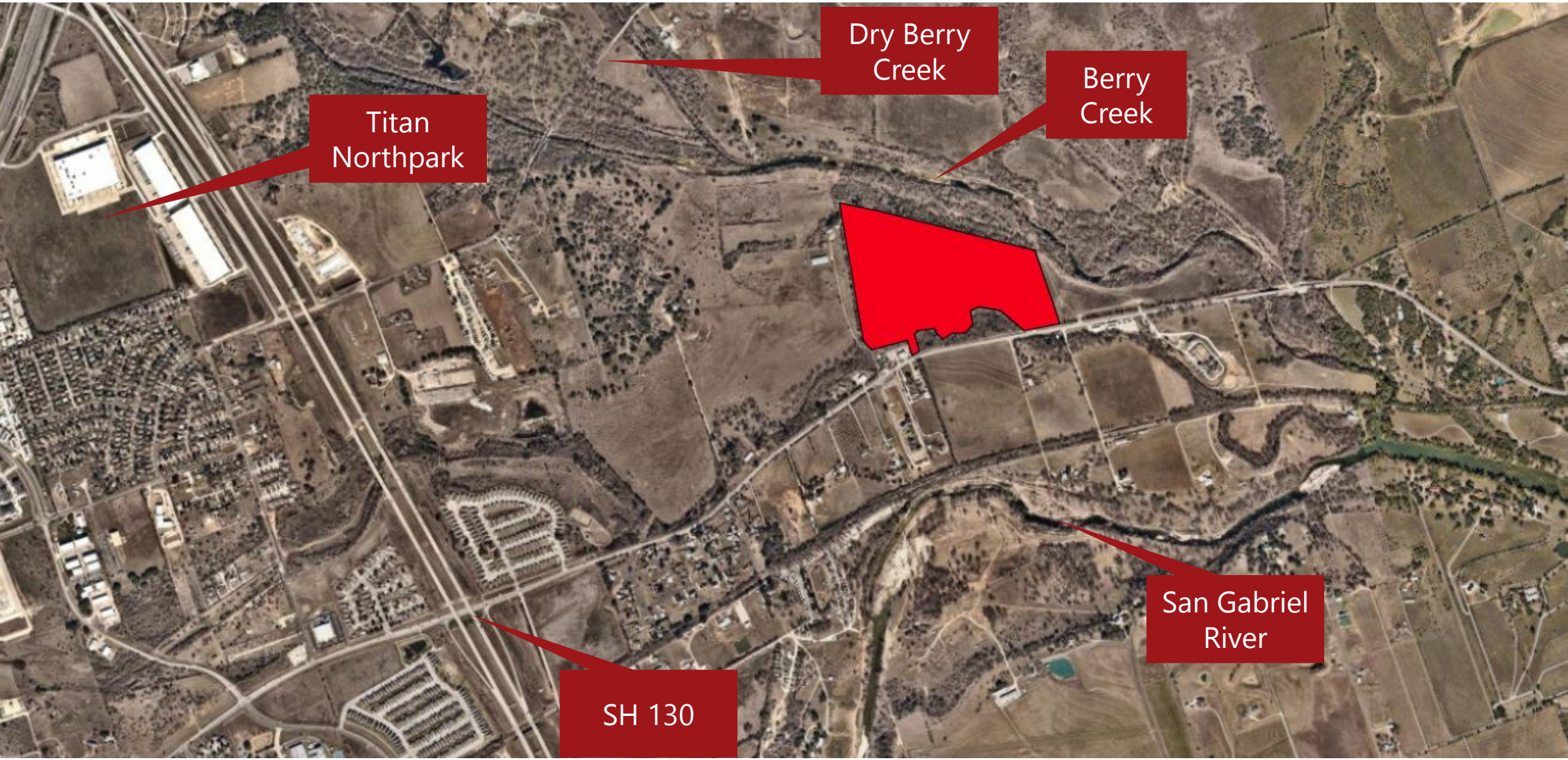
Three Forks Water Reclamation Plant 2025-7-ANX

March 24, 2026 | City Council

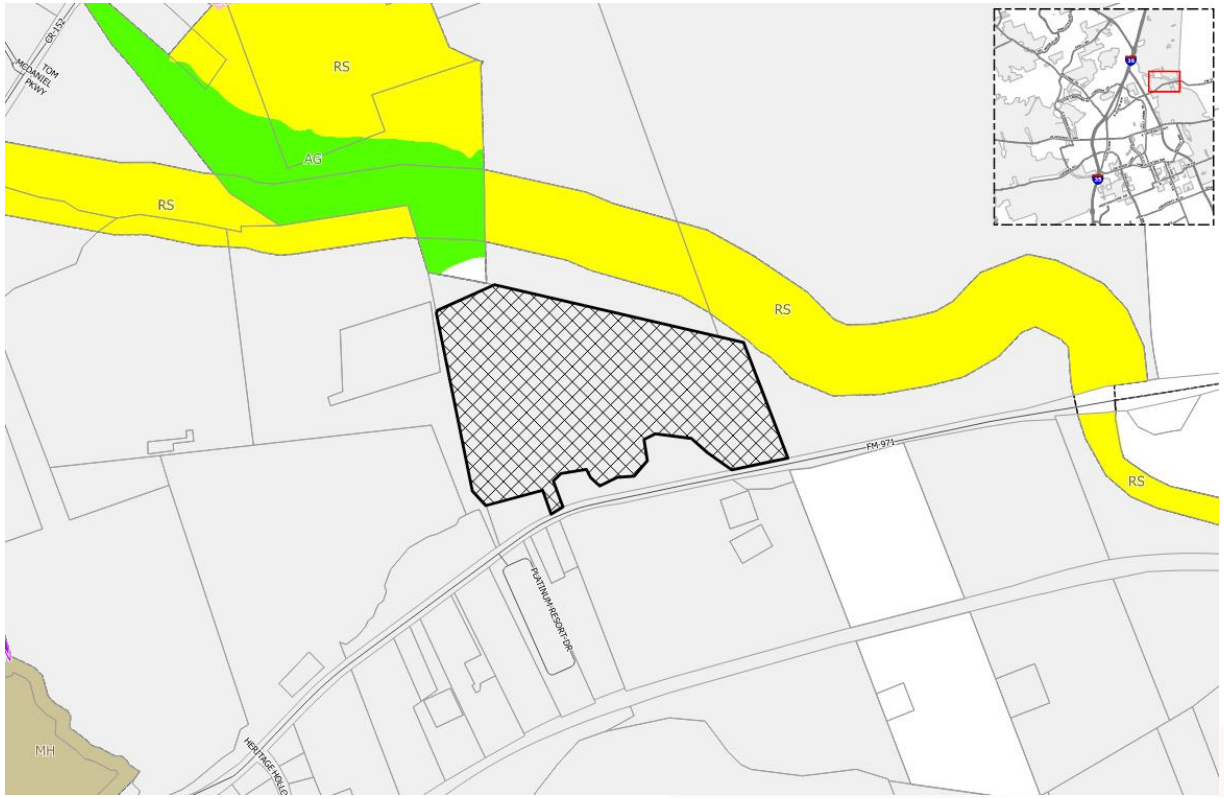
Item Under Consideration

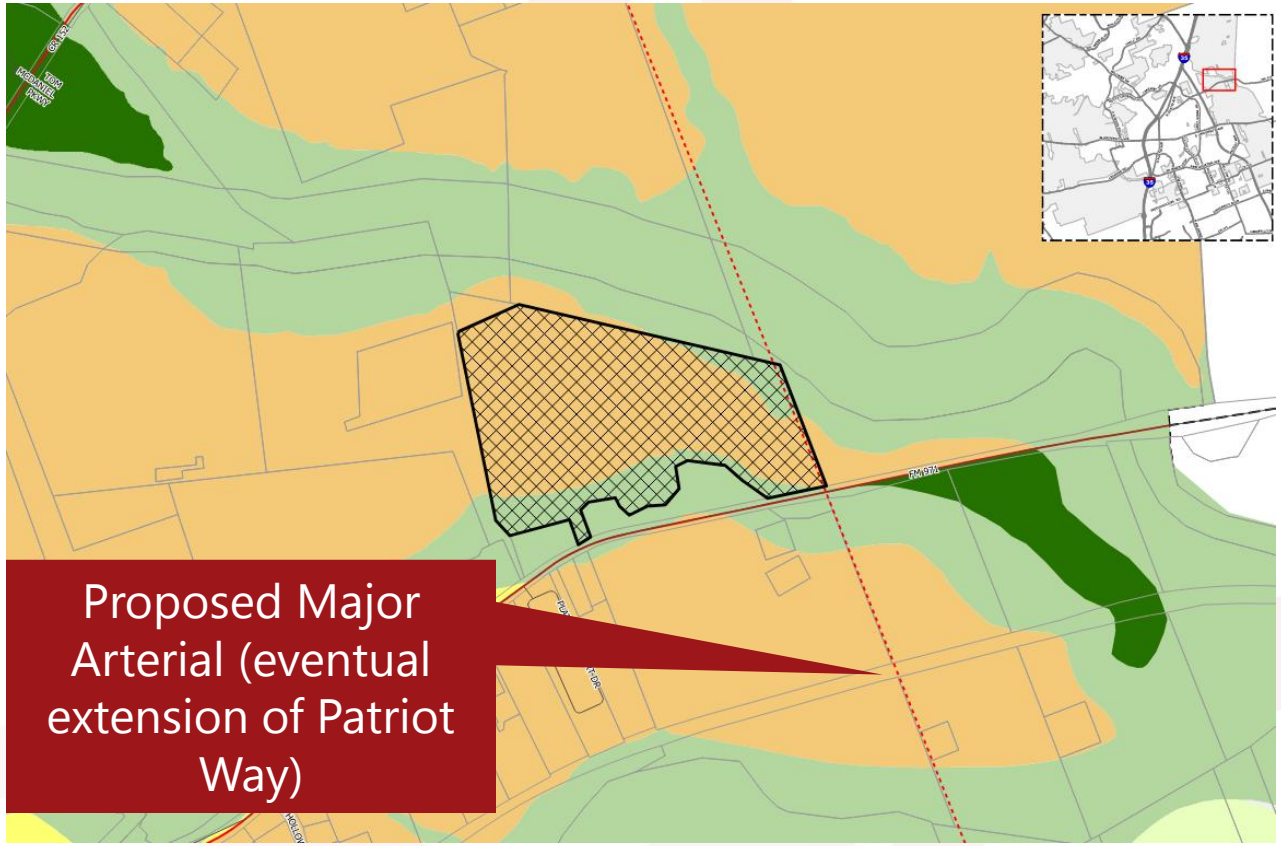
2025-7-ANX

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, Planning Manager


Dry Berry Creek
Berry Creek
Titan Northpark
San Gabriel River
SH 130

Zoning and Future Land Use Map





Mixed Density Neighborhood (MDN)

- Provides for a variety of single-family and medium density housing types in a compact network of complete, walkable streets
- consistent with and complimentary to a traditional neighborhood, with an emphasis on connectivity
- Compatibility between housing types can be achieved through development standards like lot size, setbacks, and building design
- Non-residential uses located at arterials and major intersections with appropriate buffering and pedestrian elements

- **DUA:** 5.0 minimum
- **Target Ratio:** 25% detached residential (5-7 DUA), 45% Moderate density residential (townhomes, duplexes, cottage court), 30% nonresidential
- **Primary Use:** Variety of single-family home types (detached, duplex, townhome), small lot single-family detached homes
- **Secondary Uses:** Limited neighborhood-serving retail and service uses, office, institutional, civic, parks, and open space

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

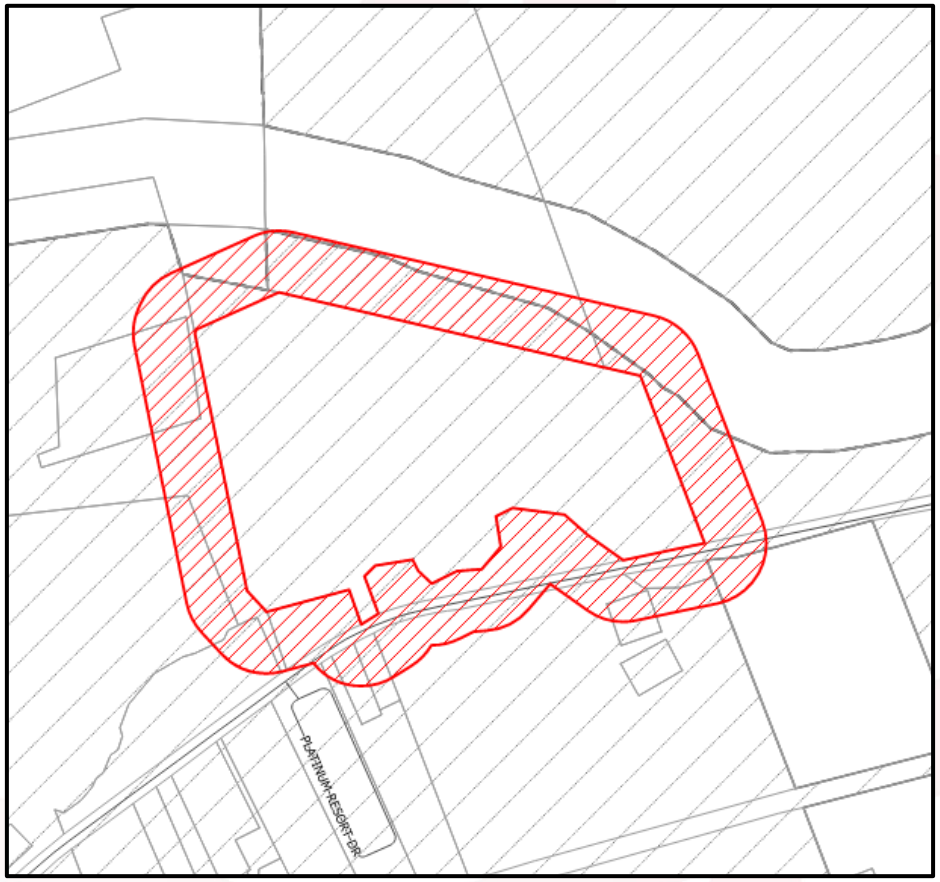
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 15 property owners within the 300' buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their March 3, 2026 meeting, the Planning & Zoning Commission recommended approval of the request (7-0).

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be know as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, Planning Manager
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

First Reading of an Ordinance

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 59.54 ACRES, MORE OR LESS, IN THE JOHN BERRY SURVEY ABSTRACT NO. 51, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

Planning Department Staff Report

Report Date: February 24, 2026
Case Number: 2025-7-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 59.54 acres of City of Georgetown owned property in the John Berry Survey, Abstract 51, as the Public Facility (PF) zoning district, for the property generally located at FM 971, to be known as the Three Forks Water Reclamation Plant (2025-7-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**Three Forks Water Reclamation Plant Annexation**
Applicant:	**City of Georgetown c/o Larry Taylor**
Property Owner:	**City of Georgetown c/o Larry Taylor**
Property Address:	**2915 FM 971, Georgetown, Texas**
Legal Description:	**59.54 acres in the John Berry Survey, Abstract No. 51**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for surrounding development.

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located along the north side of FM 971, within an area characterized by large tracts of undeveloped land. Much of the surrounding area remains undeveloped and is located within the City's extraterritorial jurisdiction. Development in the vicinity is generally low intensity, with limited residential development to the southwest and largely undeveloped land to the northeast.

Zoning Trends:

Zoning in the vicinity of the subject site consists primarily of land within the City's extraterritorial jurisdiction (ETJ), with Residential-Single Family (RS) zoning along the waterway and the associated City Limits boundary of Berry Creek and small areas of Agricultural (AG) zoning present.

City Council

Present Property Description:

The subject property was acquired by the City of Georgetown in 2023 and is currently located within the City's extraterritorial jurisdiction. The site is undeveloped and has frontage along FM 971. The property appears to be generally flat.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide a space for medium density housing types, small scale non-residential uses that serve the neighborhood, and civic uses. The Public Facility zoning district does not conflict with the future land use designation of the area. Additionally, the request aligns with both land use policies #10 and #12 which aim to support development decisions that improve infrastructure and keep Georgetown a safe, welcoming community that supports its residents.

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were made regarding the zoning request.

Staff reviewed the proposed annexation and rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

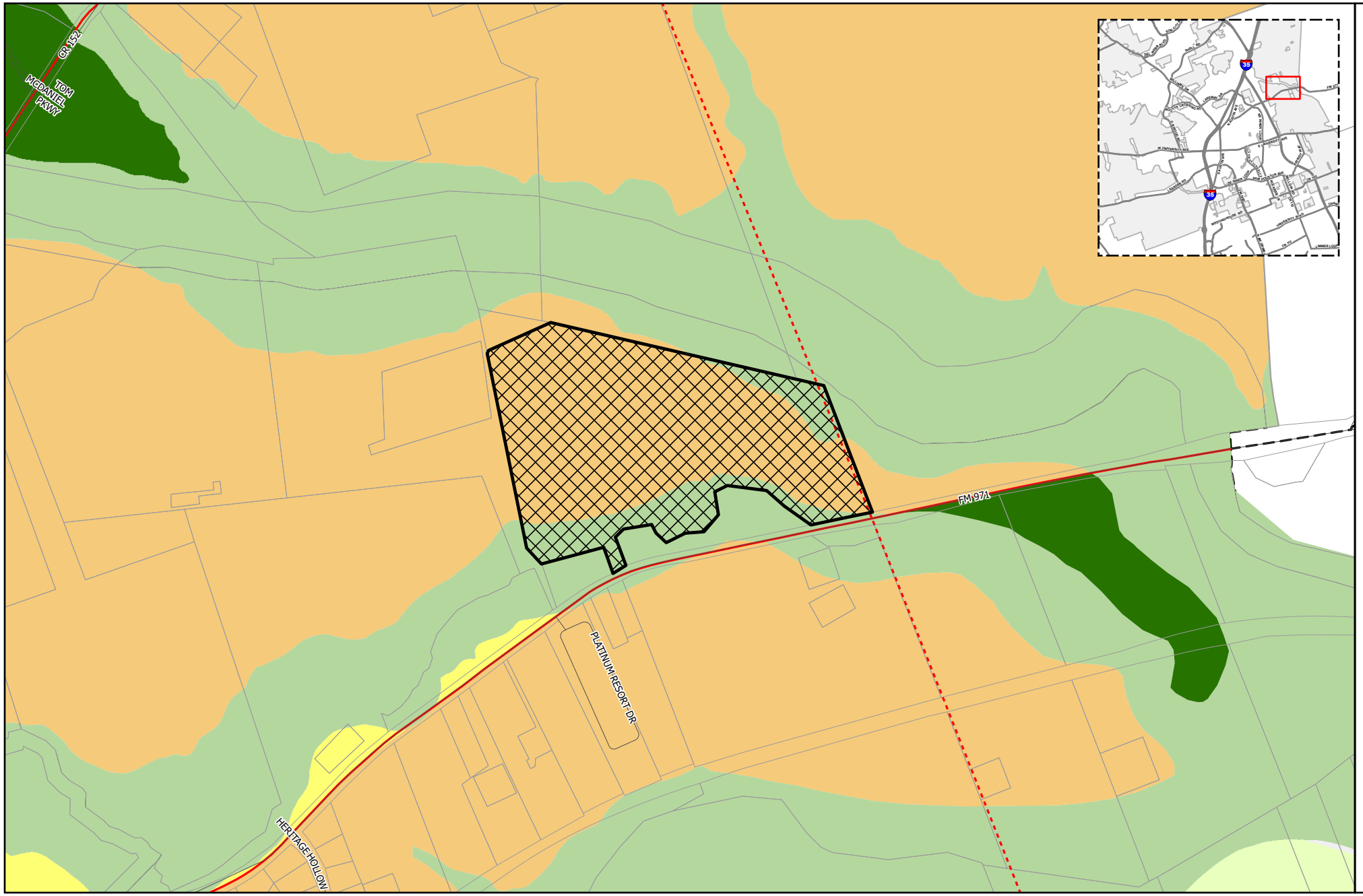
As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the annexation and initial zoning request (15 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Public Facility Zoning District
Exhibit 5 – Letter of Intent
Exhibit 6 – Criteria Analysis

SUBMITTED BY

Ryan Clark, Planning Manager



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-7-ANX
Exhibit #3

- Site
- Parcels
- City Limits
- Georgetown ETJ

Future Land Use

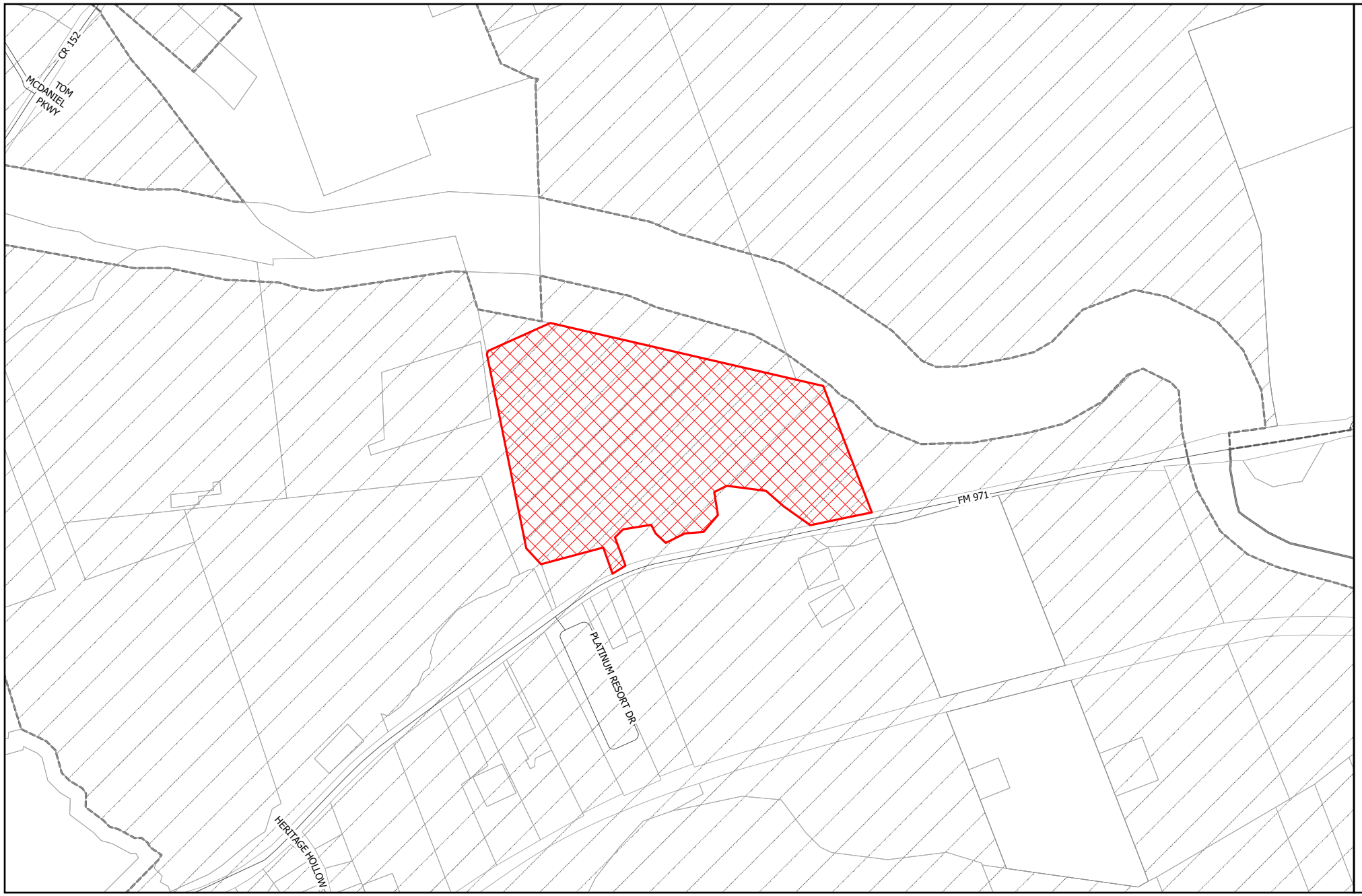
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area

Thoroughfare

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail

N

0 500 1,000 Feet



GEORGETOWN
TEXAS
more than welcome

Location

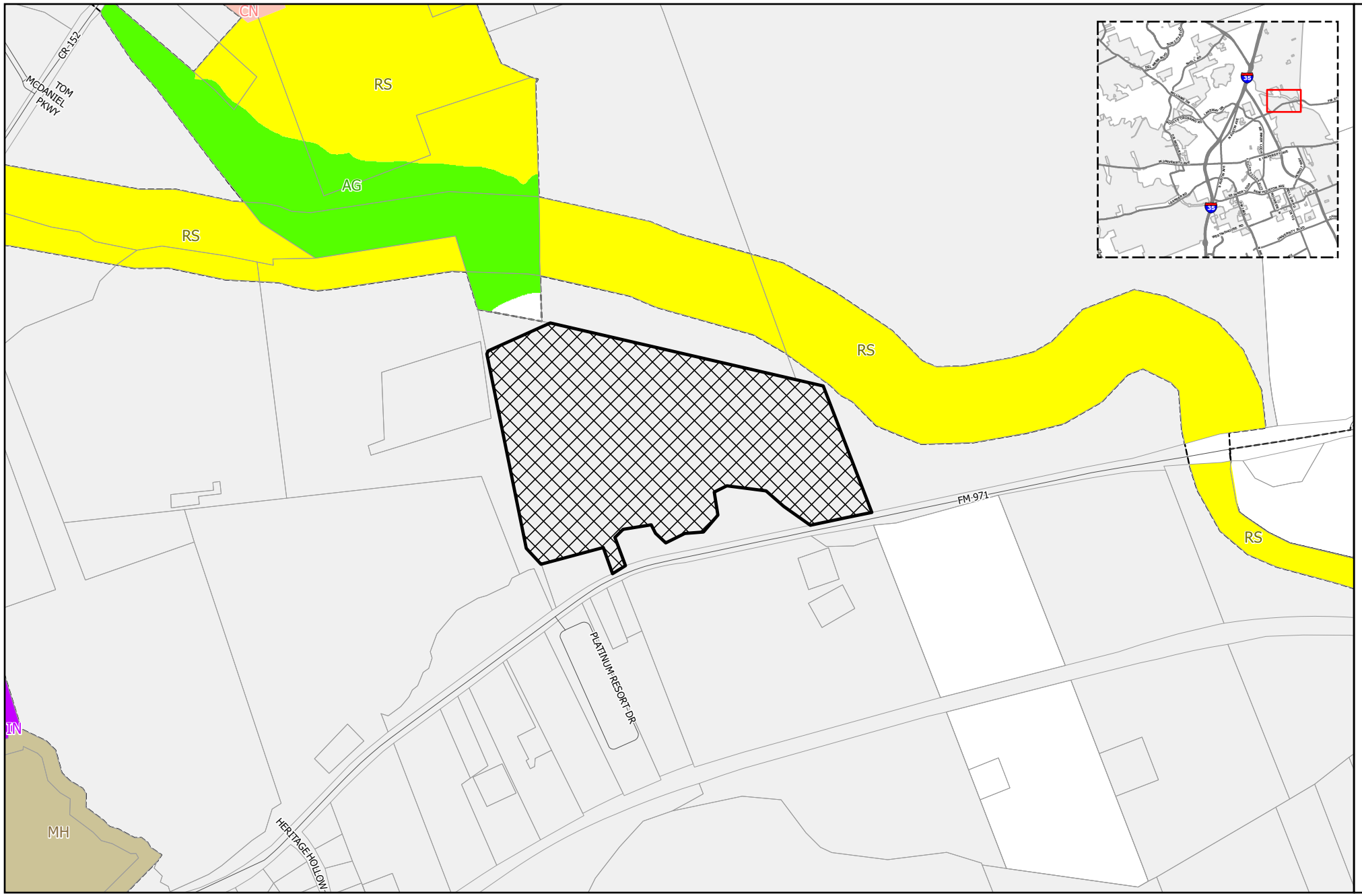
2025-7-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles



GEORGETOWN TEXAS
more than welcome

Zoning

2025-7-ANX

Exhibit #3

- Site
- PUD
- City Limits
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- SPO Overlay
- Gateway Overlay
- Parcels
- Georgetown ETJ

Zoning

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse

N

0 500 1,000 Feet

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Bus Barn, Parking Lot (off-site), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor, Intermediate, Major)
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Airport, Wireless Transmission Facility (over 40')

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

  - The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.
- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Mixed-Density Neighborhood (MDN). MDNs are intended to provide an area for medium density housing types, neighborhood serving retail, and civic uses. The Public Facility zoning district is appropriate within the MDN future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. These regulations will ensure the site functions properly near residential dwelling units. For example, with a zoning district of PF, the site will be required to provide a medium level bufferyard adjacent to any single-family areas ensuring this site does not substantially conflict with surrounding properties. Additionally, this annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
As stated previously, the area surrounding the subject site is largely undeveloped but is planned for a residential neighborhood. The Public Facility zoning district is intended to be compatible with both residential and non-residential zoning districts. The uses allowed within the PF zoning district can be more intense that what is typically constructed around residential homes, but there are certain code standards that mitigate any negative aspects of these uses. Generally, the PF zoning district is compatible with the surrounding area's character and present zoning. *See next page*	

5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district.	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 59.54 ACRES, MORE OR LESS, IN THE JOHN BERRY SURVEY ABSTRACT NO. 51, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a resolution granting the petition for 59.54 acres on February 10, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits 59.54 acres in the John Berry Survey, Abstract No. 51, as shown in Exhibit A and as described in Exhibit B of this ordinance (the "Property"). The Property is hereby included in City Council District 6, as it is adjacent to Council District 6 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Public Facility (PF) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Public Facility (PF). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as Exhibit C and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A

Annexation Map

Wastewater Facilities

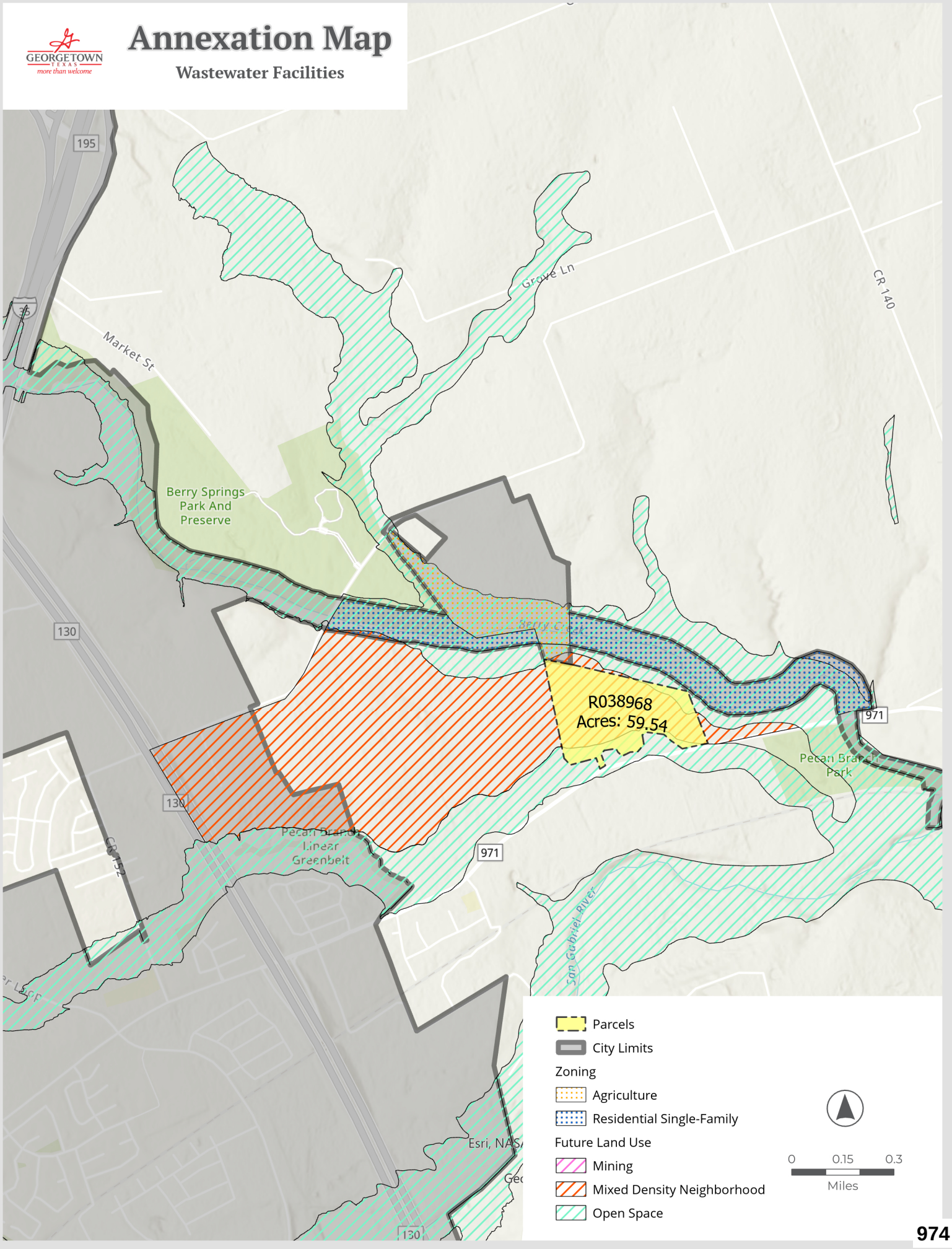


EXHIBIT B

59.54 Acres
John Berry Survey, Abstract 51
Williamson County, Texas

DESCRIPTION

DESCRIPTION OF A 59.54 ACRE TRACT OF LAND, LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 59.41 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED TO DAVID TERRY GIBSON AND JERRY PAT GIBSON OF RECORD IN VOLUME 1858, PAGE 107, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (DR) SAID 59.54 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL AND MAY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right of way line of Farm to Market Road No. 971 (FM 971), an 80 foot right of way, dedicated in Volume 453, Page 284 and Volume 453, Page 286, DR, at its intersection with the east boundary line of said 59.41 acre tract of land, for the southwest corner of a called 116.60 acre tract of land described in a Warranty Deed to Pinnacle Building Co., Inc. of record in Document Number 2021008145, of the Official Public Records of Williamson County, Texas (OPR), and for the **POINT OF BEGINNING**, from which point a 1/2-inch iron rod found with cap stamped “ATWELL LLC” bears South 20°49'00" East, a distance of 0.66 feet;

THENCE, **South 20°49'00" East**, with the east boundary line of that certain 0.730 acre (Part 2) right-of-way easement described in Volume 453, Page 286, DR, same line being the east boundary line of said 59.41 acre tract, a distance of **76.21 feet**, to a calculated point for the southeast corner of said 59.41 acre tract, and for the southeast corner of the herein described tract;

THENCE, **South 82°52'30" West**, with the south boundary line of said 59.41 acre tract of land, a distance of **431.50 feet**, to a calculated point in the west boundary line of said 0.730 acre (Part 2) right-of-way easement, for a corner of the herein described tract;

THENCE, **North 56°37'30" West**, with said west boundary line of the 0.730 acre (Part 2) right-of-way easement, with the approximate centerline of Pecan Branch, at a distance of 57.25 feet pass the southeast corner of a called 4.59 acre tract of land described in a Warranty Deed to David Terry Gibson of record in Document Number 2012101071, OPR, in all a total distance of **178.02 feet**, to a calculated point, for a corner of the herein described tract;

THENCE, continuing with the approximate centerline of Pecan Branch, same line being the common boundary line of said 59.41 acre tract and said 4.59 acre tract, the following eleven (11) courses and distances:

1. **North 47°22'30" West**, a distance of **175.02 feet**, to a calculated point;
2. **North 82°42'30" West**, a distance of **256.03 feet**, to a calculated point ;
3. **South 63°47'30" West**, a distance of **96.01 feet**, to a calculated point;
4. **South 09°22'30" East**, a distance of **146.02 feet**, to a calculated point;
5. **South 42°17'30" West**, a distance of **142.02 feet**, to a calculated point;
6. **South 85°07'30" West**, a distance of **125.01 feet**, to a calculated point;

1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
512-238-1200 office

INLAND GEODETICS
Land Surveyors

7. **South 65°07'30" West**, a distance of **144.02 feet**, to a calculated point;
8. **North 46°57'30" West**, a distance of **95.01 feet**, to a calculated point;
9. **North 23°42'30" West**, a distance of **58.01 feet**, to a calculated point;
10. **South 79°37'30" West**, a distance of **184.02 feet**, to a calculated point;
11. **South 49°07'30" West**, a distance of **77.01 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" for the northwest corner of said 4.59 acre tract, same point being an ell corner of said 59.41 acre tract and an ell corner of the herein described tract;

THENCE, **South 20°52'30" East**, with the west boundary line of said 4.59 acre tract and an east boundary line of said 59.41 acre tract, a distance of **121.01 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the north right of way line of the Old Georgetown to Weir Road, no dedication found to date, for an ell corner of said 59.41 acre tract and for an ell corner of the herein described tract;

THENCE, **South 52°57'30" West**, with said north right of way line of Old Georgetown to Weir Road, a distance of **50.42 feet**, to a calculated point in the east boundary line of a called 2.186 acre tract of land described in a General Warranty Deed with Vendor's Lien to Robin De Miranda and Alfa Knoll of record in Document Number 2020158567, OPR, for an ell corner of the herein described tract;

THENCE, **North 21°24'13" West**, with said east boundary line of said 2.186 acre tract, a distance of **138.08 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" for the northeast corner of said 2.186 acre tract, and for an ell corner of the herein described tract;

THENCE, **South 73°13'40" West**, with the north boundary line of said 2.186 acre tract, a distance of **415.30 feet**, to a calculated point for the northwest corner of said 2.186 acre tract, a corner of a called 52.3602 acre tract of land described in a Warranty Deed with Vendor's Lien to Thomas E. Byrd and Tracie J. Byrd of record in Volume 2416, Page 424, DR, and for the southerly southwest corner of the herein described tract, from which point a bent 1/2-inch iron rod found in said north right of way line of Old Georgetown to Weir Road bears, South 20°27'48" East, a distance of 289.27 feet;

THENCE, **North 46°20'19" West**, with the southwest boundary line of said 59.41 acre tract, a distance of **155.20 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the east boundary line of said 52.3602 acre tract, for the westerly southwest corner of the herein described tract;

THENCE, **North 11°58'10" West**, with said east boundary line of said 52.3602 acre tract, a distance of **1284.48 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the west boundary line of said 59.41 acre tract, for an ell corner of said 52.3602 acre tract and the westerly northwest corner of the herein described tract;

THENCE, with the northeast boundary line of said 52.3602 acre tract, the following three (3) courses and distances:

1. **North 32°34'46" East**, a distance of **28.38 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS";

2. **North 66°27'32" East**, a distance of **395.96 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS";
3. **North 69°49'06" East**, a distance of **60.34 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the north boundary line of said 59.41 acre tract, same line being a south boundary line of said 116.61 acre tract, for the northernmost northwest corner of the herein described tract;

THENCE, with the common boundary line of said 59.41 acre tract and 116.60 acre tract, the following two (2) courses and distances:

1. **South 76°47'30" East**, a distance of **1804.20 feet**, to a concrete monument found for an ell corner of said 116.60 acre tract, the northeast corner of said 59.41 acre tract, and the northeast corner of the herein described tract;
2. **South 20°49'00" East**, a distance of **872.45 feet**, to the **POINT OF BEGINNING** and containing 59.54 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April and May, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 25th of May, 2023, A.D.

INLAND GEODETICS





Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

P:\Projects\City of Georgetown (CoG)\COG-008-FM 971\5 -Descriptions-Reports\COG-008-Description-FM 971.docx

EXHIBIT C

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND THE CITY OF GEORGETOWN, TEXAS

This Municipal Services Agreement ("Agreement") is entered into on the 10 day of March, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and The City of Georgetown ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, the City owns certain parcels of land located at FM 971, Georgetown, Texas 78626, which consists of approximately 59.64 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2025-7-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS**. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND**. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____
Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

This instrument was acknowledged before me on the 10 day of March, 2026 by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

EXHIBIT "A"

59.54 Acres
John Berry Survey, Abstract 51
Williamson County, Texas

DESCRIPTION

DESCRIPTION OF A 59.54 ACRE TRACT OF LAND, LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 59.41 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED TO DAVID TERRY GIBSON AND JERRY PAT GIBSON OF RECORD IN VOLUME 1858, PAGE 107, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (DR) SAID 59.54 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL AND MAY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right of way line of Farm to Market Road No. 971 (FM 971), an 80 foot right of way, dedicated in Volume 453, Page 284 and Volume 453, Page 286, DR, at its intersection with the east boundary line of said 59.41 acre tract of land, for the southwest corner of a called 116.60 acre tract of land described in a Warranty Deed to Pinnacle Building Co., Inc. of record in Document Number 2021008145, of the Official Public Records of Williamson County, Texas (OPR), and for the **POINT OF BEGINNING**, from which point a 1/2-inch iron rod found with cap stamped "ATWELL LLC" bears South 20°49'00" East, a distance of 0.66 feet;

THENCE, **South 20°49'00" East**, with the east boundary line of that certain 0.730 acre (Part 2) right-of-way easement described in Volume 453, Page 286, DR, same line being the east boundary line of said 59.41 acre tract, a distance of **76.21 feet**, to a calculated point for the southeast corner of said 59.41 acre tract, and for the southeast corner of the herein described tract;

THENCE, **South 82°52'30" West**, with the south boundary line of said 59.41 acre tract of land, a distance of **431.50 feet**, to a calculated point in the west boundary line of said 0.730 acre (Part 2) right-of-way easement, for a corner of the herein described tract;

THENCE, **North 56°37'30" West**, with said west boundary line of the 0.730 acre (Part 2) right-of-way easement, with the approximate centerline of Pecan Branch, at a distance of 57.25 feet pass the southeast corner of a called 4.59 acre tract of land described in a Warranty Deed to David Terry Gibson of record in Document Number 2012101071, OPR, in all a total distance of **178.02 feet**, to a calculated point, for a corner of the herein described tract;

THENCE, continuing with the approximate centerline of Pecan Branch, same line being the common boundary line of said 59.41 acre tract and said 4.59 acre tract, the following eleven (11) courses and distances:

1. **North 47°22'30" West**, a distance of **175.02 feet**, to a calculated point;
2. **North 82°42'30" West**, a distance of **256.03 feet**, to a calculated point ;
3. **South 63°47'30" West**, a distance of **96.01 feet**, to a calculated point;
4. **South 09°22'30" East**, a distance of **146.02 feet**, to a calculated point;
5. **South 42°17'30" West**, a distance of **142.02 feet**, to a calculated point;
6. **South 85°07'30" West**, a distance of **125.01 feet**, to a calculated point;

1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
512-238-1200 office

INLAND GEODETICS
Land Surveyors

7. **South 65°07'30" West**, a distance of **144.02 feet**, to a calculated point;
8. **North 46°57'30" West**, a distance of **95.01 feet**, to a calculated point;
9. **North 23°42'30" West**, a distance of **58.01 feet**, to a calculated point;
10. **South 79°37'30" West**, a distance of **184.02 feet**, to a calculated point;
11. **South 49°07'30" West**, a distance of **77.01 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" for the northwest corner of said 4.59 acre tract, same point being an ell corner of said 59.41 acre tract and an ell corner of the herein described tract;

THENCE, **South 20°52'30" East**, with the west boundary line of said 4.59 acre tract and an east boundary line of said 59.41 acre tract, a distance of **121.01 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the north right of way line of the Old Georgetown to Weir Road, no dedication found to date, for an ell corner of said 59.41 acre tract and for an ell corner of the herein described tract;

THENCE, **South 52°57'30" West**, with said north right of way line of Old Georgetown to Weir Road, a distance of **50.42 feet**, to a calculated point in the east boundary line of a called 2.186 acre tract of land described in a General Warranty Deed with Vendor's Lien to Robin De Miranda and Alfa Knoll of record in Document Number 2020158567, OPR, for an ell corner of the herein described tract;

THENCE, **North 21°24'13" West**, with said east boundary line of said 2.186 acre tract, a distance of **138.08 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" for the northeast corner of said 2.186 acre tract, and for an ell corner of the herein described tract;

THENCE, **South 73°13'40" West**, with the north boundary line of said 2.186 acre tract, a distance of **415.30 feet**, to a calculated point for the northwest corner of said 2.186 acre tract, a corner of a called 52.3602 acre tract of land described in a Warranty Deed with Vendor's Lien to Thomas E. Byrd and Tracie J. Byrd of record in Volume 2416, Page 424, DR, and for the southerly southwest corner of the herein described tract, from which point a bent 1/2-inch iron rod found in said north right of way line of Old Georgetown to Weir Road bears, South 20°27'48" East, a distance of 289.27 feet;

THENCE, **North 46°20'19" West**, with the southwest boundary line of said 59.41 acre tract, a distance of **155.20 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the east boundary line of said 52.3602 acre tract, for the westerly southwest corner of the herein described tract;

THENCE, **North 11°58'10" West**, with said east boundary line of said 52.3602 acre tract, a distance of **1284.48 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the west boundary line of said 59.41 acre tract, for an ell corner of said 52.3602 acre tract and the westerly northwest corner of the herein described tract;

THENCE, with the northeast boundary line of said 52.3602 acre tract, the following three (3) courses and distances:

1. **North 32°34'46" East**, a distance of **28.38 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS";

2. **North 66°27'32" East**, a distance of **395.96 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS";
3. **North 69°49'06" East**, a distance of **60.34 feet**, to a 5/8-inch iron rod set with cap stamped "INLAND GEODETICS" in the north boundary line of said 59.41 acre tract, same line being a south boundary line of said 116.61 acre tract, for the northernmost northwest corner of the herein described tract;

THENCE, with the common boundary line of said 59.41 acre tract and 116.60 acre tract, the following two (2) courses and distances:

1. **South 76°47'30" East**, a distance of **1804.20 feet**, to a concrete monument found for an ell corner of said 116.60 acre tract, the northeast corner of said 59.41 acre tract, and the northeast corner of the herein described tract;
2. **South 20°49'00" East**, a distance of **872.45 feet**, to the **POINT OF BEGINNING** and containing 59.54 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April and May, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 25th of May, 2023, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

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EXHIBIT D

RESOLUTION NO. 021026-5.I

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, REQUESTING THE ANNEXATION OF APPROXIMATELY 59.54 ACRES OF CITY-OWNED PROPERTY SITUATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, AND KNOWN AS THE THREE FORKS WATER RECLAMATION PLANT.

WHEREAS, the City of Georgetown ("City"), as the owner of the hereinafter described property, desires for the City, pursuant to Section 43.0671 of the Local Government Code, to annex said area of land into the City of Georgetown, to-wit:

> 59.54-acre tract of land situated in John Berry Survey, Abstract 51, more particularly shown on the map and described by metes and bounds in *Exhibit "A,"* which are attached hereto and incorporated herein by reference as if set forth in full (the "Three Forks Water Reclamation Plant");

WHEREAS, the annexation of property under Section 43.0671 triggers the consent annexation procedures of Subchapter C-3 of the Local Government Code, including the requirement of a written municipal services agreement, and a public hearing before a municipality may adopt an ordinance annexing the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1: The City Council of the City of Georgetown, being the sole owner of the Three Forks Water Reclamation Plant, hereby requests that the City of Georgetown annex the Three Forks Water Reclamation Plant.

SECTION 2: City Staff is directed to prepare a municipal services agreement for the area to be annexed in accordance with Section 43.0672 of the Local Government Code for approval of the City Council.

SECTION 3: The City Secretary is directed to commence the publication of notices of the public hearing before the City Council on the subject of the proposed annexation of said area into the city limits; and further, to place upon the City Council Agendas the consideration of the passage of an ordinance annexing said area into the city limits in accordance with State Law; the tentative schedule for said hearings and ordinance consideration shall be as follows:

Resolution Petitioning for Annexation: February 10, 2026 (today)
Approval of the Municipal Services Agreement: March 10, 2026
Public Hearing: March 24, 2026
Annexation Ordinance (First Reading): March 24, 2026
Annexation Ordinance (Second Reading): April 14, 2026

SECTION 4: The Mayor is hereby authorized to execute, and the City Secretary to attest this Resolution.

SECTION 5: This resolution shall become effective immediately upon adoption.

RESOLVED this 10th day of February, 2025.

THE CITY OF GEORGETOWN:

Josh Schroeder
Mayor

ATTEST:

Robyn Densmore, TRMC
City Secretary

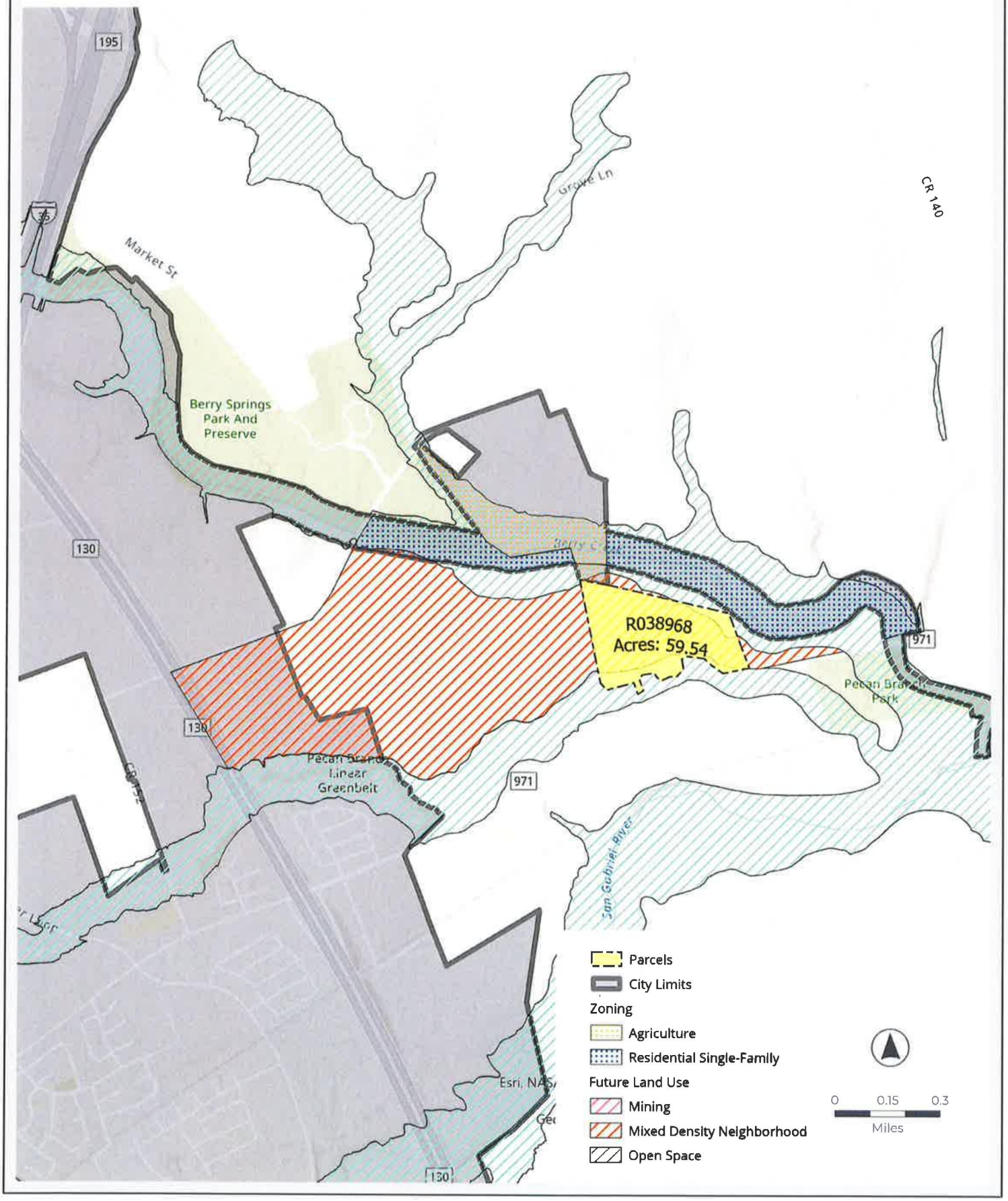
APPROVED AS TO FORM:

Skye Masson
City Attorney

EXHIBIT "A"

Annexation Map

Wastewater Facilities



59.54 Acres
John Berry Survey, Abstract 51
Williamson County, Texas

DESCRIPTION

DESCRIPTION OF A 59.54 ACRE TRACT OF LAND, LOCATED IN THE JOHN BERRY SURVEY, ABSTRACT 51, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 59.41 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED TO DAVID TERRY GIBSON AND JERRY PAT GIBSON OF RECORD IN VOLUME 1858, PAGE 107, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, (DR) SAID 59.54 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL AND MAY, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right of way line of Farm to Market Road No. 971 (FM 971), an 80 foot right of way, dedicated in Volume 453, Page 284 and Volume 453, Page 286, DR, at its intersection with the east boundary line of said 59.41 acre tract of land, for the southwest corner of a called 116.60 acre tract of land described in a Warranty Deed to Pinnacle Building Co., Inc. of record in Document Number 2021008145, of the Official Public Records of Williamson County, Texas (OPR), and for the **POINT OF BEGINNING**, from which point a 1/2-inch iron rod found with cap stamped "ATWELL LLC" bears South 20°49'00" East, a distance of 0.66 feet;

THENCE, South 20°49'00" East, with the east boundary line of that certain 0.730 acre (Part 2) right-of-way easement described in Volume 453, Page 286, DR, same line being the east boundary line of said 59.41 acre tract, a distance of **76.21 feet**, to a calculated point for the southeast corner of said 59.41 acre tract, and for the southeast corner of the herein described tract;

THENCE, South 82°52'30" West, with the south boundary line of said 59.41 acre tract of land, a distance of **431.50 feet**, to a calculated point in the west boundary line of said 0.730 acre (Part 2) right-of-way easement, for a corner of the herein described tract;

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INLAND GEODETICS
land Surveyors

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Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April and May, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 25th of May, 2023, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

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City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2025-9-ANX - SE Inner Loop

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX) -- Ryan Clark, AICP, Planning Manager

ITEM SUMMARY:
Overview of Applicant's Request:
The City of Georgetown owns the subject property and is seeking to annex it into City Limits. The City will potentially utilize the site in the future for a City Facility.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request meets the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in the attached Staff Report.

Public Comments:
As required by the Unified Development Code (UDC), all property owners and registered neighborhood associations within 300-feet of the subject property were notified of the request (9 notices mailed), a legal notice advertising the public hearing was placed in the Sun Newspaper (Sunday, February 15, 2026) and signs were posted on-site. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition of the request.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
2025-9-ANX - Staff Presentation.pdf
2025-9-ANX - Staff Report.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Future Land Use Map.pdf
Exhibit 3 - Zoning Map.pdf
Exhibit 4 - Design and Development Standards of the Public Facility Zoning Map.pdf
Exhibit 5 - Letter of Intent.pdf
Exhibit 6 - UDC Approval Criteria Analysis.pdf

2025-9-ANX Ordinance with Exhibits.pdf

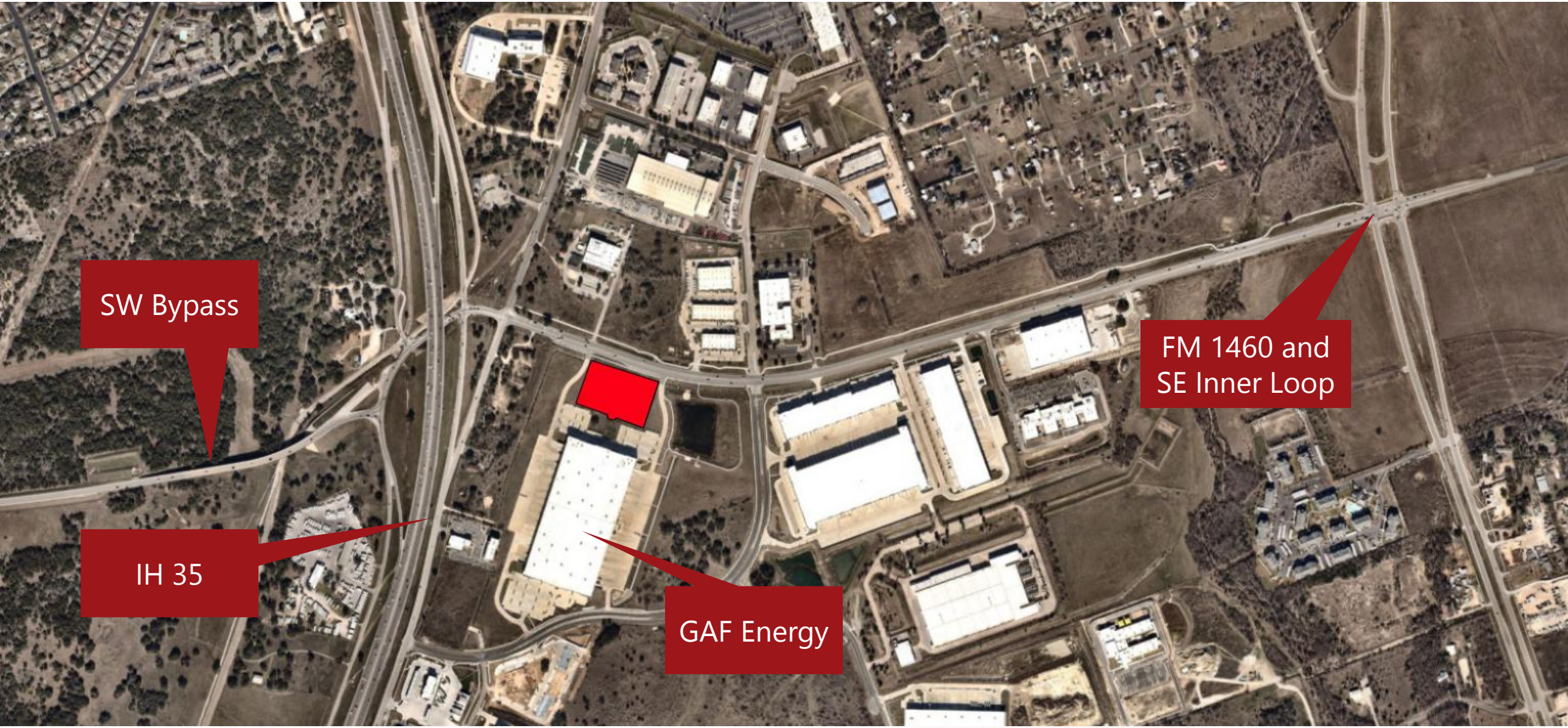
City of Georgetown SE Inner Loop Property 2025-9-ANX

March 24, 2026 | City Council

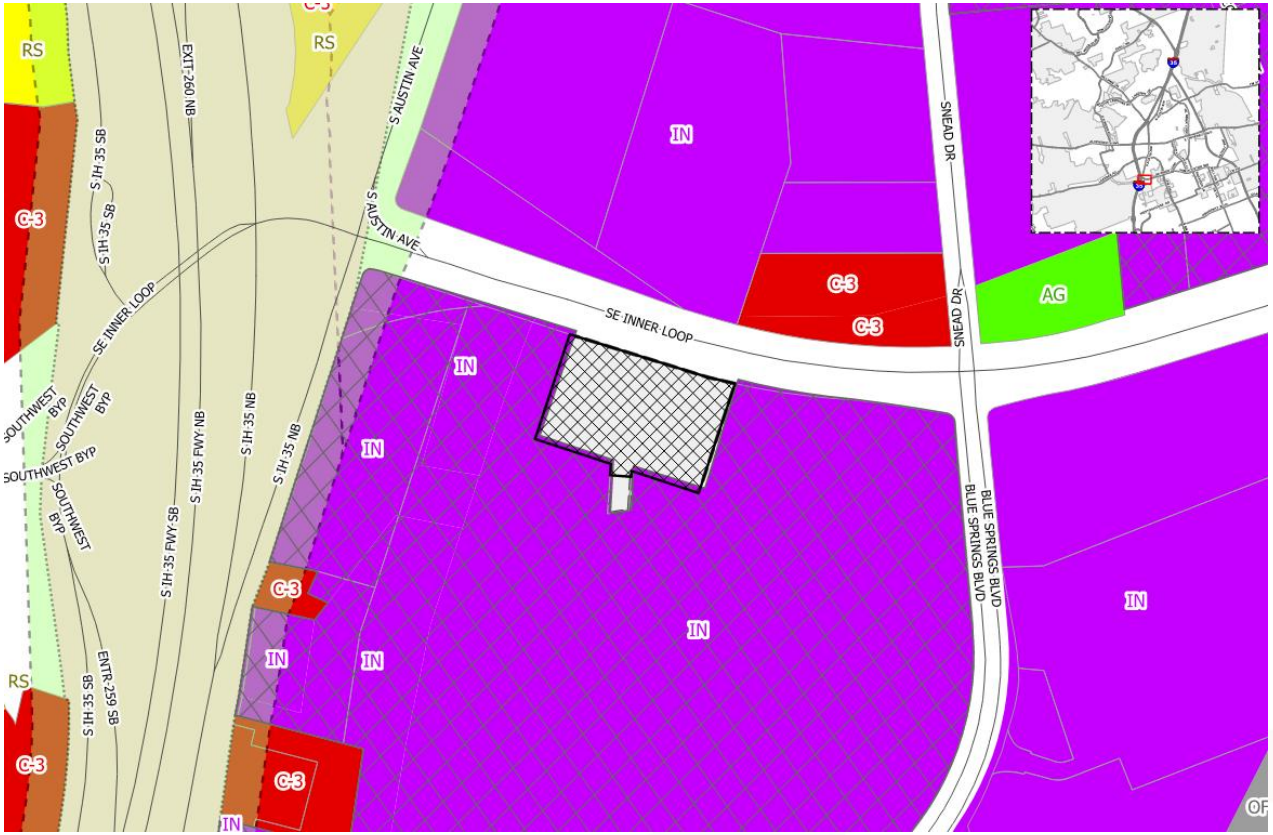
Item Under Consideration

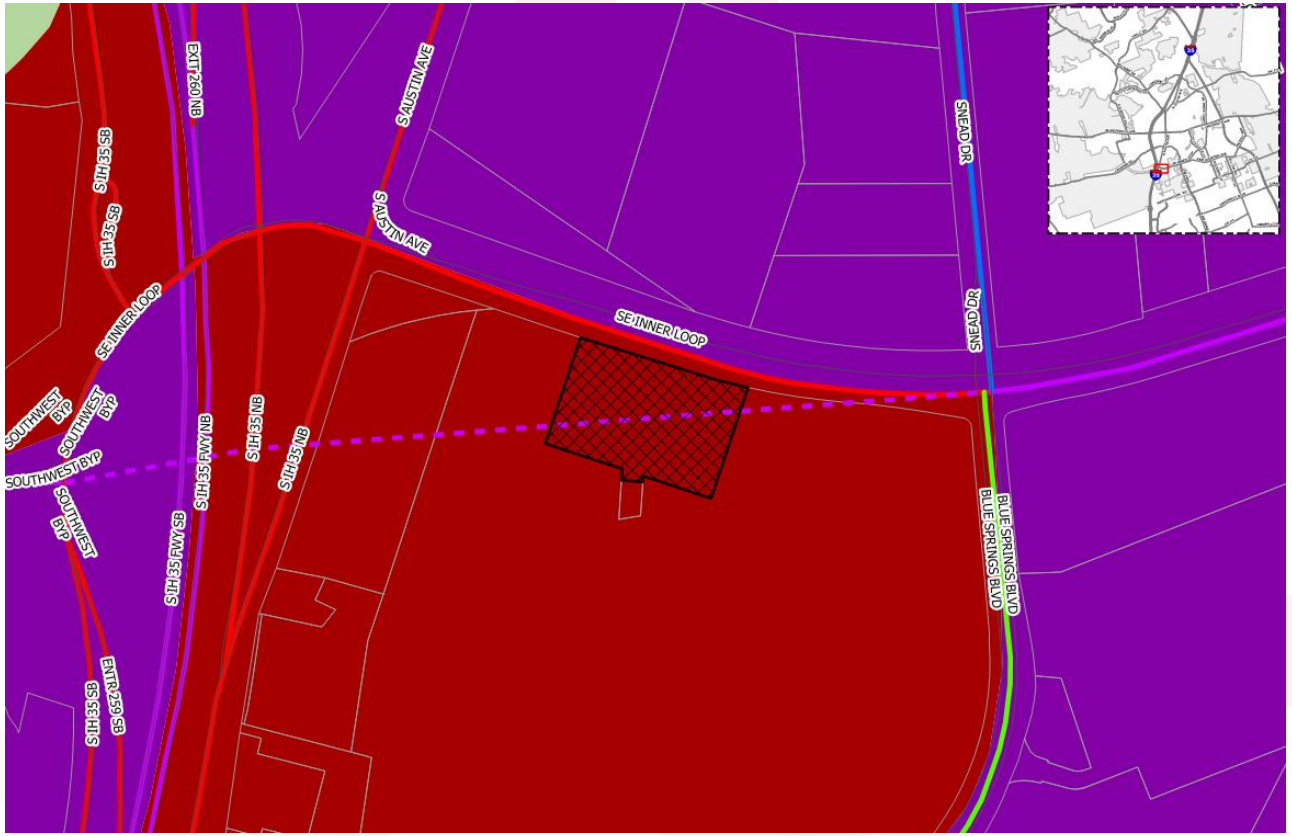
2025-9-ANX

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SW Bypass
IH 35
GAF Energy
FM 1460 and
SE Inner Loop

Zoning and Future Land Use Map





Regional Center (RC)

- Located around high-volume intersections and arterial/highway roads
- Major shopping centers, large scale mixed-use developments, and supporting flex office and warehouse space
- Context sensitive & quality site design and pedestrian access are encouraged to ensure compatibility with adjacent land uses
- Residential uses should be well integrated with non-residential uses, and standalone multifamily is not a supported use

- **DUA:** ≥ 18
- **Target Ratio:**
  - 75% nonresidential
  - 25% vertical mixed-use multifamily
- **Primary Use:** Large retailers, urban residential, hotels, corporate office, restaurants, multi-tenant commercial, big box commercial, live/work/shop units
- **Secondary Uses:** Mixed use, high density residential, specialty retailers, professional office, civic & institutional uses

Public Facilities (PF)

- Location for government, public, and semi-public uses
- May include schools, public parks, hospitals, airports, government offices, and churches
- Does not include industrial or storage yards
- Some uses allowed are high intensity
- Subject to non-residential design standards

Dimensional Standards

- Max building height = 45’
- Front setback = 25’
- Side setback = 5’
- Rear setback = 0’
- Side Setback to Residential = 15’
- Rear Setback to Residential = 25’
- 15’ bufferyard when adjacent to residential

Allowed Uses in the Public Facilities (PF) Zoning District

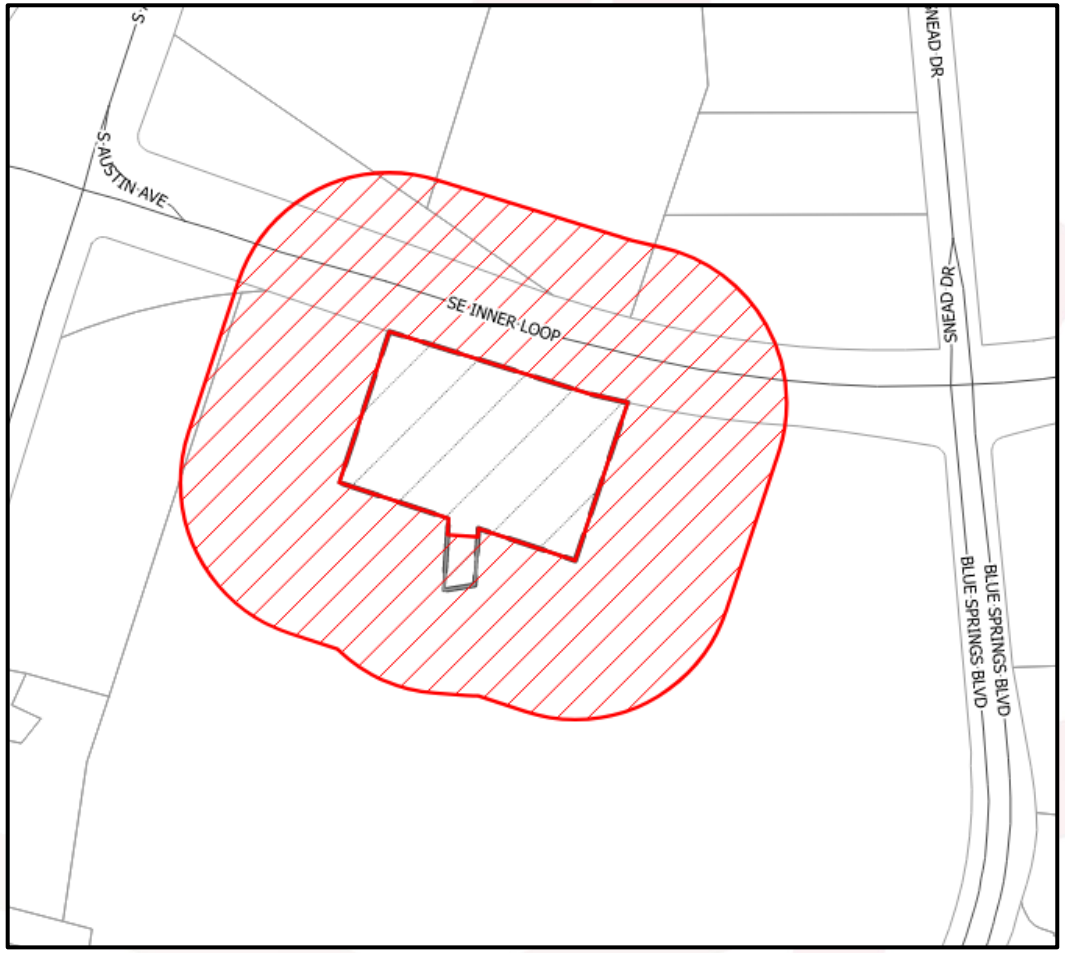
Permitted by Right	Permitted with Limitations	Permitted with a SUP
Emergency Services Station	Elementary School	Group Home (16 or more residents)
Government or Postal Office	Middle School	Orphanage
Library or Museum	High School	Correctional Facility
Social Service Facility	Boarding School	Psychiatric Hospital
Hospital	College or University	Substance Abuse Treatment Facility
Nature Preserve or Community Garden	Business or Trade School	Cemetary, Columbaria, Mausoleum or Memorial Park
Bus Barn	Activity Center, Youth or Senior	Major Event Entertainment
Parking Lot, Off-Site	Animal Shelter	Airport
Park-n-Ride Facility	Community Center	Wireless Transmission Facility >40'
Transit Passenger Terminal	Religious Assembly Facilities (with or without Columbaria)	
Utility Services, Minor, Intermediate, and Major	Public Park, Neighborhood and Regional	
	Golf Course	
	Restaurant, General	
	Event Facility	
	Athletic Facility, Indoor or Outdoor	
	Wireless Transmission Facility ≤40'	
	Heliport	

Approval Criteria – UDC Section 3.06.030

Criteria for Rezoning	Complies	Partially Complies	Does Not Comply
The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action;	X		
The zoning change is consistent with the Comprehensive Plan;	X		
The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City;	X		
The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood; and	X		
The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.	X		

Public Notifications

- 7 property owners within the 300’ buffer
- Notice in Sun News on 02/15/2026
- Signs posted on the property
- To date, staff has received:
  - 0 written comments IN FAVOR
  - 0 written comments OPPOSED



Planning & Zoning Commission Action

- At their March 3, 2026 meeting, the Planning & Zoning Commission recommended approval of the request (7-0).

Summary

- Public Hearing and First Reading of an Ordinance on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager
- Per UDC Section 3.06.020.E, the Planning and Zoning Commission shall hold a Public Hearing… and make a recommendation to the City Council.

First Reading of an Ordinance

- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 3.266 ACRES, MORE OR LESS, IN THE L.J DYCHES SURVEY ABSTRACT NO. 180, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

Planning Department Staff Report

PLANNING COMMISSION - Tuesday, March 3, 2026

Report Date: February 24, 2026
Case Number: 2025-9-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Zoning Map Amendment to zone, upon annexation, 3.266 acres of City of Georgetown owned property in the L.J Dyches Survey, Abstract No. 180, as the Public Facility (PF) zoning district, for the property generally located at SE Inner Loop (2025-9-ANX). Ryan Clark, AICP, Planning Manager

AGENDA ITEM DETAILS

Project Name:	**2025-9-ANX City of Georgetown Owned SE Inner Loop Property City of**
Applicant:	**Georgetown c/o Nathaniel Waggoner, Transportation Planning Coordinator**
Property Owner:	**City of Georgetown**
Property Address:	**SE Inner Loop, Georgetown, TX 78626**
Legal Description:	**3.266 acres in the L.J Dyches Survey, Abstract No. 180**
Current Zoning:	**n/a – located in City's ETJ**
Current Use:	**Undeveloped**

APPLICANT'S REQUEST

The applicant is requesting annexation with a base zoning district of Public Facility (PF) for this city owned property. The city intends to use this property for public infrastructure for the surrounding development for a water treatment plant?

RECOMMENDATION

Staff recommend approval of the request.

PROPERTY CONTEXT

Neighborhood Character:

The subject property is located south of SE Inner Loop, east of S IH-35, and west of Blue Springs Boulevard. To the north, across SE Inner Loop, is an industrial area zoned Industrial (IN), and to the northeast, there is a General Commercial (C-3) zone. On the east, west, and south sides, the property borders the Longhorn Junctions development (zoned 2021-82-PUD), which includes multiple sections designated for industrial use. To the immediate south is the GAF Energy manufacturing plant. Overall, the surrounding area is characterized by industrial zoning.

City Council

Zoning Trends:

The surrounding area was rezoned in 2021 to a Planned Unit Development (Longhorn Junction), with base zoning districts of Industrial and General Commercial. General Commercial uses are concentrated along the SH IH-35 corridor to the west, while industrial uses dominate the north, and the adjacent PUD surrounds the property on the east, west, and south sides. Overall, the area is primarily industrial with limited commercial uses.

Present Property Description:

The City of Georgetown acquired the property in 2021, and it has remained within the City's ETJ since then. The site is currently undeveloped and has minimal tree coverage. It has frontage along the SE Inner Loop right-of-way, located east of Interstate 35 and west of Blue Spring Boulevard. Additionally, the property is enclosed by a 15-foot landscape buffer. It is also a relatively flat area.

STAFF ANALYSIS

Technical Review:

The subject property has an existing Future Land Use designation of Regional Center (RC), intended for regional commercial uses and supporting secondary uses such as civic facilities and vertical mixed-use style multi-family housing. The proposed Public Facility zoning aligns with this designation by providing essential services that are necessary for commercial and industrial uses in the area and providing civic facilities as needed for the wider area. This request also supports Land Use Policies #1, #4, #10 and #12, which emphasize infrastructure improvements and fostering a safe, welcoming community.

Staff reviewed the proposed rezoning request and found it complies with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined in Exhibit 6.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (7 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (February 15, 2026) and signs were posted on-site. To date, staff has received 0 written comment in favor, and 0 in opposition to the request.

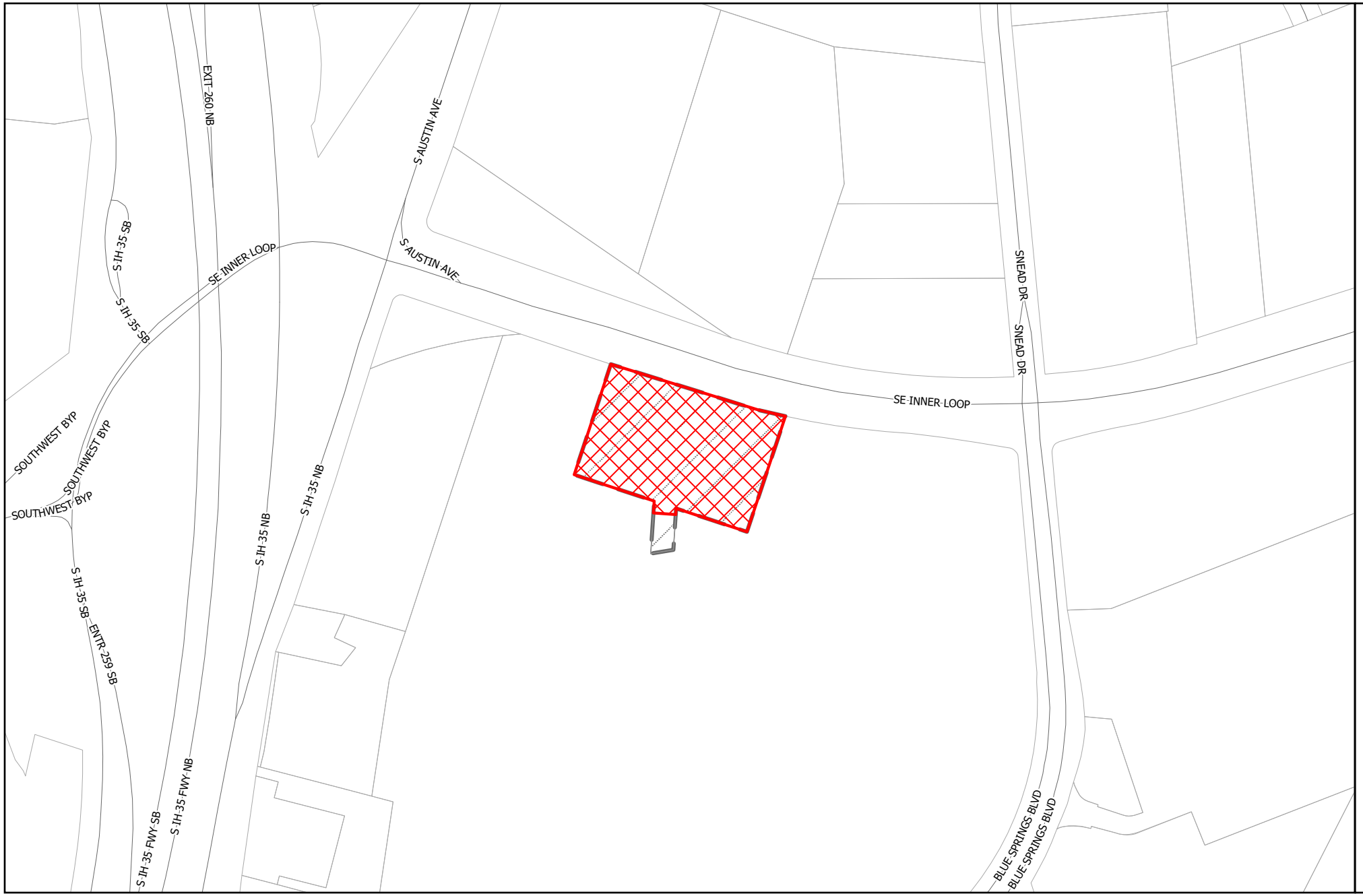
ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the Residential Single-Family
Exhibit 5 – Letter of Intent
Exhibit 6 – UDC Approval Criteria Analysis

City Council

SUBMITTED BY

Ryan Clark, AICP, Planning Manager



GEORGETOWN
TEXAS
more than welcome

Location

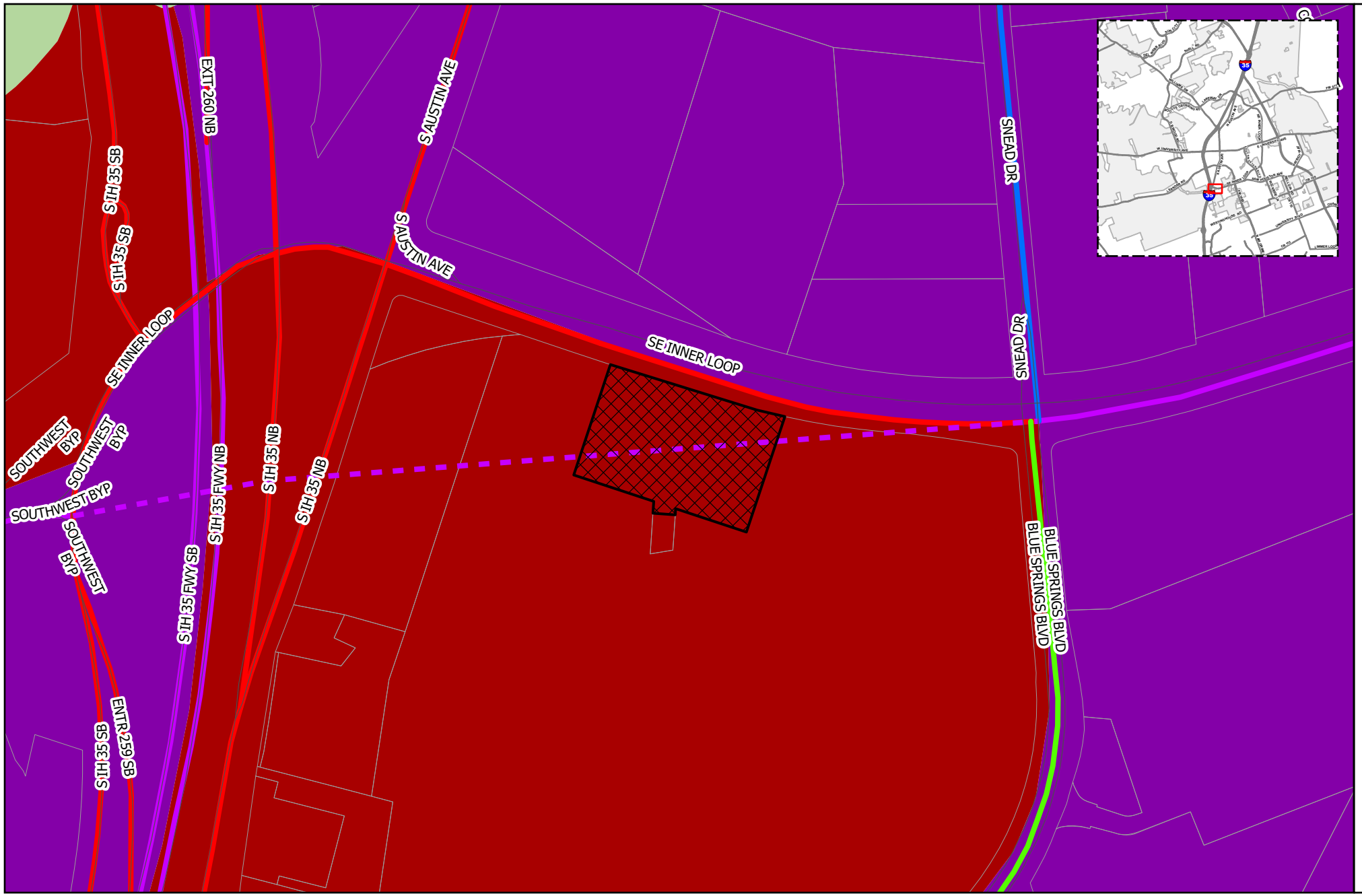
2025-9-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN
TEXAS
more than welcome

Future Land Use/ Overall Transportation Plan

2025-9-ANX

Exhibit #3

- Site
- road

Thoroughfare

CLASS

- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail
- Parcels

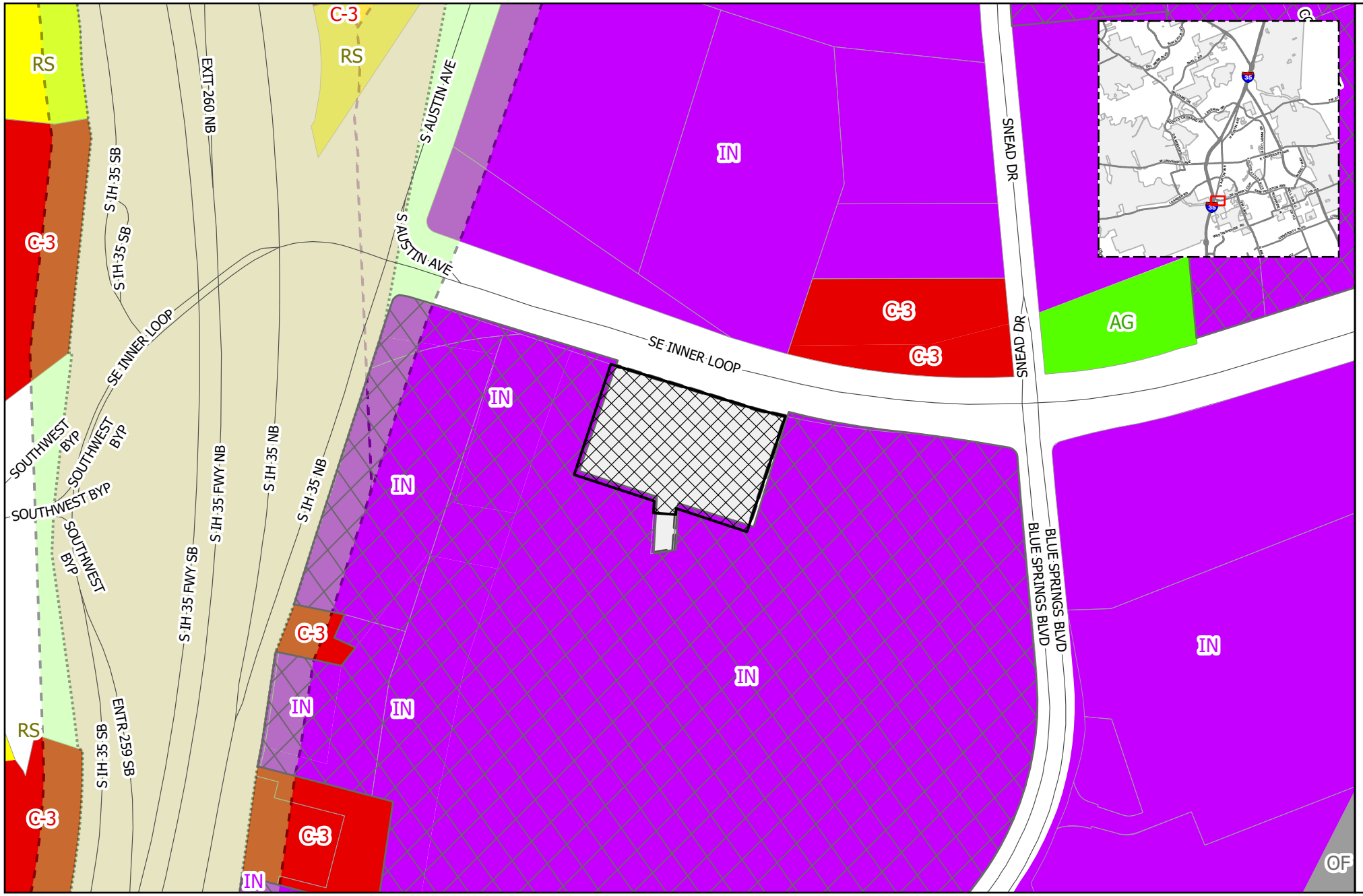
Future Land Use

FLU

- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- City Limits
- Georgetown ETJ

N

0 250 500 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2025-9-ANX

Exhibit #3

- Site
- road
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ
- Site

0 250 500 Feet

N

PF Public Facility

Residential Uses	Sec. 5.02.010
Special Use Permit Required	Group Home (16 residents or more), Orphanage

Civic Uses	Sec. 5.03.010
Permitted by Right	Emergency Services Station, Government or Postal Office, Library or Museum, Social Service Facility, Hospital, Nature Preserve or Community Garden
Permitted with Limitations	School (Elementary, Middle, High, College or University, Boarding, Business or Trade), Activity Center (Youth or Senior), Animal Shelter, Community Center, Religious Assembly Facilities (Inc. with Columbaria), Public Park (Neighborhood or Regional), Golf Course
Special Use Permit Required	Correctional Facility, Psychiatric Hospital, Substance Abuse Treatment Facility, Cemetery, Columbaria, Mausoleum or Memorial Park,

Commercial Uses	Sec. 5.04.010
Permitted with Limitations	Restaurant (General), Event Facility, Athletic Facility (Indoor or Outdoor)
Special Use Permit Required	Major Event Entertainment

Transportation & Utility Uses	Sec. 5.05.010
Permitted by Right	Bus Barn, Parking Lot (off-site), Park-n-Ride Facility, Transit Passenger Terminal, Utility Services (Minor, Intermediate, Major)
Permitted with Limitations	Heliport, Wireless Transmission Facility (40' or less)
Special Use Permit Required	Airport, Wireless Transmission Facility (over 40')

Temporary Uses	Sec. 5.08.010
Permitted with Limitations	Seasonal Product Sales, Farmer's Market, Temporary and Transient Mobile or Outdoor Food Vendor, Business Offices, Concrete Products, Construction Field Office, Construction Staging (off-site), Parking Lot, Portable Classrooms

Outdoor Display & Storage	Sec. 5.09.020
Permitted	Outdoor Storage (Limited)

***Dimensional Standards on the back**

PF Public Facility

Dimensional Standards: Sec. 7.02.020	**Feet**
Minimum Lot Width	50
Minimum Lot Size	-
Front/street setback	25
Side Setback	5
Side setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	15
Rear Setback	0
Rear Setback to residential or an existing SF home in the ETJ that is platted or planned for residential use on the FLU Map	25
Maximum Building Height	45
Maximum Impervious Cover - Sec. 11.02	70%
Dimensional Interpretations and Exceptions – Sec. 7.02.030	-
Bufferyard: UDC Sec. 8.04.06 a) Medium level – 15 ft wide planting area; One shade tree, two evergreen ornamental trees and eight evergreen shrubs per each 50 linear feet	-
Landscaping: UDC Sec. 8.01	-
Tree Preservation and Protection – Sec. 8.02.	-

April 22, 2025

RE: Voluntary Annexation of R503136; R503133; R038968; R039105; R633916

Ryan,

The City of Georgetown, Texas (the "City") hereby submits its application for annexation of the below described properties:

Owner: The City is the owner of the properties proposed to be annexed.

Contiguity: These properties are contiguous with the City limits of the City of Georgetown, as they exist today, on their north and south boundaries.

Property Size/location:

Property	Size/Location	Current Use	Requested Zoning District	TIF Zone
R503136	12.7586 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R503133	7.2414 acres of the Frederick Foy Survey, Abstract 229, Williamson County	undeveloped	Public Facility (PF)	Sun City
R038968	59.54 acres in the John Berry Survey, Abstract 51, Williamson County	undeveloped	Public Facility (PF)	C
R039105	27.214 acres in the John Berry Survey, Abstract 51, Williamson County	Water treatment plant	Public Facility (PF)	C
R633916	3.266 acres in the Lewis P. Dyches Survey, Abstract 180, Williamson County	undeveloped	Public Facility (PF)	E

Approval Criteria:

- *The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and*
    - All information requested and required is believed to be submitted herein, complete, and accurately stated.
- *The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City*.

  - The construction of these water treatment plant are key to ensuring a high quality of life for Georgetown's residents as the City continues to grow as well as provide flood control for the area. The treatment plants will provide water to residents and businesses on the west side of the City as it expands while also ensuring that the existing water infrastructure in the city is not strained beyond capacity.
- *Consistency with the City's adopted long-range plans and annexation policies.*
  - The subject properties are within the Mixed Density Neighborhood (MDN) future land use designation, which is intended to provide a mix of single-family and medium density housing types to allow a transition to higher density residential or more intense non-residential uses of nearby properties. Secondary uses supported within MDN are neighborhood-serving retail, office, institutional and civic uses. The Public Facility zoning district is subject to non-residential design and landscaping standards with nearby or adjacent residential uses.
- *The zoning change is compatible with the present zoning and confirming uses of nearby property and the with the character of the neighborhood; and*
  - The area surrounding the subject properties along FM 971 are primarily undeveloped. The property along SE Inner Loop is adjacent to property zoned as PUD with a base zoning of Commercial (C-3). The proposed Public Facility zoning district and the water treatment plant it is intended to support would create a distinct feature in the surrounding area. The maximum allowable height within Public Facility is 45 feet, which will allow for significantly taller structures than anything in its immediate vicinity.
- *The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.*
  - The subject properties are large enough to accommodate all of the features planned for the site and the development standards for Public Facility zoning. With the exception of the Three Forks site, there are no manmade or natural barriers on the subject property that would hinder the project's development. The Three Forks site is partially encumbered by a flood plain along it' southern boundary. Where districts such as Industrial, Office and Business Park support similar uses allowed in these districts would be appropriate adjacent to them, public facility does not, instead it allows for a higher intensity of use specifically for a public good. The Public Facility zoning district requires a larger setback and reduced maximum height from than the Industrial and Business Park zoning districts which allow for similar uses. These more restrictive design standards allow for uses in the Public Facility district to more easily incorporate into any potential residential or low intensity non-residential uses that can develop adjacent to the subject property

This application supports the health and safety of the public by providing for control and operation of property owner by the City of Georgetown, clarifying the provision of emergency services, and allowing for the extension of utilities, management of drainage, etc. by the City.

The applicant reserves the right to pull this annexation application from consideration at any time during the proceedings.

Sincerely,

Larry Taylor

CIP Project Manager
City of Georgetown, Texas

Enc: Metes and Bounds Desc. (w/ diagram)
Property Owner's Consent Form

Exhibit 6
UDC Approval Criteria Review

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**Complies**
This application was reviewed by staff and deemed to be complete.	
2. The zoning change is consistent with the Comprehensive Plan.	**Complies**
The property has a future land use designation of Regional Center (RC), which recommends regional commercial uses for residents of Georgetown and the wider region. It recommends supporting secondary uses such as civic facilities that support all forms of development. The Public Facility zoning district is appropriate within the RC future land use designation. The proposed request also aligns with Land Use Policies #10 and #12 which intend to support the city's growth and provide necessary infrastructure to keep Georgetown safe and welcoming for all residents.	

3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	**Complies**
Annexing the property with a base zoning district of Public Facility will subject the property to additional regulations in the UDC that the site is not currently regulated under today. This annexation and zoning request will allow for the construction of necessary infrastructure for the current and future residents in this part of Georgetown, promoting the safe, orderly, and healthful development of the city.	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	**Complies**
The proposed Public Facility (PF) zoning will be compatible with the surrounding Industrial (IN) and General Commercial (C-3) zoning and uses.	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	**Complies**
The subject property does not have any natural features or site constraints that will inhibit the uses allowed within the proposed zoning district.	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS AND THE ANNEXATION AND INITIAL ZONING DESIGNATION OF PUBLIC FACILITY (PF) OF CERTAIN TERRITORY CONSISTING OF 3.266 ACRES, MORE OR LESS, IN THE L.J DYCHES SURVEY ABSTRACT NO. 180, AS DESCRIBED HEREIN; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owners of the area proposed for annexation requested annexation of the area by the City of Georgetown ("City") pursuant to Local Government Code Section 43.0671; and

WHEREAS, all of the herein-described property lies within the extraterritorial jurisdiction of the City and is contiguous to the City; and

WHEREAS, the City Council approved a resolution granting the petition for 3.266 acres on February 10, 2026; and

WHEREAS, Section 4.03.010 of the City's Unified Development Code ("UDC") creates procedures for initial zoning of newly annexed territory; and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby annexes into the City limits 3.266 acres in the L.J. Dyches Survey, Abstract No. 180, as shown in Exhibit A and as described in Exhibit B of this ordinance (the "Property"). The Property is hereby included in City Council District No. 1 as it is adjacent to Council District No. 1 and no other City Council Districts. The City's official boundary map and City Council Districts map shall be amended accordingly.

Section 4. In accordance with the procedures for initial zoning of newly annexed territory described in Section 4.03.010 of the UDC, and for the reasons set forth by City Staff, the City Council hereby finds that a zoning classification of Public Facility (PF) is appropriate for the Property and consistent with the City's Comprehensive Plan, and upon annexation, the Property shall have a zoning of Public Facility (PF). The City's Official Zoning Map shall be amended accordingly.

Section 5. Upon annexation of the Property, the City shall provide to the Property the municipal services set forth in the Municipal Services Agreement attached to this ordinance as Exhibit C and by this reference incorporated within it (the "Agreement"), pursuant to the schedule set forth therein. The City shall have no obligation to provide services to the Property not listed in the Agreement.

Section 6. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 8. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect immediately in accordance with the provisions of the City Charter of the City of Georgetown.

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

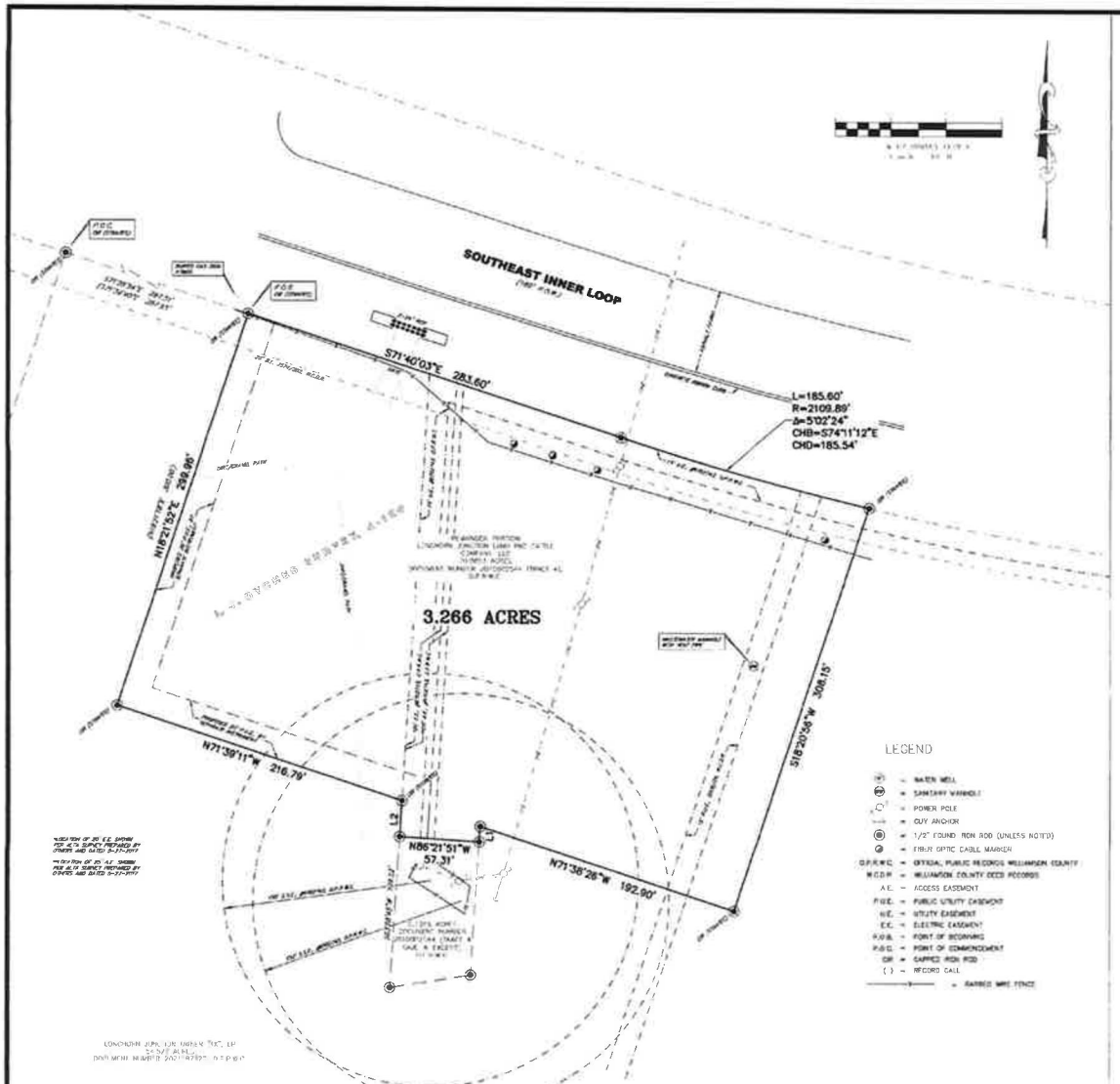
ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S03°54'26"W	41.98'
L2	N03°28'45"E	26.05'

NOTES

1. This tract lies in Zone X (area of minimal flood hazard) per FEMA Flood Insurance Rate Map No. 48491C0485F, effective date 12-20-2019.
2. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations with an average combined adjustment factor of 0.99987289411.
3. This survey was prepared with the benefit of a Commitment for Title Insurance, G.F. No. GTZ200477, issued by Texas Title Insurance Company on January 11, 2022 (effective date December 28, 2021) and is subject to the Schedule B exceptions contained therein:

a. Easement dated August 9, 1940, executed by The Federal Land Bank of Houston to Texas Power & Light Company, recorded in Volume 295, Page 391, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

b. Easement dated July 26, 1940, executed by Henry L. Johnson and Dora A. Johnson to Texas Power & Light Company, recorded in Volume 299, Page 393, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

c. Easement dated November 27, 1939, executed by J.E. Bullock to Texas Power & Light Company, recorded in Volume 301, Page 289, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

e. Easement dated May 3, 1945, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 328, Page 529, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

f. Easement dated May 7, 1946, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 337, Page 263, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

g. Easement dated December 23, 1947, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 348, Page 304, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

h. Easement dated January 21, 1948, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 350, Page 228, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

i. Easement dated July 18, 1950, to Texas Power & Light Company, recorded in Volume 450, Page 244, Deed Records, Williamson County, Texas. Unable to trace location form description in deed. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

j. Easement dated November 4, 1974, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 543, Page 308, Deed Records, Williamson County, Texas. Does not affect this tract.

k. Easement dated November 4, 1971, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 312, Deed Records, Williamson County, Texas. Does not affect this tract.

l. Easement dated November 4, 1971, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 408, Deed Records, Williamson County, Texas. Does not affect this tract.

m. Easement cated March 1, 1972, executed by Feed Lot Corporation to Southwestern Bell Telephone Company, recorded in Volume 548, Page 181, Deed Records, Williamson County, Texas. Deed not found under this recording.

n. Easement dated November 4, 1971, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 548 Page 312, Deed Records, Williamson County, Texas. Deed not found under this recording.

o. Easement contained in Deed dated February 10, 1974, executed by Owen W. Sherrill and wife, Kay Beaver Sherrill, to National Housing Industries, Inc., recorded in Volume 582, Page 334, Deed Records, Williamson County, Texas. Does not affect this tract

p. Easement dated October 12, 1977, executed by National Housing Industries, Inc. to Texas Power & Light Company and General Telephone Company, recorded in Volume 899, Page 901, Deed Records, Williamson County, Texas. Does not affect this tract

q. Easement and Right of Way dated October 16, 1986, to General Telephone Company of the Southwest, recorded in Volume 1445, Page 757, Official Records, Williamson County, Texas. Does not affect this tract

r. Easement and Right-of-Way dated June 28, 1988, executed by Georgetown Railroad Company to Texas Utilities Electric Company, recorded in volume 1934, Page 315, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

s. Easement dated February 28, 1989, executed by Evelyn L. Joseph to the City of Georgetown, Texas, recorded in Volume 1951, Page 461, Official Records, Williamson County, Texas. Does not affect this tract.

t. Utility Easement dated April 18, 1991, executed by Evelyn Joseph, Jimmy R. Joseph and Judi Merkord to the City of Georgetown, recorded in Volume 2008, Page 870, Official Records, Williamson County, Texas. Does not affect this tract.

u. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas, recorded in Volume 2009, Page 27, Official Records, Williamson County, Texas. Deed not found under this recording. Should be Volume 2009, Page 34, affects tract as shown.

v. Utility Easement dated June 25, 1991, executed by Jimmy R. Joseph and Joan Joseph to the City of Georgetown, Texas, recorded in Volume 2098, Page 483, Official Records, Williamson County, Texas. Deed not found under this recording.

x. Right of Way and Easement dated January 17, 1992, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas recorded in Volume 2098, Page 409, Official Records, Williamson County, Texas. Does not affect this tract.

y. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2009, Page 27, Official Records, Williamson County, Texas. Duplicate, see Item 10-u.

z. Utility Easement dated September 13, 1994, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2605, Page 963, Official Records, Williamson County, Texas. Does not affect this tract.

aa. Easement and Right of Way dated October 19, 1994, executed by Georgetown Railroad Equipment Company to GTE Southwest Incorporated, recorded in Volume 2627, Page 148, Official Records, Williamson County, Texas. Unable to trace location from description in deed. All visible electric appurtenances shown hereon.

bb. Terms, provisions and stipulations of Lease of Real Property Wall Easements, Purchase of Water dated November 8, 1996, executed by and between Georgetown Rail Equipment Company and Jonah Water Special Utility District, recorded in Volume 2647, Page 371 and as modified under Document No. 9508152, Official Records, Williamson County, Texas. Does not affects this tract

cc. Sanitary Easement, electrical easement, access easement and utility easement, as reserved in Warranty Deed dated January 17, 1997, from Georgetown Rail Equipment Company, Inc. to Gregory C. Hall recorded under Document No. 9722743, Official Records, Williamson County, Texas. Affects tract as shown hereon.

dd. Easements contained in Deed dated January 17, 1997, executed by Gregory C. Hall, to Williamson County, Texas, recorded under Document No. 9709978, Official Records, Williamson County, Texas. Easements referenced do not appear to affect. Deed references survey dated June 13, 1995. Said survey was not provided.

ee. Easement and Right of Way dated September 29, 2009, executed by Clearwater Crossing Limited Partnership, LLP to Oncor Electric Delivery Company, LLC, recorded under Document No. 2010008675, Official Records, Williamson County, Texas. Does not affect this tract.

ff. Terms, provisions and stipulations of Easement Agreement For Reciprocal Access dated September 6, 2011, executed by and between Longhorn Junction Land and Cattle Company, LLC and Candlestick, LLC, recorded under Document No. 2011080702, Official Records, Williamson County, Texas. Does not appear to affect this tract.

gg. Pipeline and Aboveground Facilities Easement dated September 6, 2017, to Atmos Energy Corporation, recorded under Document No. 2017080718, Official Records, Williamson County, Texas. Does not affect this tract.

hh. Easement Agreement For Signs dated March 22, 2018, to TJ Flyon Sign, LLC, recorded under Document No. 2018023547, Official Records, Williamson County, Texas. Does not affect this tract.

ii. Terms, conditions, and stipulations of that Private Driveway Easement Agreement dated December 7, 2021, executed by and between Longhorn Junction Owners (IX), LP, and Longhorn Junction Land and Cattle Company, LLC, recorded under Document No. 2021187375. Does not affect this tract

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas; said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.); said 3.266 acre tract of land being more particularly described by metes and bounds as follows: (Bearings are based on the Texas State Plane Coordinate System, Central Zone).

Commencing at a capped iron rod found stamped "Stantec" for the northwesterly corner of a called 54.527 acre tract of land recorded in the name of Longhorn Junction Owner "X", LP, in Document Number 2021187327, O.P.R.W.C., said iron rod being on the southerly Right-of-Way (R.O.W.) line of S.E. Inner Loop (TBD width);

Thence, with the northerly line of said 54.527 acre tract and the southerly R.O.W. line of said SE Inner Loop, South 71 degrees 39 minutes 54 seconds East, a distance of 287.51 feet to a capped iron rod found stamped "Stantec", said iron rod being a corner point of said 54.527 acre tract and a corner of said 70.0893 acre remainder tract, for the Point of Beginning of the herein described tract;

Thence, with the northerly line of said remainder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

1. South 71 degrees 40 minutes 03 seconds East, a distance of 283.60 feet to a 1/2-inch iron rod found;
2. 185.60 feet along the arc of a curve to the left, said curve having a central angle of 5 degrees 02 minutes 24 seconds, a radius of 2,109.89 feet and a chord that bears South 74 degrees 11 minutes 12 seconds East, a distance of 185.54 feet to a capped iron rod found stamped "Stantec" for a corner point of said 70.0893 acre remainder tract and said 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract the following three (3) courses and distances;

1. South 18 degrees 20 minutes 56 seconds West, a distance of 308.15 feet to a capped iron rod found stamped "Stantec",
2. North 71 degrees 38 minutes 26 seconds West, a distance of 192.90 feet to a 1/2-inch iron rod found, said iron rod being the northeasterly corner of a called 0.1355 acre tract of land described as save & except tract in Document Number 2010002544 (Tract 4), O.P.R.W.C.;
3. South 3 degrees 54 minutes 26 seconds West, a distance of 41.98 feet to a 1/2-inch iron rod found, said iron rod being the northeasterly corner of a called 0.1355 acre save & except tract, North 88 degrees 21 minutes 51 seconds West, a distance of 57.31 feet to a 1/2-inch iron rod found, said iron rod being the northwesterly corner of said 0.1355 acre save & except tract and being on an interior line of aforesaid 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract, the following three (3) courses and distances;

1. North 3 degrees 28 minutes 45 seconds East, a distance of 26.05 feet to a capped iron rod found stamped "Stantec",
2. North 71 degrees 39 minutes 11 seconds West, a distance of 216.79 feet to a capped iron rod found stamped "Stantec";
3. North 18 degrees 21 minutes 52 seconds East, a distance of 298.99 feet to the Point of Beginning and containing 3.266 acres of land.

This survey substantially complies with the current Texas Society of Professional Surveyors standards of Practice requirements for a Category 1A, Condition II, GMS Land Title Survey. Field Work was completed on 2-16-2022

Alan Jay Horton
Registered Professional Land Surveyor
Texas Registration No. 5768
281-499-4539

LAND TITLE SURVEY

3.266 ACRES

Being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544, (Tract 4) O.P.R.W.C., located in the L.J. Dyches Survey, A-180

WILLIAMSON COUNTY, TEXAS

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7979 1474, BUILDING 2, STE A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GBISURVEY.COM
FIRM ELS # 10194136 • FIRM # F17284

SCALE: 1"= 40'	JOB NO. 220213	DATE: 2-17-2022
DRW BY: CL	FIELD BOOK: 42281	DWG: 220213

1028

EXHIBIT B

County: Williamson
Project: 3.3 Acre Inner Loop
Job No.: A220103
MB No.: 22-003

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas. Said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.), said 3.266 acre tract of land being more particularly described by metes and bound as follows: *(Bearings are based on the Texas State Plane Coordinate System, Central Zone).*

Commencing at a capped iron rod found stamped "Stantec" for the northwesterly corner of a called 54.527 acre tract of land recorded in the name of Longhorn Junction Owner "Tx", LP, in Document Number 2021187327, O.P.R.W.C., said iron rod being on the southerly Right-of-Way (R.O.W.) line of SE Inner Loop (180' wide);

Thence, with the northerly line of said 54.527 acre tract and the southerly R.O.W. line of said SE Inner Loop, South 71 degrees 39 minutes 54 seconds East, a distance of 287.51 feet to a capped iron rod found stamped "Stantec", said iron rod being a corner point of said 54.527 acre tract and a corner of said 70.0893 acre remainder tract, for the **Point of Beginning** of the herein described tract;

Thence, with the northerly line of said reminder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

1. South 71 degrees 40 minutes 03 seconds East, a distance of 283.60 feet to a 1/2-inch iron rod found;

2. 185.60 feet along the arc of a curve to the left, said curve having a central angle of 5 degrees 02 minutes 24 seconds, a radius of 2,109.89 feet and a chord that bears South 74 degrees 11 minutes 12 seconds East, a distance of 185.54 feet to a capped iron rod found stamped "Stantec" for a corner point of said 70.0893 acre remainder tract and said 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract the following three (3) courses and distances;

1. South 18 degrees 20 minutes 56 seconds West, a distance of 308.15 feet to a capped iron rod found stamped "Stantec";

2. North 71 degrees 38 minutes 26 seconds West, a distance of 192.90 feet to a 1/2-inch iron rod found;

3. South 3 degrees 54 minutes 26 seconds West, a distance of 11.10 feet to a 1/2-inch iron rod found, said iron rod being the northeasterly corner of a called 0.1355 acre tract of land described as save & except tract in Document Number 2010002544 (Tract 4), O.P.R.W.C.;

Thence, with the southerly line of said 70.0893 acre remainder tract and the northerly line of said 0.1355 acre save & except tract, North 86 degrees 21 minutes 51 seconds West, a distance of 57.31 feet to a 1/2-inch iron rod found, said iron rod being the northwesterly corner of said 0.1355 acre save & except tract and being on an interior line of aforesaid 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract, the following three (3) courses and distances;

1. North 3 degrees 28 minutes 45 seconds East, a distance of 26.05 feet to a capped iron rod found stamped "Stantec";

2. North 71 degrees 39 minutes 11 seconds West, a distance of 216.79 feet to a capped iron rod found stamped "Stantec";

3. North 18 degrees 21 minutes 52 seconds East, a distance of 299.96 feet to the **Point of Beginning** and containing 3.266 acres of land.

GBI Partners
TBPELS Firm No. 10194150
Ph: 281-499-4539
February 20, 2022



EXHIBIT C

MUNICIPAL SERVICES AGREEMENT

BETWEEN THE CITY OF GEORGETOWN, TEXAS

AND THE CITY OF GEORGETOWN, TEXAS

This Municipal Services Agreement ("Agreement") is entered into on the 10 day of March, 2026 by and between the City of Georgetown, Texas, a home-rule municipality of the State of Texas ("City") and The City of Georgetown ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement

WHEREAS, Section 43.0671 of the Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, the City owns certain parcels of land located at SE Inner Loop, Georgetown, Texas 78626, which consists of approximately 3.226 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for annexation of the Property, identified as Annexation Case No. 2025-9-ANX ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Georgetown City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.

2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire Protection and Emergency Medical Services – The City of Georgetown Fire Department will provide response services in the annexed area consisting of: fire suppression and rescue; emergency response to 9-1-1 calls; fire prevention education efforts, and other duties and services provided by the Georgetown Fire Department.

ii. Police – The City's Police Department will provide protection and law enforcement services.

iii. Planning and Development, Building Permits, and Inspections Services - Upon annexation, the City will provide site plan review; zoning approvals; Building Code and other standard Code inspection services; City Code enforcement; sign regulations and permits; and Stormwater Permit services in the annexed.

iv. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

v. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.

vi. Library – Upon annexation, library privileges will be available to anyone residing in the annexed area

vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees

will cover the direct and indirect costs of stormwater management services.

viii. Streets, Roads, and Street Lighting – The City will provide preventative maintenance of the existing public streets and roads in the annexed area over which it has jurisdiction through maintenance and preventative maintenance services such as emergency pavement repair; ice and snow monitoring; crack seal, sealcoat, slurry seal, and PM overlay; and other routine repair. The City shall not maintain private roads in the annexed area. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition, rideability, age, traffic volume, functional classification, and available funding. As new streets are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program.

ix. Water and Wastewater Facilities in the Annexed Area that Are Not Within the Area of Another Water or Wastewater Utility –City-owned water and wastewater facilities that exist in the annexed area will be maintained in accordance with City ordinances, standards, policies and procedures.

x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.

xii. Animal Control Services – Upon annexation, the City shall provide animal control services in the annexed area.

xiii. Business Licenses and Regulations – Upon annexation, the City shall provide business licensing services (Carnivals Circuses and Other Exhibitions; Electrician's Licenses; Gross Receipts Charge or Street Rental; Peddlers and Solicitors; Taxicabs, Buses and Other Vehicles for Hire; Horse Drawn Carriages and other Non-Motorized Vehicles for Hire; Sexually Oriented Businesses; and Alcoholic Beverages) in the annexed area

b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies, capital improvements schedule, and applicable law and at rates established by City ordinances for such services.

c. The City may impose a fee for any municipal service in the area annexed if

the same type of fee is imposed within the corporate boundaries of the City. All City fees are subject to revision from time to time by the City in its sole discretion.

d. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

e. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Williamson County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers

or immunities.

11. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12. **CAPTIONS**. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND**. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.

14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF GEORGETOWN

By: _____
Josh Schroeder
Mayor

Approved as to Form:

Skye Masson
City Attorney

Attest:

Robyn Densmore, TRMC
City Secretary

State of Texas §
County of Williamson §

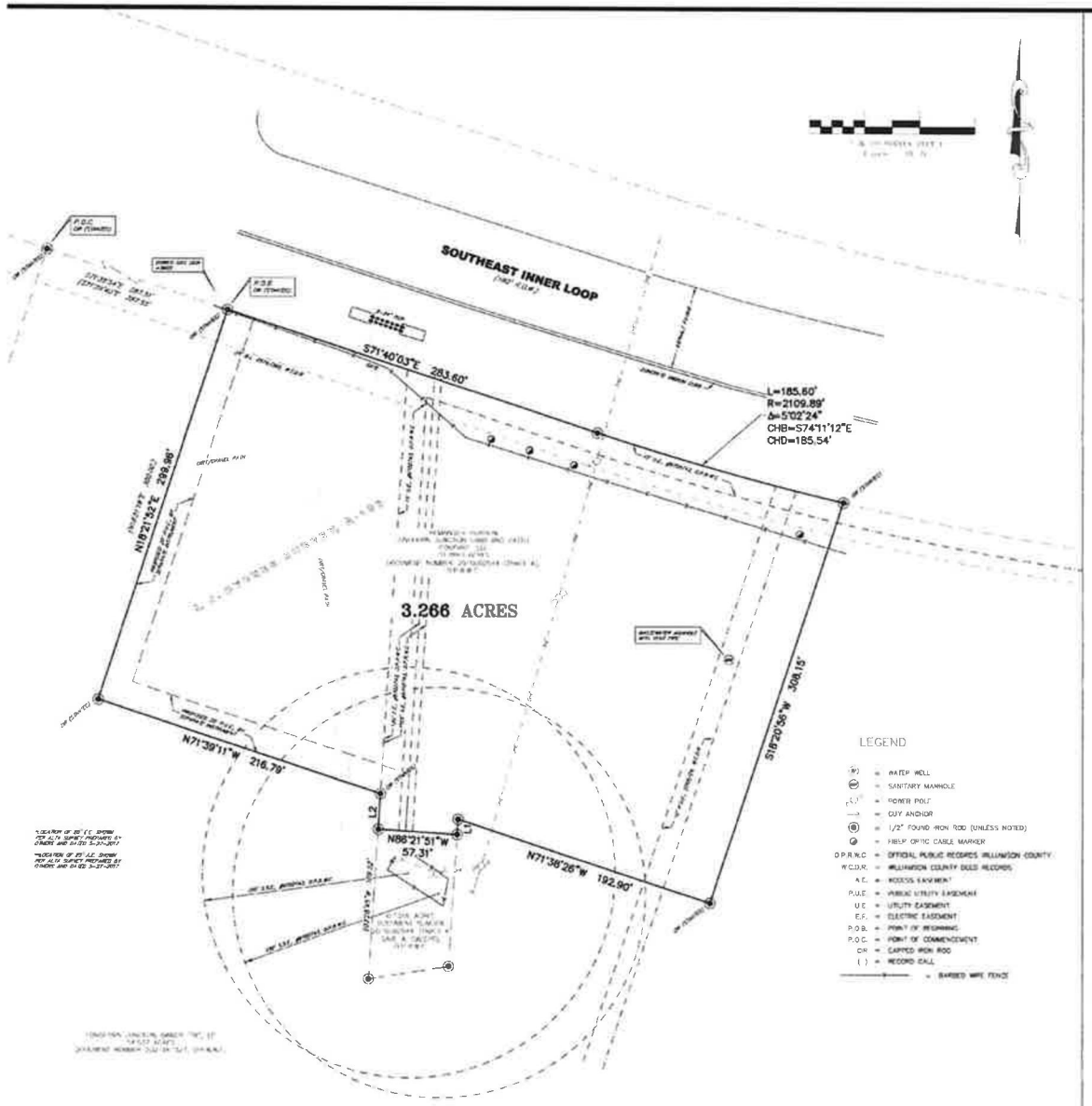
This instrument was acknowledged before me on the 10 day of March, 2026 by Josh Schroeder, Mayor of the City of Georgetown, a Texas municipal corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

KAREN FROST
Notary Public, State of Texas
Comm. Expires 05-24-2028
Notary ID 10536084

EXHIBIT "A"



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S03°54'36"W	98.10'
L2	N01°08'49"E	26.88'

NOTES

1. This tract lies in Zone X (area of minimal flood hazard) per FEMA Flood Insurance Rate Map No. 48491C0405F, effective date: 12-20-2019.
2. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations with an average combined adjustment factor of 0.99987089411
3. This survey was prepared with the benefit of a Commitment for Title Insurance, G.F. No. 2T220047, issued by Texan Title Insurance Company on January 17, 2022 (effective date: December 29, 2021) and is subject to the Schedule B exceptions contained therein.

a. Easement dated August 9, 1940, executed by The Federal Land Bank of Houston to Texas Power & Light Company, recorded in Volume 299, Page 391, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

b. Easement dated July 26, 1940, executed by Henry L. Johnson and Clara A. Johnson to Texas Power & Light Company, recorded in Volume 299, Page 393, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

c. Easement dated November 27, 1939, executed by J.E. Bullock to Texas Power & Light Company, recorded in Volume 301, Page 289, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

d. Easement dated May 3, 1945, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 328, Page 629, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

f. Easement dated May 7, 1946, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 337, Page 263, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

g. Easement dated December 23, 1947, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 348, Page 384, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

h. Easement dated January 21, 1948, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 350, Page 228, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

i. Easement dated July 18, 1960, to Texas Power & Light Company, recorded in Volume 450, Page 244, Deed Records, Williamson County, Texas. Unable to trace location form description in deed. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

j. Easement dated November 4, 1974, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 543, Page 308, Deed Records, Williamson County, Texas. Does not affect this tract.

k. Easement dated November 4, 1977, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 312, Deed Records, Williamson County, Texas. Does not affect this tract.

l. Easement dated November 4, 1971, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 406, Deed Records, Williamson County, Texas. Does not affect this tract.

m. Easement dated March 1, 1972, executed by Fred Lot Corporation to Southwestern Bell Telephone Company, recorded in Volume 548, Page 151, Deed Records, Williamson County, Texas. Deed not found under this recording.

n. Easement dated November 4, 1971, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 548, Page 312, Deed Records, Williamson County, Texas. Deed not found under this recording.

o. Easement contained in Deed dated February 19, 1974, executed by Owen W. Sherrill and wife, Kay Dwyer Sherrill, to National Housing Industries, Inc., recorded in Volume 582, Page 334, Deed Records, Williamson County, Texas. Does not affect this tract.

p. Easement dated October 12, 1977, executed by National Housing Industries, Inc. to Texas Power & Light Company and General Telephone Company, recorded in Volume 689, Page 901, Deed Records, Williamson County, Texas. Does not affect this tract.

q. Easement and Right of Way dated October 18, 1986, to General Telephone Company of the Southwest, recorded in Volume 1445, Page 797, Official Records, Williamson County, Texas. Does not affect this tract.

r. Easement and Right-of-Way dated June 28, 1988, executed by Georgetown Railroad Company to Texas Utilities Electric Company, recorded in Volume 1888, Page 315, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

s. Easement dated February 26, 1988, executed by Evelyn L. Joseph to the City of Georgetown, Texas, recorded in Volume 1981, Page 161, Official Records, Williamson County, Texas. Does not affect this tract.

t. Utility Easement dated April 15, 1991, executed by Evelyn Joseph, Jimmy R. Joseph and Judi Markard to the City of Georgetown, recorded in Volume 2068, Page 670, Official Records, Williamson County, Texas. Does not affect this tract.

u. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas, recorded in Volume 2089, Page 27, Official Records, Williamson County, Texas. Deed not found under this recording. Should be Volume 2089, Page 24, affects tract as shown.

v. Utility Easement dated June 25, 1991, executed by Jimmy R. Joseph and Joan Joseph to the City of Georgetown, Texas, recorded in Volume 2068, Page 685, Official Records, Williamson County, Texas. Deed not found under this recording.

x. Right of Way and Easement dated January 17, 1992, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas recorded in Volume 2098, Page 409, Official Records, Williamson County, Texas. Does not affect this tract.

y. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2089, Page 27, Official Records, Williamson County, Texas. Duplicate, see item 10.u.

z. Utility Easement dated September 13, 1994, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2605, Page 963, Official Records, Williamson County, Texas. Does not affect this tract.

aa. Easement and Right of Way dated October 19, 1954, executed by Georgetown Railroad Equipment Company to ITT Southwest Incorporated, recorded in Volume 2827, Page 148, Official Records, Williamson County, Texas. Unable to trace location from description in deed. All visible electric appurtenances shown hereon.

bb. Terms, provisions and stipulations of Lease of Mineral Property Well, Easements, Purchase of Water dated November 7, 1964, executed by and between Georgetown Rail Equipment Company and Jonah Water Special Utility District, recorded in Volume 2647, Page 571 and as modified under Document No 9228157, Official Records, Williamson County, Texas. Does not affects this tract.

cc. Sanitary Easement(s), electrical easement(s), access easement and utility easement(s) as reserved in Warranty Deed dated January 17, 1997, from Georgetown Rail Equipment Company, Inc. to Gregory C. Hall, recorded under Document No. 9732745, Official Records, Williamson County, Texas. Affects tract as shown hereon.

dd. Easements contained in Deed dated January 17, 1997, executed by Gregory C. Hall, to Williamson County, Texas, recorded under Document No. 9732975, Official Records, Williamson County, Texas. Easements referenced do not appear to affect. Deed references survey dated June 13, 1996. Said survey was not provided.

ee. Easement and Right of Way dated September 29, 2009, executed by Clearwater Crossing Limited Partnership, LLP to Oncor Electric Delivery Company, LLC, recorded under Document No. 2010008675, Official Records, Williamson County, Texas. Does not affect this tract.

ff. Terms, provisions and stipulations of Easement Agreement For Reciprocal Access dated September 6, 2011, executed by and between Longhorn Junction Land and Cattle Company, LLC and Conoleoffice, LLC, recorded under Document No. 2011080822, Official Records, Williamson County, Texas. Does not appear to affect this tract.

gg. Pipeline and Aboveground Facilities Easement dated September 6, 2017, to Atmos Energy Corporation, recorded under Document No. 2017086718, Official Records, Williamson County, Texas. Does not affect this tract.

hh. Easement Agreement For Signs dated March 22, 2018, to LJ Tylor Sign, LLC, recorded under Document No. 2018023642, Official Records, Williamson County, Texas. Does not affect this tract.

ii. Terms, conditions, and stipulations of that Private Driveway Easement Agreement dated December 7, 2021, executed by and between Longhorn Junction Owners (TX), LP, and Longhorn Junction Land and Cattle Company, LLC, recorded under Document No. 2021187125. Does not affect this tract.

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas. Said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.), said 3.266 acre tract of land being more particularly described by metes and bound as follows: (Bearings are based on the Texas State Plane Coordinate System, Central Zone).

Commencing at a capped iron rod found stamped "Stantec" for the northwesterly corner of a called 54.527 acre tract of land recorded in the name of Longhorn Junction Owner "A", LP, in Document Number 2021187327, O.P.R.W.C., said iron rod being on the southerly Right-of-Way (R.O.W.) line of SE Inner Loop (180' wide);

Thence, with the northerly line of said 54.527 acre tract and the southerly R.O.W. line of said SE Inner Loop, South 71 degrees 39 minutes 54 seconds East, a distance of 287.51 feet to a capped iron rod found stamped "Stantec", said iron rod being a corner point of said 54.527 acre tract and a corner of said 70.0893 acre remainder tract, for the Point of Beginning of the herein described tract;

Thence, with the northerly line of said remainder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

1. South 71 degrees 40 minutes 03 seconds East, a distance of 283.60 feet to a 1/2-inch iron rod found;
2. 185.60 feet along the arc of a curve to the left, said curve having a central angle of 5 degrees 02 minutes 24 seconds, a radius of 2,109.89 feet and a chord that bears South 74 degrees 11 minutes 12 seconds East, a distance of 185.54 feet to a capped iron rod found stamped "Stantec" for a corner point of said 70.0893 acre remainder tract and said 54.527 acre tract

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract the following three (3) courses and distances;

1. South 18 degrees 20 minutes 56 seconds West, a distance of 308.15 feet to a capped iron rod found stamped "Stantec";
2. North 71 degrees 38 minutes 26 seconds West, a distance of 192.90 feet to a 1/2-inch iron rod found;
3. South 3 degrees 54 minutes 36 seconds West, a distance of 11.10 feet to a 1/2-inch iron rod found, said iron rod being the northeasterly corner of a called 0.1355 acre tract of land described as save & except tract in Document Number 2010002544 (Tract 4), O.P.R.W.C.;

Thence, with the southerly line of said 70.0893 acre remainder tract and the northerly line of said 0.1355 acre save & except tract, North 86 degrees 21 minutes 51 seconds West, a distance of 57.31 feet to a 1/2-inch iron rod found, said iron rod being the northwesterly corner of said 0.1355 acre save & except tract and being on an interior line of aforesaid 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract, the following three (3) courses and distances;

1. North 3 degrees 28 minutes 45 seconds East, a distance of 26.88 feet to a capped iron rod found stamped "Stantec";
2. North 71 degrees 39 minutes 11 seconds West, a distance of 216.79 feet to a capped iron rod found stamped "Stantec";
3. North 18 degrees 21 minutes 52 seconds East, a distance of 299.96 feet to the Point of Beginning and containing 3.266 acres of land

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, GPS Land Title Survey. Field Work was completed on 2-16-2022

Alan Jay Horton
Registered Professional Land Surveyor
Texas Registration No. 5788
281-499-4539

ALAN JAY HORTON 5788 REGISTERED PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY

3.266 ACRES

Being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Numb 2010002544, (Tract 4) O.P.R.W.C., located in the L. Dyches Survey, A-180

WILLIAMSON COUNTY, TEXA

GBI PARTNERS
LAND SURVEYING CONSULTANTS
3500 JESS RUTLEDGE, STE. A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GBISURVEY.COM

SCALE: 1" = 40'	JOB NO. 220103	DATE: 2-17-2022
DRAWN BY: CS	FIELD BOOK: N/A	DWG: 220103

County: Williamson
Project: 3.3 Acre Inner Loop
Job No.: A220103
MB No.: 22-003

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas. Said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.), said 3.266 acre tract of land being more particularly described by metes and bound as follows: *(Bearings are based on the Texas State Plane Coordinate System, Central Zone).*

Commencing at a capped iron rod found stamped "Stantec" for the northwesterly corner of a called 54.527 acre tract of land recorded in the name of Longhorn Junction Owner "Tx", LP, in Document Number 2021187327, O.P.R.W.C., said iron rod being on the southerly Right-of-Way (R.O.W.) line of SE Inner Loop (180' wide);

Thence, with the northerly line of said 54.527 acre tract and the southerly R.O.W. line of said SE Inner Loop, South 71 degrees 39 minutes 54 seconds East, a distance of 287.51 feet to a capped iron rod found stamped "Stantec", said iron rod being a corner point of said 54.527 acre tract and a corner of said 70.0893 acre remainder tract, for the **Point of Beginning** of the herein described tract;

Thence, with the northerly line of said reminder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

1. South 71 degrees 40 minutes 03 seconds East, a distance of 283.60 feet to a 1/2-inch iron rod found;

2. 185.60 feet along the arc of a curve to the left, said curve having a central angle of 5 degrees 02 minutes 24 seconds, a radius of 2,109.89 feet and a chord that bears South 74 degrees 11 minutes 12 seconds East, a distance of 185.54 feet to a capped iron rod found stamped "Stantec" for a corner point of said 70.0893 acre remainder tract and said 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract the following three (3) courses and distances;

1. South 18 degrees 20 minutes 56 seconds West, a distance of 308.15 feet to a capped iron rod found stamped "Stantec";

2. North 71 degrees 38 minutes 26 seconds West, a distance of 192.90 feet to a 1/2-inch iron rod found;

3. South 3 degrees 54 minutes 26 seconds West, a distance of 11.10 feet to a 1/2-inch iron rod found, said iron rod being the northeasterly corner of a called 0.1355 acre tract of land described as save & except tract in Document Number 2010002544 (Tract 4), O.P.R.W.C.;

Thence, with the southerly line of said 70.0893 acre remainder tract and the northerly line of said 0.1355 acre save & except tract, North 86 degrees 21 minutes 51 seconds West, a distance of 57.31 feet to a 1/2-inch iron rod found, said iron rod being the northwesterly corner of said 0.1355 acre save & except tract and being on an interior line of aforesaid 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract, the following three (3) courses and distances;

1. North 3 degrees 28 minutes 45 seconds East, a distance of 26.05 feet to a capped iron rod found stamped "Stantec";

2. North 71 degrees 39 minutes 11 seconds West, a distance of 216.79 feet to a capped iron rod found stamped "Stantec";

3. North 18 degrees 21 minutes 52 seconds East, a distance of 299.96 feet to the **Point of Beginning** and containing 3.266 acres of land.

GBI Partners
TBPELS Firm No. 10194150
Ph: 281-499-4539
February 20, 2022



EXHIBIT D

RESOLUTION NO. 021026-5.J

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, REQUESTING THE ANNEXATION OF APPROXIMATELY 3.266 ACRES OF CITY-OWNED PROPERTY SITUATED IN THE L.J DYCHES SURVEY, ABSTRACT NO. 180.

WHEREAS, the City of Georgetown ("City"), as the owner of the hereinafter described property, desires for the City, pursuant to Section 43.0671 of the Local Government Code, to annex said area of land into the City of Georgetown, to-wit:

> 3.266-acre tracts of land situated in L.J. Dyches Survey, Abstract 180, more particularly shown on the map and described by metes and bounds in *Exhibit "A,"* which are attached hereto and incorporated herein by reference as if set forth in full (the "Property");

WHEREAS, the annexation of property under Section 43.0671 triggers the consent annexation procedures of Subchapter C-3 of the Local Government Code, including the requirement of a written municipal services agreement, and a public hearing before a municipality may adopt an ordinance annexing the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS:

SECTION 1: The City Council of the City of Georgetown, being the sole owner of the Property, hereby requests that the City of Georgetown annex the Property.

SECTION 2: City Staff is directed to prepare a municipal services agreement for the area to be annexed in accordance with Section 43.0672 of the Local Government Code for approval of the City Council.

SECTION 3: The City Secretary is directed to commence the publication of notices of the public hearing before the City Council on the subject of the proposed annexation of said area into the city limits; and further, to place upon the City Council Agendas the consideration of the passage of an ordinance annexing said area into the city limits in accordance with State Law; the tentative schedule for said hearings and ordinance consideration shall be as follows:

Resolution Petitioning for Annexation: February 10, 2026 (today)
Approval of the Municipal Services Agreement: March 10, 2026
Public Hearing: March 24, 2026
Annexation Ordinance (First Reading): March 24, 2026
Annexation Ordinance (Second Reading): April 14, 2026

SECTION 4: The Mayor is hereby authorized to execute, and the City Secretary to attest this Resolution.

SECTION 5: This resolution shall become effective immediately upon adoption.

RESOLVED this 10th day of February, 2025.

THE CITY OF GEORGETOWN:

Josh Schroeder
Mayor

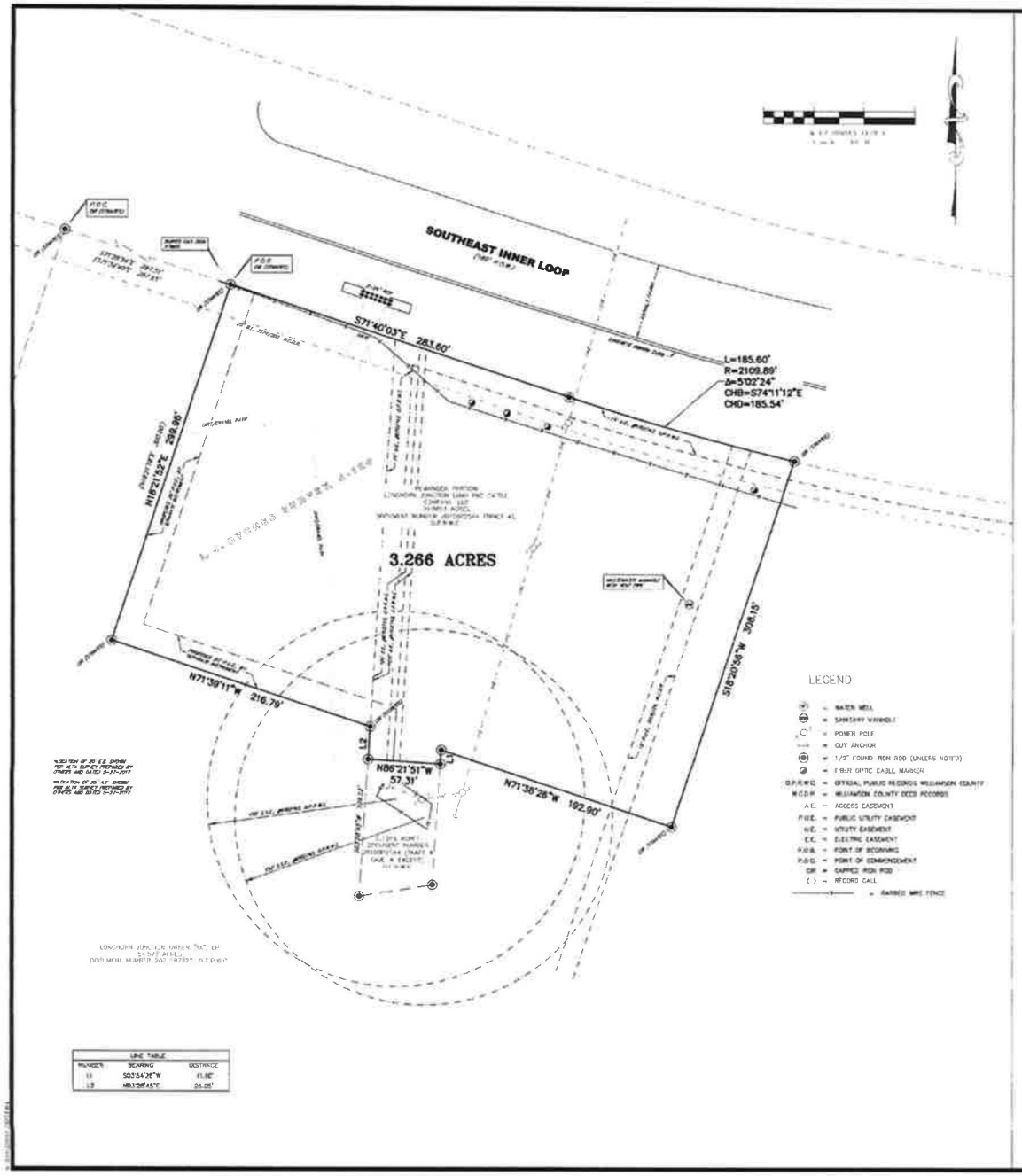
ATTEST:

Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:

Skye Masson
City Attorney

EXHIBIT "A"



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S03°54'26"W	41.98'
L2	N03°28'45"E	26.05'

NOTES

1. This tract lies in Zone X (area of minimal flood hazard) per FEMA Flood Insurance Rate Map No. 48491C0485F, effective date 12-20-2019.
2. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS observations with an average combined adjustment factor of 0.99987289411.
3. This survey was prepared with the benefit of a Commitment for Title Insurance, G.F. No. GTZ200477, issued by Texas Title Insurance Company on January 11, 2022 (effective date December 28, 2021) and is subject to the Schedule B exceptions contained therein:

a. Easement dated August 9, 1940, executed by The Federal Land Bank of Houston to Texas Power & Light Company, recorded in Volume 295, Page 391, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

b. Easement dated July 26, 1940, executed by Henry L. Johnson and Dora A. Johnson to Texas Power & Light Company, recorded in Volume 299, Page 393, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

c. Easement dated November 27, 1939, executed by J.E. Bullock to Texas Power & Light Company, recorded in Volume 301, Page 289, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

d. Easement dated May 3, 1945, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 328, Page 529, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

e. Easement dated May 7, 1946, executed by Owen Sherrill and Kay D. Sherrill to Texas Power & Light Company, recorded in Volume 337, Page 263, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

f. Easement dated December 23, 1947, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 348, Page 304, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

g. Easement dated January 21, 1948, executed by Owen Sherrill to Texas Power & Light Company, recorded in Volume 350, Page 228, Deed Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

h. Easement dated July 18, 1950, to Texas Power & Light Company, recorded in Volume 450, Page 244, Deed Records, Williamson County, Texas. Unable to trace location form description in deed. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

i. Easement dated November 4, 1974, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 543, Page 308, Deed Records, Williamson County, Texas. Does not affect this tract.

k. Easement dated November 4, 1971, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 312, Deed Records, Williamson County, Texas. Does not affect this tract.

l. Easement dated November 4, 1971, to Southwestern Bell Telephone Company, recorded in Volume 543, Page 408, Deed Records, Williamson County, Texas. Does not affect this tract.

m. Easement cated March 1, 1972, executed by Feed Lot Corporation to Southwestern Bell Telephone Company, recorded in Volume 548, Page 181, Deed Records, Williamson County, Texas. Deed not found under this recording.

n. Easement dated November 4, 1971, executed by Owen Sherrill to Southwestern Bell Telephone Company, recorded in Volume 548 Page 312, Deed Records, Williamson County, Texas. Deed not found under this recording.

o. Easement contained in Deed dated February 10, 1974, executed by Owen W. Sherrill and wife, Kay Beaver Sherrill, to National Housing Industries, Inc., recorded in Volume 582, Page 334, Deed Records, Williamson County, Texas. Does not affect this tract

p. Easement dated October 12, 1977, executed by National Housing Industries, Inc. to Texas Power & Light Company and General Telephone Company, recorded in Volume 899, Page 901, Deed Records, Williamson County, Texas. Does not affect this tract

q. Easement and Right of Way dated October 16, 1986, to General Telephone Company of the Southwest, recorded in Volume 1445, Page 757, Official Records, Williamson County, Texas. Does not affect this tract

r. Easement and Right-of-Way dated June 28, 1988, executed by Georgetown Railroad Company to Texas Utilities Electric Company, recorded in volume 1934, Page 315, Official Records, Williamson County, Texas. Unable to trace location based on description in deed. All visible electric appurtenances shown hereon.

s. Easement dated February 28, 1989, executed by Evelyn L. Joseph to the City of Georgetown, Texas, recorded in Volume 1951, Page 461, Official Records, Williamson County, Texas. Does not affect this tract.

t. Utility Easement dated April 18, 1991, executed by Evelyn Joseph, Jimmy R. Joseph and Judi Merkord to the City of Georgetown, recorded in Volume 2008, Page 870, Official Records, Williamson County, Texas. Does not affect this tract.

u. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas, recorded in Volume 2009, Page 27, Official Records, Williamson County, Texas. Deed not found under this recording. Should be Volume 2009, Page 34, affects tract as shown.

v. Utility Easement dated June 25, 1991, executed by Jimmy R. Joseph and Joan Joseph to the City of Georgetown, Texas, recorded in Volume 2098, Page 483, Official Records, Williamson County, Texas. Deed not found under this recording.

x. Right of Way and Easement dated January 17, 1992, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, Texas recorded in Volume 2098, Page 409, Official Records, Williamson County, Texas. Does not affect this tract.

y. Utility Easement dated April 10, 1991, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2009, Page 27, Official Records, Williamson County, Texas. Duplicate, see Item 10.v.

z. Utility Easement dated September 13, 1994, executed by Georgetown Railroad Company, Inc. to the City of Georgetown, recorded in Volume 2605, Page 963, Official Records, Williamson County, Texas. Does not affect this tract.

aa. Easement and Right of Way dated October 19, 1994, executed by Georgetown Railroad Equipment Company to GTI Southwest Incorporated, recorded in Volume 2627, Page 148, Official Records, Williamson County, Texas. Unable to trace location from description in deed. All visible electric appurtenances shown hereon.

bb. Terms, provisions and stipulations of Lease of Real Property Wall Easements, Purchase of Water dated November 8, 1996, executed by and between Georgetown Rail Equipment Company and Jonah Water Special Utility District, recorded in Volume 2647, Page 371 and as modified under Document No. 9508152, Official Records, Williamson County, Texas. Does not affects this tract

cc. Sanitary Easement, electrical easement, access easement and utility easement, as reserved in Warranty Deed dated January 17, 1997, from Georgetown Rail Equipment Company, Inc. to Gregory C. Hall recorded under Document No. 9722743, Official Records, Williamson County, Texas. Affects tract as shown hereon.

dd. Easements contained in Deed dated January 17, 1997, executed by Gregory C. Hall, to Williamson County, Texas, recorded under Document No. 9709978, Official Records, Williamson County, Texas. Easements referenced do not appear to affect. Deed references survey dated June 13, 1995. Said survey was not provided.

ee. Easement and Right of Way dated September 29, 2009, executed by Clearwater Crossing Limited Partnership, LLP to Oncor Electric Delivery Company, LLC, recorded under Document No. 2010008675, Official Records, Williamson County, Texas. Does not affect this tract.

ff. Terms, provisions and stipulations of Easement Agreement For Reciprocal Access dated September 6, 2011, executed by and between Longhorn Junction Land and Cattle Company, LLC and Candlestick, LLC, recorded under Document No. 2011080902, Official Records, Williamson County, Texas. Does not appear to affect this tract.

gg. Pipeline and Aboveground Facilities Easement dated September 6, 2017, to Atmos Energy Corporation, recorded under Document No. 2017086718, Official Records, Williamson County, Texas. Does not affect this tract.

hh. Easement Agreement For Signs dated March 22, 2018, to TJ Pylon Sign, LLC, recorded under Document No. 2018023547, Official Records, Williamson County, Texas. Does not affect this tract.

ii. Terms, conditions, and stipulations of that Private Driveway Easement Agreement dated December 7, 2021, executed by and between Longhorn Junction Owners (IX), LP, and Longhorn Junction Land and Cattle Company, LLC, recorded under Document No. 2021187375. Does not affect this tract

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas; said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.); said 3.266 acre tract of land being more particularly described by metes and bounds as follows: (Bearings are based on the Texas State Plane Coordinate System, Central Zone).

Commencing at a capped iron rod found stamped "Stantec" for the northwesterly corner of a called 54.527 acre tract of land recorded in the name of Longhorn Junction Owner "X", LP, in Document Number 2021187327, O.P.R.W.C., said iron rod being on the southerly Right-of-Way (R.O.W.) line of S.E. Inner Loop (TBD width);

Thence, with the northerly line of said 54.527 acre tract and the southerly R.O.W. line of said SE Inner Loop, South 71 degrees 39 minutes 54 seconds East, a distance of 287.51 feet to a capped iron rod found stamped "Stantec", said iron rod being a corner point of said 54.527 acre tract and a corner of said 70.0893 acre remainder tract, for the Point of Beginning of the herein described tract;

Thence, with the northerly line of said remainder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

1. South 71 degrees 40 minutes 03 seconds East, a distance of 283.60 feet to a 1/2-inch iron rod found;
2. 185.60 feet along the arc of a curve to the left, said curve having a central angle of 5 degrees 02 minutes 24 seconds, a radius of 2,109.89 feet and a chord that bears South 74 degrees 11 minutes 12 seconds East, a distance of 185.54 feet to a capped iron rod found stamped "Stantec" for a corner point of said 70.0893 acre remainder tract and said 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract the following three (3) courses and distances;

1. South 18 degrees 20 minutes 56 seconds West, a distance of 308.15 feet to a capped iron rod found stamped "Stantec";
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Thence, with the southerly line of said 70.0893 acre remainder tract and the northerly line of said 0.1355 acre save & except tract, North 85 degrees 21 minutes 51 seconds West, a distance of 57.31 feet to a 1/2-inch iron rod found, said iron rod being the northwesterly corner of said 0.1355 acre save & except tract and being on an interior line of aforesaid 54.527 acre tract;

Thence, with the common line between said 70.0893 acre remainder tract and said 54.527 acre tract, the following three (3) courses and distances;

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This survey substantially complies with the current Texas Society of Professional Surveyors standards of Practice requirements for a Category 1A, Condition II, GMS Land Title Survey. Field Work was completed on 2-16-2022

Alan Jay Horton
Registered Professional Land Surveyor
Texas Registration No. 5768
281-499-4539

LAND TITLE SURVEY

3.266 ACRES

Being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544, (Tract 4) O.P.R.W.C., located in the L.J. Dyches Survey, A-180

WILLIAMSON COUNTY, TEXAS

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7979 1474, BUILDING 2, STE A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GBISURVEY.COM
TBPELS # 10194136 • TBPE # F17284

SCALE: 1"= 40'	JOB NO. 220213	DATE: 2-17-2022
DRW BY: CL	FIELD BOOK: 42281	DWG: 220213

1057

County: Williamson
Project: 3.3 Acre Inner Loop
Job No.: A220103
MB No.: 22-003

FIELD NOTES FOR 3.266 ACRES

Being a 3.266 acre tract of land located in the L.J. Dyches Survey, Abstract Number 180 Williamson County, Texas. Said 3.266 acre tract being a portion of a called 70.0893 acre tract of land recorded in the name of Longhorn Junction Land and Cattle Company, LLC in Document Number 2010002544 (Tract 4), Official Public Records of Williamson County Texas (O.P.R.W.C.), said 3.266 acre tract of land being more particularly described by metes and bound as follows: *(Bearings are based on the Texas State Plane Coordinate System, Central Zone).*

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Thence, with the northerly line of said reminder tract and the southerly R.O.W. line of said SE Inner Loop the following two (2) courses and distances;

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GBI Partners
TBPELS Firm No. 10194150
Ph: 281-499-4539
February 20, 2022



City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
First Reading - 2026-3-ANX - RM 2243

SUGGESTED ACTION:
Public Hearing and First Reading of an Ordinance for the Disannexation of approximately 40.2 acres in the Joseph Thompson Survey, Abstract No. 608, but excluding portions of right-of-way on RM 2243 (Leander Road), currently in the City Limits (2026-3-ANX) -- Jeff Fisher, AICP, Assistant Planning Director

ITEM SUMMARY:
Overview of Applicant's Request:
On February 10, 2026, the city approved Resolution 021026-5.K, approving the Third Amendment to the Second Amended and Restated Consent Agreement. This Resolution facilitated this disannexation in order to allow the subject property to be incorporated into Parkside on the River Municipal Utility District No. 1 (POR MUD No. 1). The Ordinance if approved will disannex the property out of the city limits and back into the City's Extraterritorial Jurisdiction (ETJ), and remove the current zoning from the property.

Staff's Analysis:
State Law allows home-rule cities including Georgetown to follow its own process for disannexations and the City only requires that an Ordinance to disannex is brought forward (see attached). The Ordinance if approved will disannex the property out of the city limits and back into the City's Extraterritorial Jurisdiction (ETJ), removing the current zoning from the property, as outlined in the attached Staff Report.

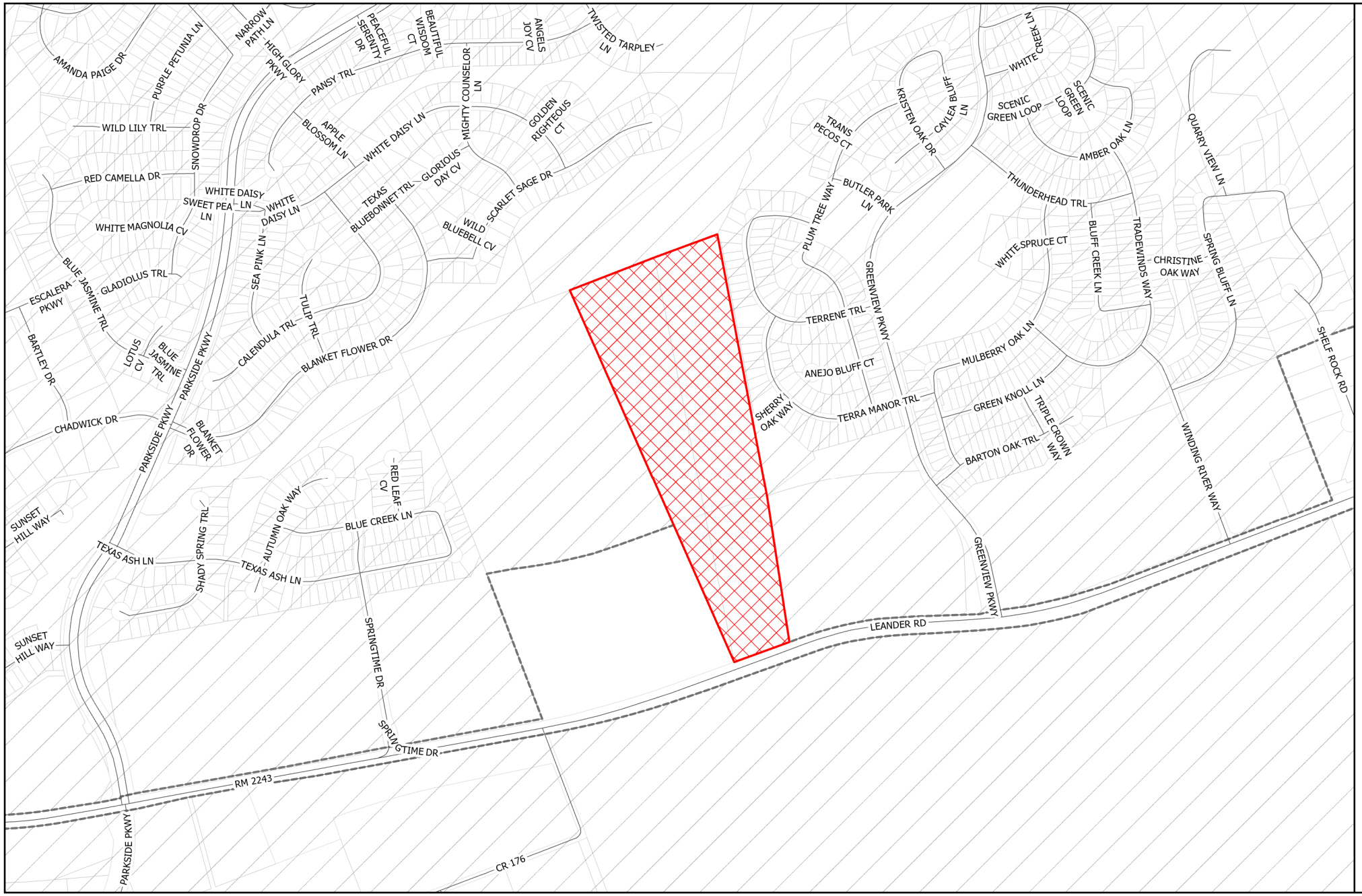
Public Comments:
Public notification is not required. The city has posted this information as part of the Council Agenda packet within the notification deadlines required by State Law.

FINANCIAL IMPACT:
None. The applicant has paid the required application fees.

SUBMITTED BY:
Hunter Gould, Planning Department

ATTACHMENTS:
Exhibit 1-Location Map.pdf
Exhibit 2-Future Land Use Map.pdf
Exhibit 3-Zoning Map.pdf
Exhibit 4-Aerial Map.pdf
Exhibit 5-Application Information.pdf
2026-3-ANX Staff Presentation.pdf

ORD - Parkside on River _Disannexation of Dufner Tracts (v.1) (1).pdf
2026-3-ANX-Staff Report.pdf



GEORGETOWN TEXAS
more than welcome

Location

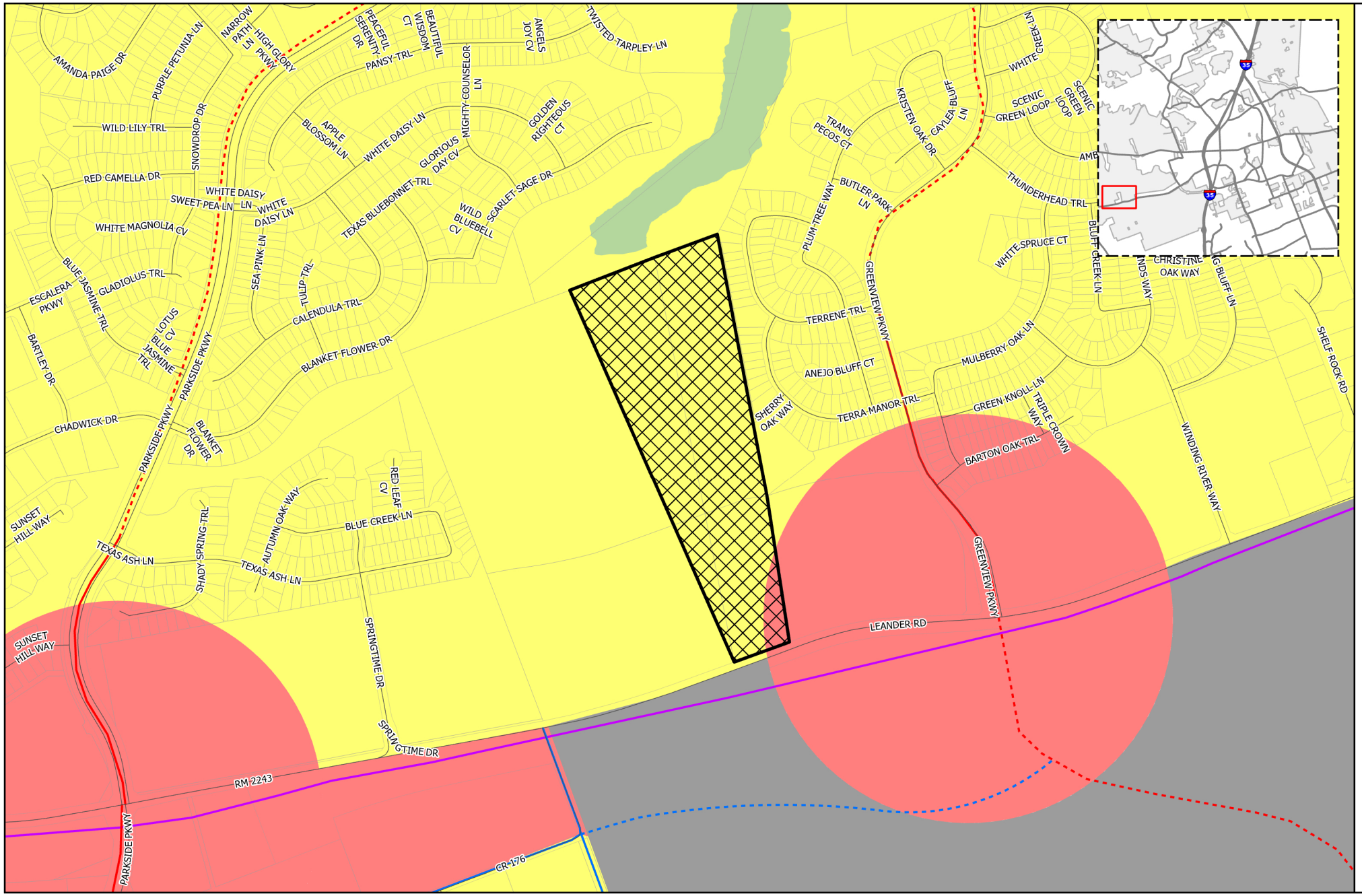
2026-3-ANX

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles



GEORGETOWN TEXAS
more than welcome

Future Land Use/ Future Mobility Plan

2026-3-ANX
Exhibit #3

- Site

Thoroughfare

CLASS
- Existing Freeway
- Existing Major Arterial
- Existing Minor Arterial
- Existing Collector
- Proposed Freeway
- Proposed Major Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Rail
- Parcels

Future Land Use

FLU
- Community Center
- Employment Center
- Institutional
- Mining
- Mixed Density Neighborhood
- Neighborhood
- Open Space
- Parks and Recreation
- Regional Center
- Rural Residential
- Special Area
- City Limits
- Georgetown ETJ

N

0 500 1,000 Feet



GEORGETOWN TEXAS
more than welcome

Zoning

2026-3-ANX

Exhibit #3

- Site
- road
- PUD
- Courthouse View Overlay
- Old Town Overlay
- Historic Overlay
- Downtown Overlay
- Gateway Overlay
- Parcels

Zoning

ZONE

- AG -Agriculture
- BP - Business Park
- C-1 - Local Commercial
- C-3 - General Commercial
- CN - Neighborhood Commercial
- IN - Industrial
- MF-1 - Low-Density Multi-family
- MF-2 - High-Density Multi-family
- MH - Manufactured Housing
- MU-DT - Mixed-Use Downtown
- OF - Office
- PF - Public Facility
- RE - Residential Estate
- RL - Residential Low-Density
- RS - Residential Single-Family
- TF -Two-Family
- TH -Townhouse
- City Limits
- Georgetown ETJ

N

0 500 1,000 Feet



GEORGETOWN TEXAS
more than welcome

Aerial

2026-3-ANX

- Site
- City Limits
- Georgetown ETJ

N

0 0.13 0.25 Miles

Property Owner's Consent Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every application packet. For property with more than one owner, each owner must sign a copy of this form. In the event that the owner of property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

I, Blake Magee, President - HM Parkside, LP, swear and affirm that I am
(property owner's printed legal name; include signatory name and title if signing for a company)

the owner of property at 40.2 AC, RM 2243, Georgetown, TX
WCAD R473565, R324744, R473566, R472554, as shown in the records
(property address or legal description)

of Williamson County, Texas, which is the subject of this Application. I further affirm that I am fully aware of the City's application, fee(s) and procedural requirements, and consent to this Application.

I authorize HR Green Development TX, LLC to submit this application and serve
(applicant's printed name if different from property owner)

as my representative for this request.

Property Owner's Signature: Blake J. Magee Date: 1/21/2026
(property owner's signature)

HM Parkside, LP
P.O. Box 5397
Austin, Texas 78763-5397

February 3, 2026

City of Georgetown, Texas
800 Martin Luther King Jr. St.
Georgetown, Texas 78626
Attn: Cresta Lyons

Re: Disannexation Request under Third Amendment to Second Amended and Restated Consent Agreement (the "**3rd Amendment**") among the City of Georgetown, Texas ("**City**"), HM Parkside, LP, a Texas limited partnership ("*HM Parkside*"), HM Parkside Development, Inc., a Texas corporation affiliated with HM Parkside, HM GPII, LP, a Texas limited partnership affiliated with HM Parkside, HM 2243 Development, Inc., a Texas corporation affiliated with HM Parkside, HM GPII Development, Inc., a Texas corporation, Williamson County Municipal Utility District No. 25, Parkside on the River Municipal Utility District No. 1 ("*POR MUD No. 1*"), Parkside on the River Municipal Utility District No. 2, and Parkside on the River Municipal Utility District No. 3

Dear Cresta:

In accordance with the provisions of Section 1.02 of the 3rd Amendment, HM Parkside requests the City disannex the Dufner Tract (a 40.2 acre tract more particularly defined and described in the 3rd Amendment) from the corporate boundaries of the City pursuant to Section 1.06 of the City Charter. HM Parkside further confirms its agreement with the provisions of Sections 1.03 and 1.04 of the 3rd Amendment. The Dufner Tract currently is unimproved and under an agricultural tax valuation.

Promptly following such disannexation, POR MUD No. 1 will annex the Dufner Tract within its boundaries.

Thank you for your assistance in this matter.

HM Parkside, LP, a Texas limited partnership

By: Hanna/Magee GP #1, Inc., a Texas corporation, General Partner

By: _____
Blake J. Magee, President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me the 3 day of February, 2026, by Blake J. Magee, President of Hanna/Magee GP #1, Inc., a Texas corporation, General Partner of HM PARKSIDE, LP, a Texas limited partnership, on behalf of said corporation and partnership.

(*seal*)

CORINA R. HINOJOS
Notary Public, State of Texas
Comm. Expires 09-28-2028
Notary ID 2279126

Notary Public State of Texas

Parkside on the River Disannexation –Public Hearing and First Reading 2026-3-ANX

March 24, 2026 | City Council

GEORGETOWN TEXAS

Item Under Consideration

2026-3-ANX

- Public Hearing and First Reading of an Ordinance for the Disannexation of approximately 40.2 acres in the Joseph Thompson Survey, Abstract No. 608, but excluding portions of right-of-way on RM 2243 (Leander Road), currently in the City Limits. (2026-3-ANX). Jeff Fisher, AICP, Assistant Planning Director.

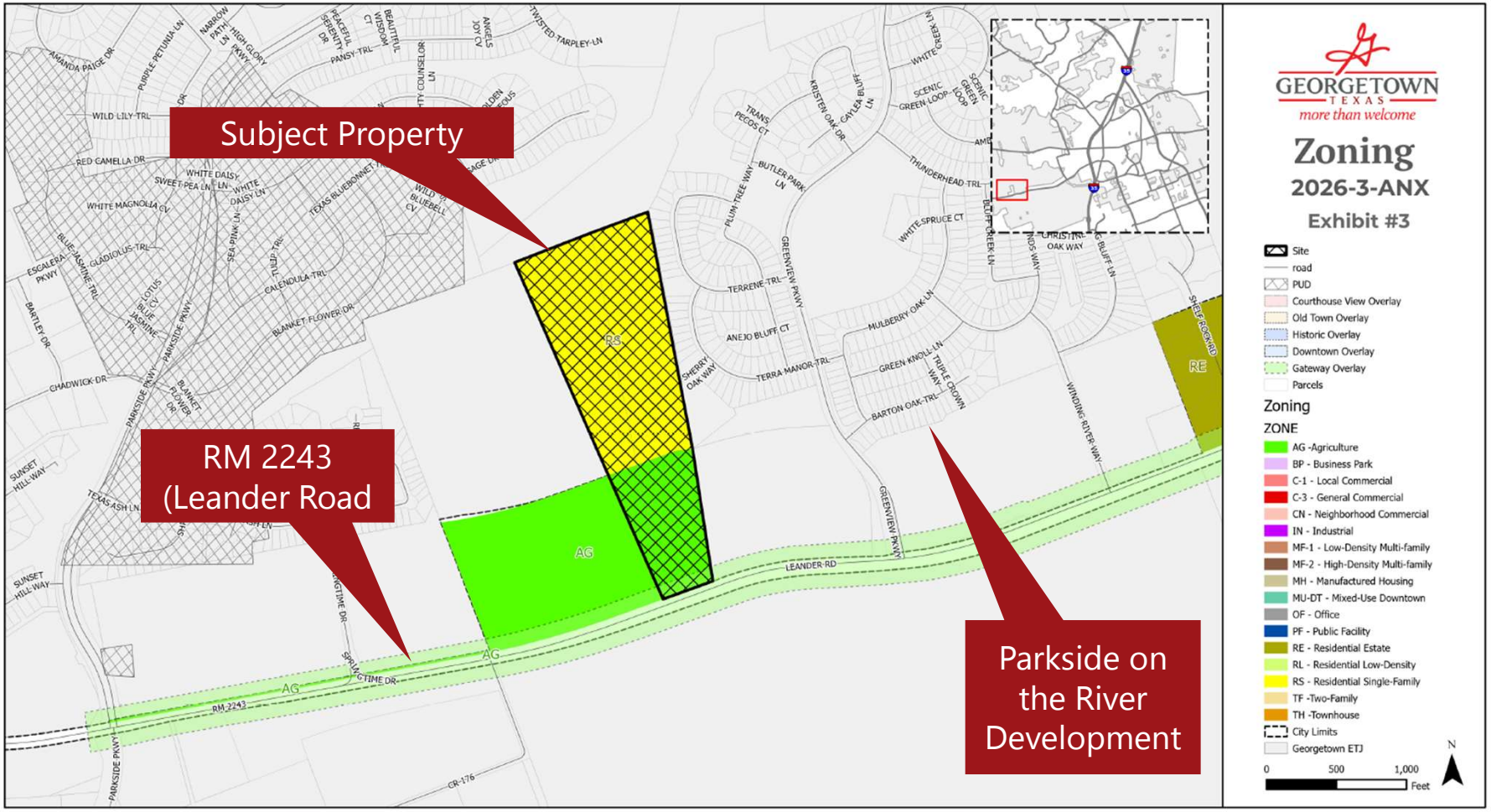
Resolution of Restated Consent Agreement

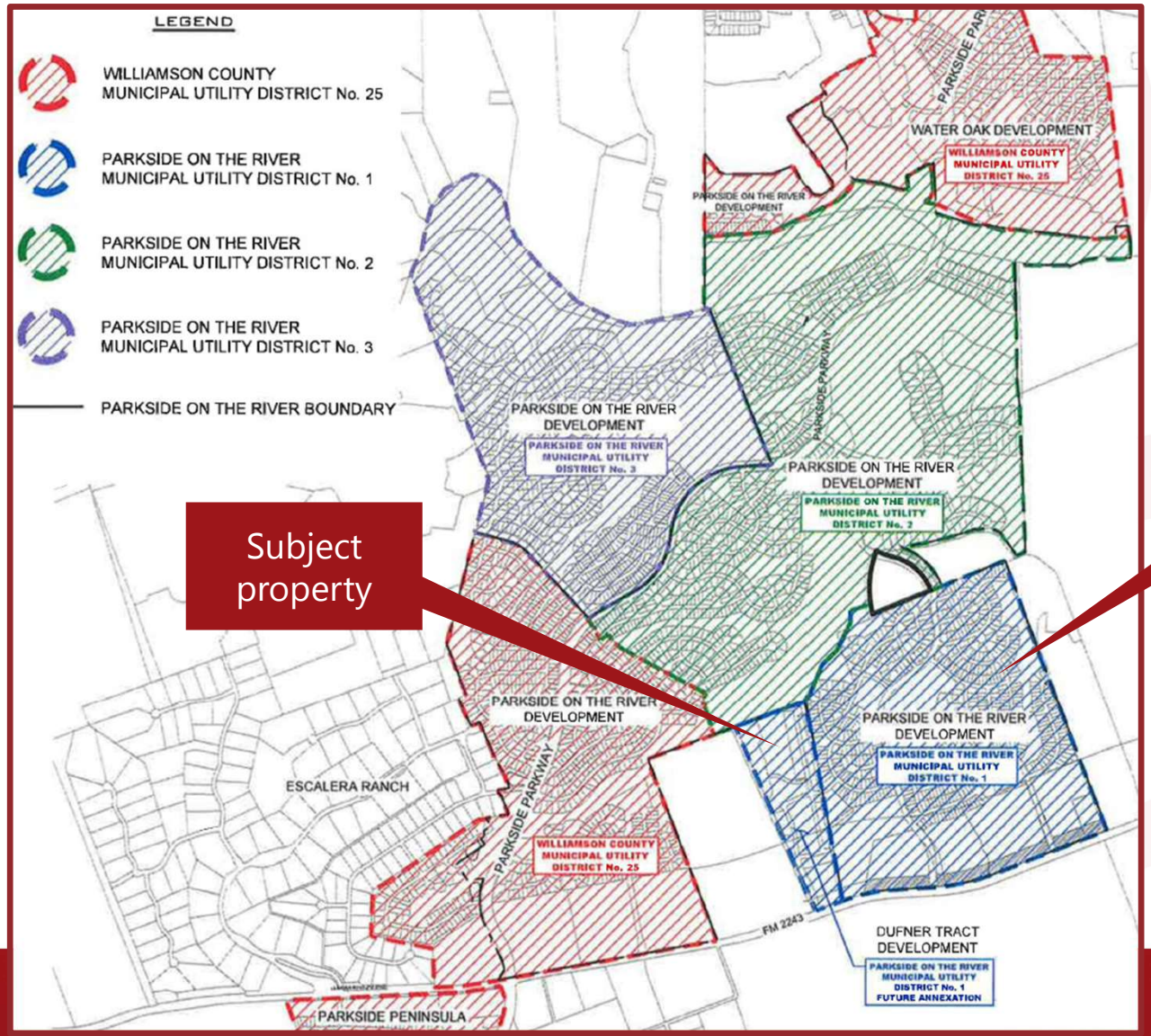
Public Hearing and 1st Reading of an Ordinance to Disannex ★

2nd Reading of an Ordinance to Disannex

Tentative Schedule

Status	Date	Body	Purpose
✓	February 10	City Council	Resolution allowing incorporation into MUD
	March 24	City Council	Public Hearing and First Reading on Disannex
	April 14	City Council	Second Reading on Disannex


Subject Property
RM 2243
(Leander Road
Parkside on
the River
Development
GEORGETOWN
TEXAS
more than welcome
Zoning
2026-3-ANX
Exhibit #3
Site
road
PUD
Courthouse View Overlay
Old Town Overlay
Historic Overlay
Downtown Overlay
Gateway Overlay
Parcels
Zoning
ZONE
AG -Agriculture
BP - Business Park
C-1 - Local Commercial
C-3 - General Commercial
CN - Neighborhood Commercial
IN - Industrial
MF-1 - Low-Density Multi-family
MF-2 - High-Density Multi-family
MH - Manufactured Housing
MU-DT - Mixed-Use Downtown
OF - Office
PF - Public Facility
RE - Residential Estate
RL - Residential Low-Density
RS - Residential Single-Family
TF -Two-Family
TH -Townhouse
City Limits
Georgetown ETJ
0
500
1,000
Feet
N
AG
RS
RE
LEANDER RD
RM 2243
CR-176
PARKSIDE PKWY
GREENVIEW PKWY
SPRINGTIME DR
SUNSET HILL WAY
GHADWICK DR
BARTLEY DR
BLANKET FLOWER DR
GALENDULA TRL
GLADIOLUS TRL
WILD LILY TRL
RED CAMELLA DR
WHITE MAGNOLIA CV
SWEET PEA LN
WHITE DAISY LN
TEXAS BLUEBONNET TRL
BLUE JASMINE TRL
LOTUS BLUE CV
ESCALERA PKWY
AMANDA PAIGE DR
PURPLE PETUNIA LN
NARROW PATH LN
HIGH GLORY PKWY
PEACEFUL SERENITY DR
BEAUTIFUL WISDOM CT
PANSY TRL
ANGELS JOY CV
TWISTED TARPLEY LN
WHITE OAK LN
SCENIC GREEN LOOP
TRANS PECOS CT
KRISTEN OAK DR
CAYLA BLUFF LN
THUNDERHEAD TRL
BUTLER PARK LN
PLUM TREE WAY
WHITE SPRUCE CT
BLUFF CREEK LN
CHRISTINE OAK WAY
TERRENE TRL
ANEJO BLUFF CT
TERRA MANOR TRL
MULBERRY OAK LN
GREEN KNOLL LN
TRIPLE CROWN WAY
BARTON OAK TRL
SHERRY OAK WAY
WINDING RIVER WAY
SHELF ROCK RD


LEGEND
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 25
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 1
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 2
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 3
PARKSIDE ON THE RIVER BOUNDARY
WATER OAK DEVELOPMENT
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 25
PARKSIDE ON THE RIVER DEVELOPMENT
PARKSIDE PARKWAY
PARKSIDE ON THE RIVER DEVELOPMENT
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 3
PARKSIDE ON THE RIVER DEVELOPMENT
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 2
Subject property
POR MUD No. 1
PARKSIDE ON THE RIVER DEVELOPMENT
ESCALERA RANCH
PARKSIDE PARKWAY
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 25
PARKSIDE ON THE RIVER DEVELOPMENT
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 1
FM 2243
DUFNER TRACT DEVELOPMENT
PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT No. 1 FUTURE ANNEXATION
PARKSIDE PENINSULA

UDC 3.25.030 – Annexation Approval Criteria

Criteria	Staff Analysis
A. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	**COMPLIES** The applicant has submitted a petition to disannex, and the city has approved the resolution to amend the Consent Agreement to allow incorporation into POR MUD No. 1.
B. The annexation promotes the health, safety or general welfare of the City and the safe, orderly, and healthful development of the City.	**COMPLIES** The property will be incorporated into POR MUD No. 1 ensuring adequate utilities to service any future development.
C. Consistency with the City's adopted long range plans and annexation policies.	**COMPLIES** The request is consistent with the 2030 Comprehensive Plan, Land Use Policy 12. Incorporation into MUD No. 1 will ensure public infrastructure is available to service any future development.

Summary

- Public Hearing and First Reading of an Ordinance for the Disannexation of approximately 40.2 acres in the Joseph Thompson Survey, Abstract No. 608, but excluding portions of right-of-way on RM 2243 (Leander Road), currently in the City Limits. (2026-3-ANX). Jeff Fisher, AICP, Assistant Planning Director.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, PROVIDING FOR THE DISANNEXATION FROM THE CORPORATE LIMITS OF THE CITY OF CERTAIN TERRITORY CONSISTING OF 40.2 ACRES, MORE OR LESS, IN THE JOSEPH THOMPSON SURVEY ABSTRACT NO. 608, BUT EXCLUDING PORTIONS OF RIGHT-OF-WAY ON RM 2243 (aka LEANDER ROAD), PURSUANT TO THE "THIRD AMENDMENT TO THE SECOND AMENDED AND RESTATED CONSENT AGREEMENT" PERTAINING TO THE PARKSIDE ON THE RIVER SUBDIVISION; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on February 10, 2026, the City Council passed and approved Resolution No. 021026-5.K approving that certain "*Third Amendment to Second Amended and Restated Consent Agreement*," by and between the City of Georgetown ("City") and HM Parkside, L.P., a Texas limited partnership ("Owner"), et al. (the "Third CA Amendment") pertaining to the Parkside on the River Subdivision, a subdivision in the City's extraterritorial jurisdiction the development of which is subject to Development Agreements and Consent Agreements between the owners and developers of the subdivision and the City; and

WHEREAS, after disannexation from the City limits, the Third CA Amendment authorizes annexation into the boundaries of Parkside on the River Municipal Utility District No. 1 ("POR MUD No. 1") of 40.2 acres of land situated in the Joseph Thompson Survey, Abstract No. 608, being the same land defined in the Third CA Amendment as the "Dufner Tract," and described by meets and bounds in that certain Special Warranty Deed from Elizabeth Reagan f/k/a Elizabeth Ann Dufner as Grantor, and Owner as Grantee, recorded in the Official Public Records of Williamson County, Texas as Document No. 2026003622 (the "Property"), described on the attached **Exhibit A** and **Exhibit B**; and

WHEREAS, pursuant to Article I of the Third CA Amendment and City Charter Sec. 1.06, Owner submitted a written request to the City for disannexation of the Property from the corporate limits of the City so that the Property can be annexed into the boundaries of POR MUD No. 1 and become subject to the Development Agreement (as amended) and Consent Agreement (as amended) governing the Parkside on the River Subdivision; and

WHEREAS, the Property was originally annexed into the City limits by Ordinances Nos. 2005-101 (in part) and 2023-65 (in part); and

WHEREAS, all prerequisites of state law and the City Charter have been complied with.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS, THAT:

Section 1. The meeting at which this ordinance was approved was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 2. The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 3. The City Council of the City of Georgetown hereby disannexes and removes from the City limits 40.2 acres of land situated in the Joseph Thompson Survey, Abstract No. 608, being the same land defined in the Third CA Amendment as the "Dufner Tract," and described by meets and bounds in that certain Special Warranty Deed from Elizabeth Reagan f/k/a Elizabeth Ann Dufner as Grantor, and Owner as Grantee, recorded in the Official Public Records of Williamson County, Texas as Document No. 2026003622 (the "Property"), described on the attached **Exhibit A** and **Exhibit B.** .

Section 4. The Property's zoning classifications of Agriculture (AG) and Residential Single-Family (RS) will no longer be in effect.

Section 5. The City's Official Boundary Map, Zoning Map, and City Council Districts Map will be amended to remove the Property.

Section 6. Upon disannexation of the Property, the City shall have no obligation to provide services to the Property, except as otherwise provided in any existing Development Agreements pertaining to the Property.

Section 7. No right-of-way is disannexed by this ordinance.

Section 8. All ordinances or resolutions that conflict with the provisions of this ordinance are hereby repealed, and all other ordinances or resolutions of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 9. If any provision of this ordinance, or application thereof, to any person or circumstance, shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

Section 10. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect in accordance with the provisions of the City Charter of the City of Georgetown.

EXHIBIT LIST:

Exhibit A Property Description (Metes and Bounds)
Exhibit B Property Description (Surveyor's Sketch)

PASSED AND APPROVED on First Reading on the _____of _____, 2026.

PASSED AND APPROVED on Second Reading on the _____ of _____, 2026.

CITY OF GEORGETOWN, TEXAS

_____
Josh Schroeder, Mayor

ATTEST:

_____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT A
(Dufner Tract - Metes and Bounds)
(attached)

EXHIBIT "A"

FIELD NOTES
JOB NO. 230102
DATE: APRIL 13, 2023
PAGE 1 OF 5 Field notes to accompany exhibit.

17.60 ACRES – TRACT 1

BEING 17.60 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED TRACT 1 AS CONVEYED TO ELIZABETH ANN DUFNER, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2014063597, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 11TH, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with illegible red cap found in the north line of FM 2243, marking the southeast corner of a tract conveyed to Gordon Winston Faubion, and described in deed recorded in Document No. 2005101511, of said Official Public Records, also marking the southwest corner of a tract called Tract 2 as conveyed to Elizabeth Ann Dufner, and described in deed recorded in Document No. 2014063597, of said Official Public Records, save and except that tract recorded in Document No. 2007014281, of said Official Public Records, for the south corner of said Dufner (Tract 1) tract and this tract, from which a concrete monument found, marking an angle point of said Fubion tract, bears S 69°45'18" W, 415.79 feet;

THENCE: **N 23°24'50" W, 2622.61 feet** with the east line of said Faubion tract and the west line of said Dufner (Tract 1) tract to an iron rod with red cap stamped "Forest 1847" found in the south line of a remainder of a tract conveyed to HM Parkside, LP, and described in deed recorded in Document No. 2018114043, of said Official Public Records, marking the northeast corner of said Faubion tract, for the northwest corner of said Dufner (Tract 1) tract and this tract;

THENCE: **N 69°30'42" E, 13.56 feet** with the south line of said HM Parkside tract and the north line of said Dufner (Tract 1) tract to a 1/2 inch iron rod found, marking an angle point of said HM Parkside tract, for an angle point of said Dufner (Tract 1) tract and this tract;

THENCE: **N 69°19'44" E, 386.66 feet** with the south line of said HM Parkside tract and the north line of said Dufner (Tract 1) tract to a 1/2 inch iron rod found in the base of a 16 inch elm, marking an angle point of said HM Parkside tract, for an angle point of said Dufner (Tract 1) tract and this tract;

THENCE: **N 69°12'24" E, 185.14 feet** with the south line of said HM Parkside tract and the north line of said Dufner (Tract 1) tract to a 1/2 inch iron rod found, marking an angle point of said HM Parkside tract, also marking the northwest corner of said Dufner (Tract 2) tract, for the northeast corner of said Dufner (Tract 1) tract and this tract, from which a cotton spindle found, marking an angle point of said HM Parkside tract, also marking an angle point of Parkside on the River, Phase 2, Sections 4 & 7, said plat recorded in Document No. 2022128238, of said Official Public Records, also marking the northeast corner of said Dufner (Tract 2) tract, bears N 69°10'09" E, 375.84 feet;

EXHIBIT "A"

FIELD NOTES
JOB NO. 230102
DATE: APRIL 13, 2023
PAGE 2 OF 5 Field notes to accompany exhibit.

THENCE: **S 10°42'58" E, 2660.01 feet** with the west line of said Dufner (Tract 2) tract and the east line of said Dufner (Tract 1) tract to the **POINT OF BEGINNING**, containing 17.60 acres of land, more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

4-19-23

William C. Stewart, R.P.L.S. No. 5785
State of Texas



Texas Land Surveying, Inc.
-A Land Survey Firm-
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

EXHIBIT "A"

FIELD NOTES
JOB NO. 230102
DATE: APRIL 13, 2023
PAGE 3 OF 5 Field notes to accompany exhibit.

22.60 ACRES – TRACT 2

BEING 22.60 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED TRACT 2 AS CONVEYED TO ELIZABETH ANN DUFNER, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2014063597, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AN EXCEPT THAT TRACT RECORDED IN DOCUMENT NO. 2007014281, OF SAID OFFICIAL PUBLIC RECORDS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 11TH, 2023, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with illegible red cap found in the north line of FM 2243, marking the southeast corner of a tract conveyed to Gordon Winston Faubion, and described in deed recorded in Document No. 2005101511, of said Official Public Records, also marking the south corner of a tract called Tract 1 as conveyed to Elizabeth Ann Dufner, and described in deed recorded in Document No. 2014063597, of said Official Public Records, for the southwest corner of said Dufner (Tract 2) tract and this tract, from which a concrete monument found, marking an angle point of said Fubion tract, bears S 69°45'18" W, 415.79 feet;

THENCE: **N 10°42'58" W, 2660.01 feet** with the east line of said Dufner (Tract 1) tract and the west line of said Dufner (Tract 2) tract to a 1/2 inch iron rod found, marking the northeast corner of said Dufner (Tract 1) tract, also marking an angle point of the remainder of a tract conveyed to HM Parkside, LP, and described in deed recorded in Document No. 2018114043, of said Official Public Records, for the northwest corner of said Dufner (Tract 2) tract and this tract, from which a 1/2 inch iron rod found, marking an angle point of said Dufner (Tract 1) tract, also marking an angle point of said HM Parkside tract, bears S 69°12'24" W, 185.14 feet;

THENCE: **N 69°10'09" E, 375.84 feet** with the south line of said HM Parkside tract and the north line of said Dufner (Tract 2) tract to a cotton spindle found, marking the southeast corner of said HM Parkside tract, also marking an angle point of Parkside on the River, Phase 2, Sections 4 & 7, said plat recorded in Document No. 2022128238, of said Official Public Records, for the northeast corner of said Dufner (Tract 2) tract and this tract;

EXHIBIT "A"

FIELD NOTES
JOB NO. 230102
DATE: APRIL 13, 2023
PAGE 4 OF 5 Field notes to accompany exhibit.

THENCE: **S 10°42'42" E,** with the west line of said Parkside on the River, Phase 2, Sections 4 & 7, and the east line of said Dufner (Tract 2) tract at 492.64 feet passing an iron rod with pink cap stamped "HR Green" found, marking the southwest corner said Parkside on the River, Phase 2, Sections 4 & 7, also marking the northwest corner of Parkside on the River, Phase 2, Section 2, said plat recorded in Document No. 2021190055, of said Official Public Records, continuing with the west line of said Parkside on the River, Phase 2, Section 2 at 2210.07 feet passing a 120D nail found, marking the southwest corner of said Parkside on the River, Phase 2, Section 2, also marking the northwest corner of a remainder of a tract conveyed to HM Parkside, LP, and described in deed recorded in Document No. 2018114043, of said Official Public Records, continuing with the west line of said HM Parkside tract and the east side of said Dufner (Tract 2) tract in all **2663.10 feet** to a 1/2 inch iron rod found in the north line of said FM 2243, marking the southwest corner of said HM Parkside tract, for the southeast corner of said Dufner (Tract 2) tract and this tract;

THENCE: **S 69°37'42" W, 375.11 feet** with the north line of said FM 2243 and the south line of said Dufner (Tract 2) tract to the **POINT OF BEGINNING**, containing 22.60 acres of land, more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

4·13·23

William C. Stewart, RPLS No. 5785
State of Texas

STATE OF TEXAS
REGISTERED
WILLIAM C. STEWART
5785
PROFESSIONAL
LAND SURVEYOR

Texas Land Surveying, Inc.
-A Land Survey Firm-
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

EXHIBIT B
(Dufner Tract - Surveyor's Sketch)
(attached)

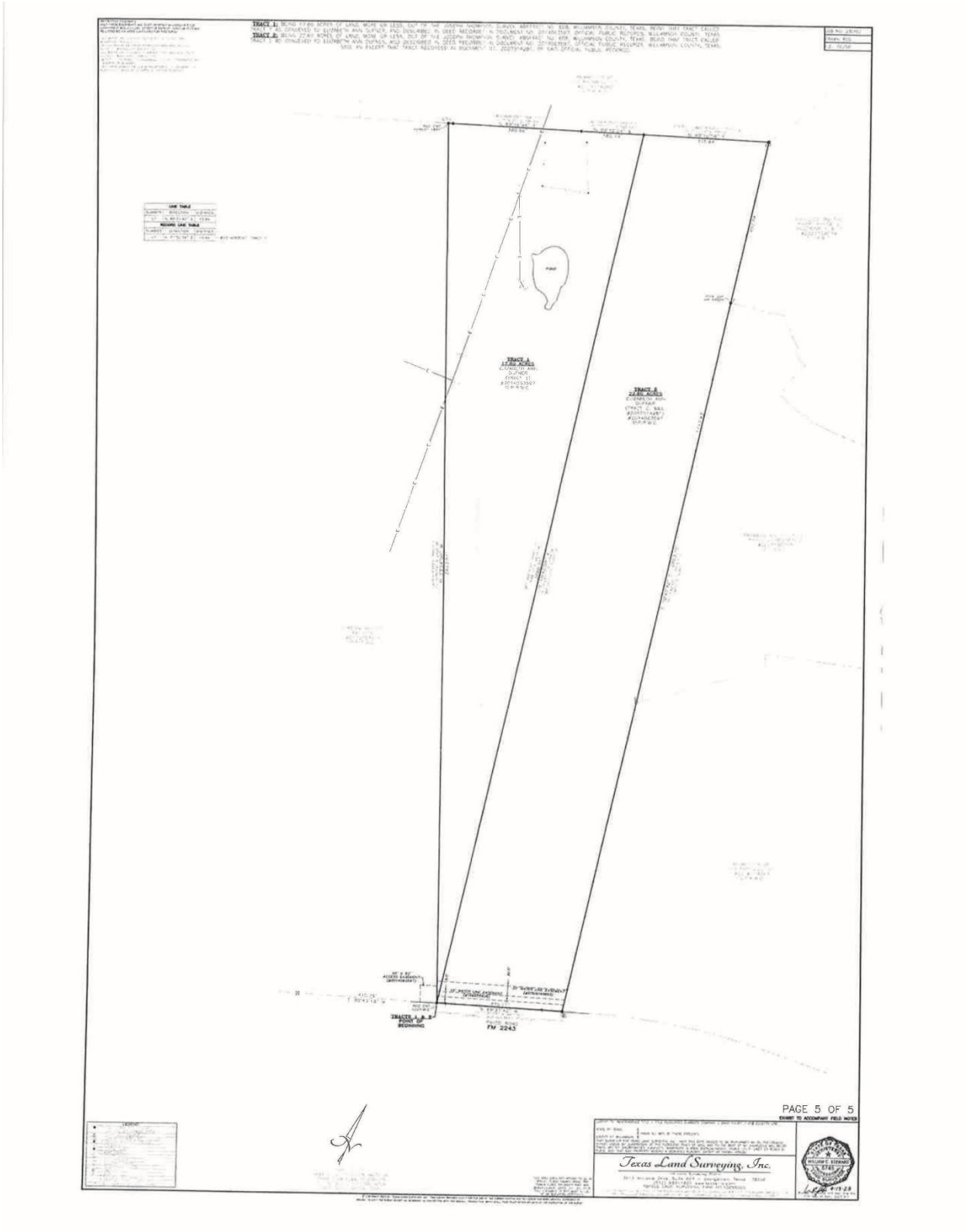


Exhibit B
Ordinance Number:
Description: Disannexation of "Dufner Tract" (per Third CA Amendment Parkside on the River)
Date Approved:

Planning Department Staff Report

Report Date: March 24, 2026
Case Number: 2026-3-ANX

AGENDA ITEM DESCRIPTION

Public Hearing and First Reading of an Ordinance for the Disannexation of approximately 40.2 acres in the Joseph Thompson Survey, Abstract No. 608, but excluding portions of right-of-way on RM 2243 (Leander Road), currently in the City Limits. (2026-3-ANX). Jeff Fisher, AICP, Assistant Planning Director.

AGENDA ITEM DETAILS

Project Name:	**Parkside on the River Disannexation**
Applicant:	**HR Green Development TX, LLC c/o Christine Campbell**
Property Owner:	**HM Parkside, L.P. c/o Blake Magee**
Property Address:	**North of RM 2243 (Leander Road), approximately 1,300 feet west of Greenview Parkway, Georgetown, Texas**
Legal Description:	**40.2 acres in the Joseph Thompson Survey, Abstract No. 608**
Current Zoning:	**Agricultural (AG) and Residential Single-Family (RS)**
Current Use:	**Vacant Land**

APPLICANT'S REQUEST

The City annexed the subject property into the City Limits by Ordinances 2023-65 and 2025-101. Ordinance 2023-65 approved by City Council annexed portions of the right-of-way for RM 2243 (Leander Road) into the City Limits which included the south 11.180-acre portion of the subject property. Ordinance 2025-101 annexed the remaining 29.02 acres of the property immediately to the north. The entirety of the subject property remains vacant.

On February 10, 2026, at the request of HM Parkside, L.P., the new property owner, the City of Georgetown approved Resolution 021026-5.K. This resolution approved the Third Amendment to the Second Amended and Restated Consent Agreement to facilitate this disannexation in order to allow the subject property to be incorporated into Parkside on the River Municipal Utility District No. 1 (POR MUD No. 1).

State Law allows home-rule cities, including Georgetown, to follow its own disannexation process; City charter only requires that an Ordinance to disannex is brought forward (see attached). The Ordinance, if approved, will disannex the property out of the city limits back into the City's Extraterritorial Jurisdiction (ETJ) and remove the current zoning from the property.

RECOMMENDATION

Staff <u>recommend approval</u> of the request.

City Council

PROPERTY CONTEXT

The property remains vacant and upon disannexation is intended to be incorporated into an expanded POR MUD No. 1, which currently covers the Parkside On The River, Phase 2, Section 1 Subdivision immediate east of the subject property.

STAFF ANALYSIS

The disannexation will allow the property to be incorporated into the POR MUD No. 1 for future development. Disannexing the property to facilitate incorporation into POR MUD No. 1 will align with the 2030 Comprehensive Plan's Land Use Policy 12, which calls for supporting public safety services and infrastructure. The City will reduce infrastructure expenses by allowing the property to become part of a MUD, while still ensuring adequate water for future development. The current Future Land Use designation of "Neighborhood" would support residential development in future.

PUBLIC NOTIFICATION

Public notification is not required. The city has posted this information as part of the Council Agenda packet within the notification deadlines required by State Law.

ATTACHMENTS

Exhibit 1 – Aerial Map
Exhibit 2 - Location Map
Exhibit 3 – Future Land Use Map
Exhibit 4 – Zoning Map
Exhibit 5 – Applicant Request for Disannexation

SUBMITTED BY

Jeff Fisher, AICP, Assistant Planning Director

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution pursuant to Government Code Section 2206.053 - Wolf Ranch Parkway Road Expansion from SH 29 to Rivery Boulevard

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that portions of properties along Wolf Ranch Parkway, from SH 29 to Rivery Boulevard, Georgetown TX 78626, are necessary for the expansion of Wolf Ranch Parkway and authorizing eminent domain proceedings for the acquisition of fee simple right-of-way or any lesser interest from said properties –- Scott Mikel, Real Estate Services Coordinator

ITEM SUMMARY:
Staff and the City's designated Right-Of-Way Acquisition consultant are in the process of negotiating the acquisition of the necessary right-of-way across portions of twenty-three properties along the Project limits, as part of the planned roadway improvements; none of the owners impacted by this Project have agreed to the City's acquisition offers; Final Offers have been sent to the property owners in an attempt to settle the right-of-way acquisition; however, negotiations have failed and in order to meet the desired Project construction schedule and avoid further delays, eminent domain proceedings need to be initiated to complete the acquisition of the new right-of-way. Staff and the City's acquisition consultant will continue attempting to reach acquisition settlements up to the time individual condemnation actions are filed.

A resolution finding public convenience and necessity ("PCN Resolution") authorizing the acquisition of the necessary land rights by condemnation, is necessary to ensure that the acquisition process complies with eminent domain law and to avoid delays in acquiring the required real property interests for Project construction.

City Staff recommends approval of this item.

FINANCIAL IMPACT:
City Council has previously approved Right-of-Way acquisition offer amounts; if necessary, Condemnation Award amounts or proposed Settlement offers would be brought before Council for separate future consideration / approval.

SUBMITTED BY:
Susan Demeo, City Attorney's Office/ Real Estate

ATTACHMENTS:
Item 6.K - 2026.03.24_Council_-_Wolf Ranch Roadway Expansion_PCN.pdf
Final - PCN Resolution Item 6.K.pdf

Wolf Ranch Parkway Improvements Project Right-of-Way Acquisition Status

City Council Legislative Session

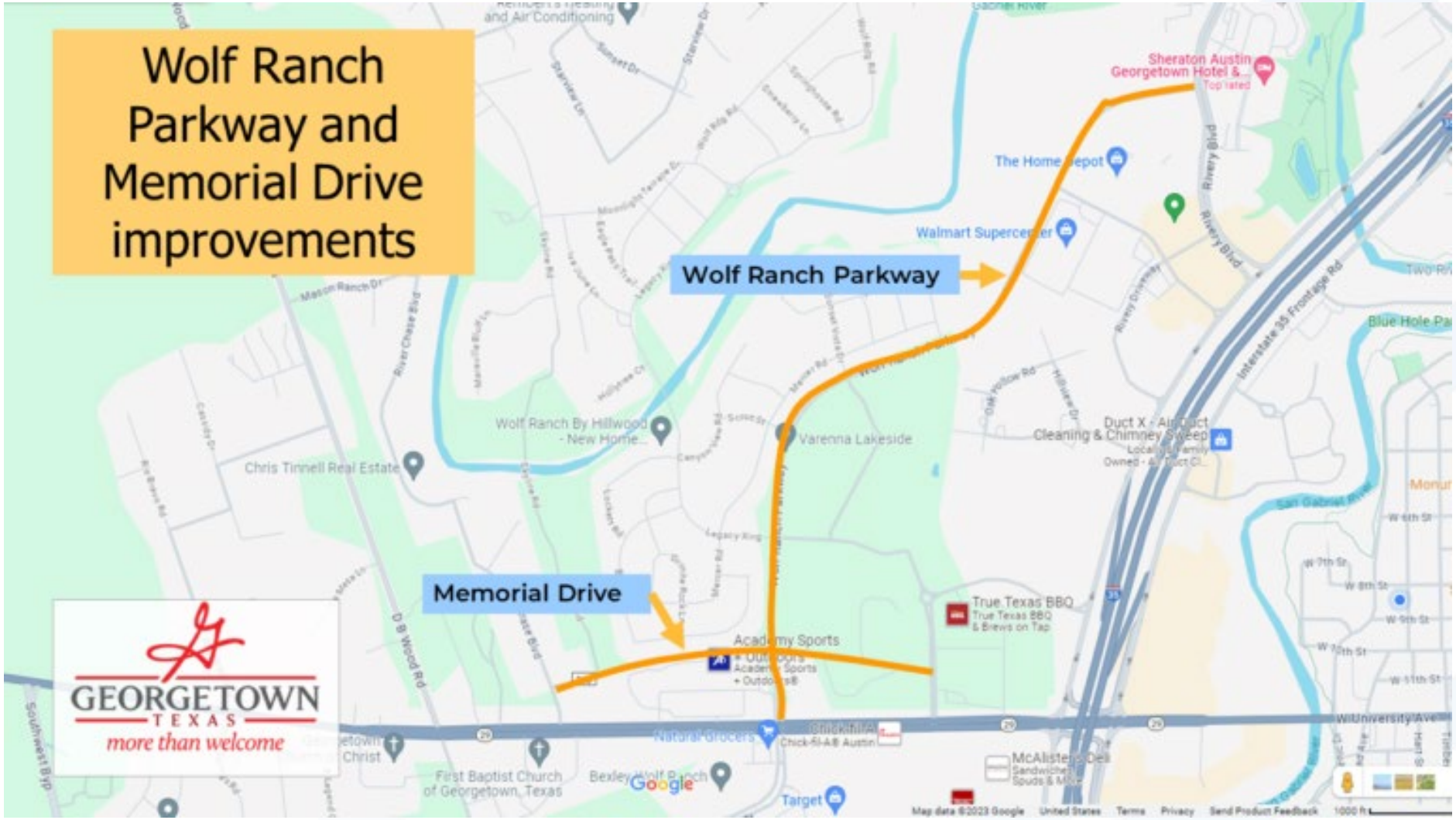
Public Convenience and Necessity Resolution

-Eminent Domain Authorization-

City of Georgetown, Texas

March 24, 2026

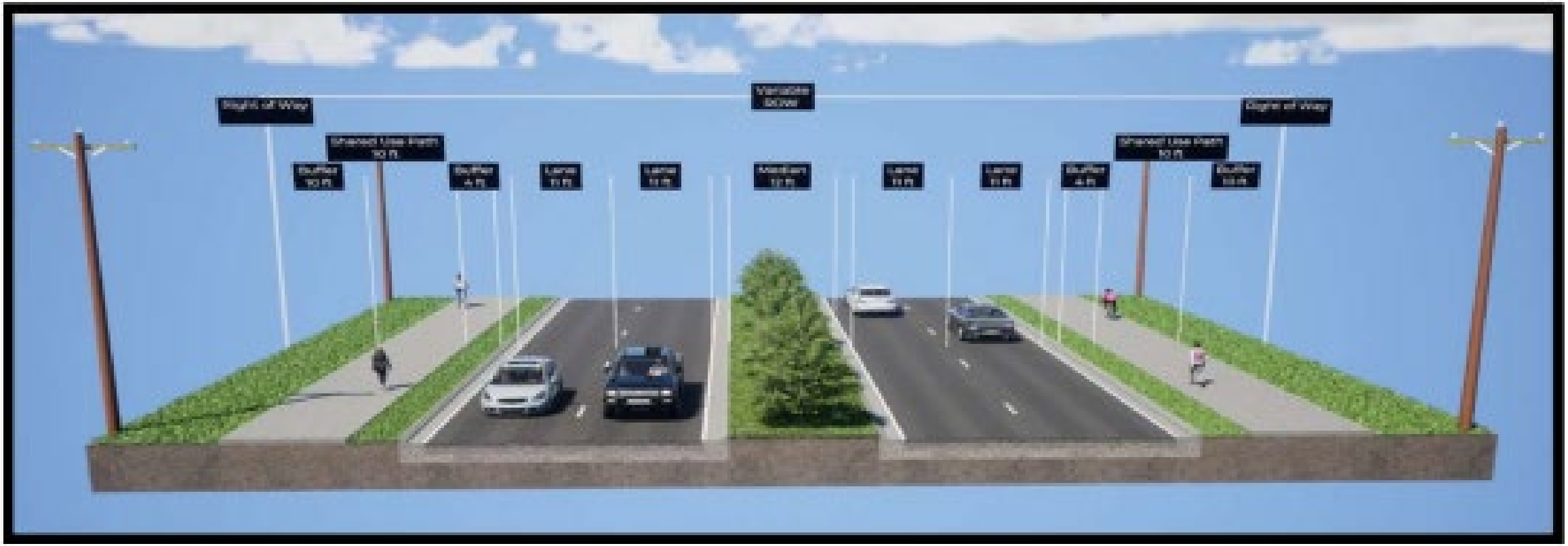
Wolf Ranch Parkway Roadway Expansion Project
Project Location – SH 29 to Rivery Boulevard



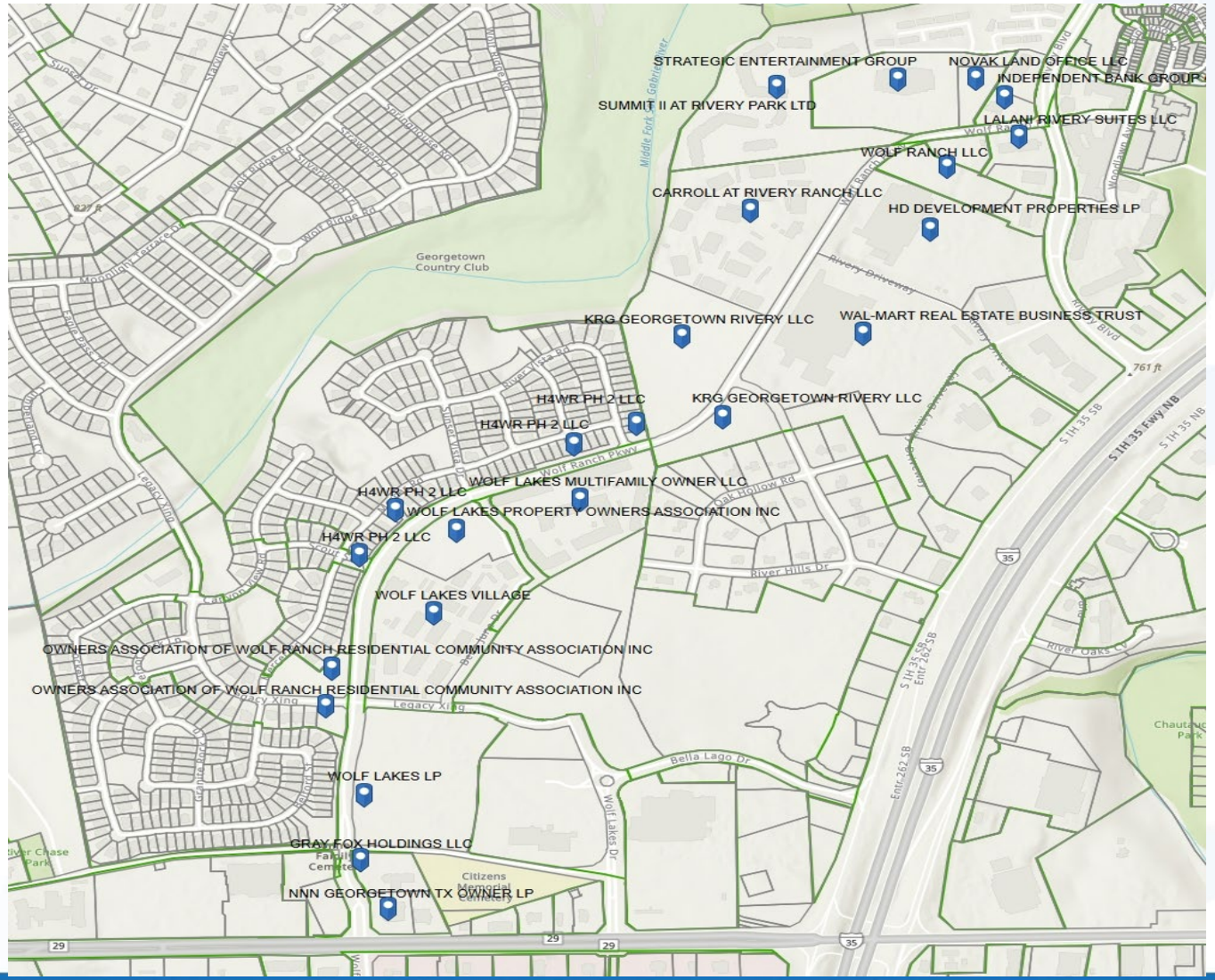
Project Description

- Improve safety
- Construct one additional lane in each direction
- Construct a raised median
- Dedicated left/right turn lanes
- Construct a shared-use path for pedestrians and bicyclists
- Upgrade storm drain with curbs and gutters
- Install/upgrade intersections with signals and ADA ramps
- Install a roundabout at Memorial/Wolf Ranch intersection

Overview – Wolf Ranch Parkway Improvements Project



Wolf Ranch Parkway Improvements Project – Total of 23 Properties Impacted



Previous Council Action and ROW Acquisition Status

- Initial Offers based on appraisal values approved by City Council September 23, 2025
- Initial Offers, Final Offers and interim Possession and Use Agreements (PUA) were sent to all impacted property owners
- No ROW acquisition agreements have been reached with property owners
- 23 property owners have not settled or agreed to the use of the PUA.
- Project construction timeline is fast approaching; we need to advance possession of the required ROW for timely utility relocation work prior to Project construction.

Texas Property Code Chapter 21

If Condemnation necessary, must follow steps in statute:

1. Initial offer with appraisal report
2. If rejected or no response received, send final offer
3. If final offer rejected or no response is received,
4. City Council authorization to use eminent domain
5. File Petition for Condemnation
6. Special Commissioners Hearing
   - Compensation, or "Award", determined
   - possession of new ROW upon deposit of Award amount by City
7. If either party objects, trial over value

Today's Action

- Adopt a Resolution finding that acquisition of new Right-Of-Way is necessary for the Wolf Ranch Parkway Improvements Project, as Public Convenience and Necessity.

- Authorization of the use of eminent domain for the acquisition of the remaining property rights for this Project.

- Specific Motion language is required by Texas Government Code Chapter 2206

- Vote must be a record vote

Motion

Language pursuant to Government Code Ch. 2206

- "I move that the City Council of the City of Georgetown Texas, by adopting the proposed Resolution, authorizes the use of the power of eminent domain to acquire portions of the following properties in the Joseph P. Pulsifer Survey No. 3G, Abstract No. 498, Williamson County, Texas: "**Parcel 1**", an 0.0052-acre portion of tract of land owned by NNN Georgetown Portfolio, L.P.; "**Parcel 2**", a 0.2175-acre portion of a tract of land owned by Fox Holdings LLC; "**Parcel 3**", a 1.083-acre portion of a tract of land owned by Wolf Lakes LP; "**Parcel 6**", a 0.4161-acre portion of a tract of land owned by H4WR Phase 1, LLC; "Parcel 7", a 0.3513-acre portion of a tract of land owned by Wolf Lakes LP; "**Parcel 7**", a 0.096-acre portion of a tract of land owned by Kinara Enterprises, Inc.; "**Parcel 8**", a 0.0099-acre portion of a tract of land owned by H4 WR, LP; "**Parcel 9**", a 0.2823-acre portion of a tract of land owned by H4WR Phase 2, LLC; "**Parcel 10**", a 0.2864-acre portion of a tract of land owned by Wolf Lakes Property Owners Association, Inc.; "**Parcel 11**", a 0.1136-acre portion of a tract of land owned by Wolf Lakes Multifamily Owner, LLC; "**Parcel 12**", a 0.1705-acre portion of a tract of land owned by H4WR Phase 2, LLC; "**Parcel 13**", a 0.0070-acre portion of a tract of land owned by H4 WR, LP; "Parcel 14", a 0.0398-acre portion of a tract of land owned by H4WR Phase 2, LLC; "**Parcel 15**", a 0.6110-acre portion of a tract of land owned by Stephen Kahng;

Motion con't

Language pursuant to Government Code Ch. 2206

- "**Parcel 15**", a 0.6110-acre portion of a tract of land owned by Stephen Kahng; "**Parcel 16**", a 0.5019-acre portion of a tract of land owned by Inland Western Georgetown Rivery Limited Partnership; "**Parcel 17**", a 0.5059-acre portion of a tract of land owned by Wal-Mart Real Estate Business Trust; "**Parcel 18**", a 0.6461-acre portion of a tract of land owned by Carroll At Rivery Ranch LLC; "**Parcel 19**", a 0.3286-acre portion of a tract of land owned by HD Development Properties, L.P.; "**Parcel 20**", a 0.1682-acre portion of a tract of land owned by Wolf Ranch, LLC; "**Parcel 21**", a 0.0727-acre portion of a tract of land owned by The Summit II At Rivery Park LTD.; "**Parcel 22**", a 0.1275-acre portion of a tract of land owned by Strategic Entertainment Group; "**Parcel 24**", a 0.0399-acre portion of a tract of land owned by Novak Land Office LLC; "**Parcel 25**", a 0.1675-acre portion of a tract of land owned by Independent Bank Group Central Texas, Inc.; "**Parcel 26**", a 0.0878-acre portion of a tract of land owned by Lalani Rivery Suites, LLC; for the Wolf Ranch Parkway Improvements Project, each of the above-mentioned tracts being more fully described in Exhibit "A" of the proposed Resolution for Agenda Item **6._.** I further move that the first record vote applies to all units of property to be condemned."

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, FINDING PUBLIC CONVENIENCE AND NECESSITY FOR THE WOLF RANCH PARKWAY IMPROVEMENTS PROJECT; AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR THE ACQUISITION OF REAL PROPERTY RIGHTS NECESSARY FOR THE PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to facilitate the safe and efficient movement of people and goods within Georgetown, Texas, to control the flow of stormwater within its jurisdiction, to preserve the financial investment of the public in its roadway infrastructure, and to protect the safety of the public, the City of Georgetown (the "City") hereby finds that public convenience and necessity requires the acquisition of fee simple interest to, or any lesser real property interest in, all or a portion of the following properties (collectively, the "Property") for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating Wolf Ranch Parkway, in Williamson County, Texas, including any drainage improvements necessary therefore:

"Parcel 1", an 0.0052-acre portion of tract of land owned by NNN Georgetown Portfolio, L.P.; "Parcel 2", a 0.2175-acre portion of a tract of land owned by Fox Holdings LLC; "Parcel 3", a 1.083-acre portion of a tract of land owned by Wolf Lakes LP; "Parcel 6", a 0.4161-acre portion of a tract of land owned by H4WR Phase 1, LLC; "Parcel 7", a 0.3513-acre portion of a tract of land owned by Wolf Lakes LP; "Parcel 21", a 0.096-acre portion of a tract of land owned by Kinara Enterprises, Inc.; "Parcel 8", a 0.0099-acre portion of a tract of land owned by H4 WR, LP; "Parcel 9", a 0.2823-acre portion of a tract of land owned by H4WR Phase 2, LLC; "Parcel 10", a 0.2864-acre portion of a tract of land owned by Wolf Lakes Property Owners Association, Inc.; "Parcel 11", a 0.1136-acre portion of a tract of land owned by Wolf Lakes Multifamily Owner, LLC; "Parcel 12", a 0.1705-acre portion of a tract of land owned by H4WR Phase 2, LLC; "Parcel 13", a 0.0070-acre portion of a tract of land owned by H4 WR, LP; "Parcel 14", a 0.0398-acre portion of a tract of land owned by H4WR Phase 2, LLC; "Parcel 15", a 0.6110-acre portion of a tract of land owned by Stephen Kahng; "Parcel 15", a 0.6110-acre portion of a tract of land owned by Stephen Kahng; "Parcel 16", a 0.5019-acre portion of a tract of land owned by Inland Western Georgetown Rivery Limited Partnership; "Parcel 17", a 0.5059-acre portion of a tract of land owned by Wal-Mart Real Estate Business Trust; "Parcel 18", a 0.6461-acre portion of a tract of land owned by Carroll At Rivery Ranch LLC; "Parcel 19", a 0.3286-acre portion of a tract of land owned by HD Development Properties, L.P.; "Parcel 20", a 0.1682-acre portion of a tract of land owned by Wolf Ranch, LLC; "Parcel 21", a 0.0727-acre portion of a tract of land owned by The Summit II At Rivery Park LTD.; "Parcel 22", a 0.1275-acre portion of a tract of land owned by Strategic Entertainment Group; "Parcel 24", a 0.0399-acre portion of a tract of land owned by Novak Land Office LLC; "Parcel 25", a 0.1675-acre portion of a tract of land owned by Independent Bank Group Central Texas, Inc.; "Parcel 26", a 0.0878-acre portion of a tract of land owned by Lalani Rivery Suites, LLC; for the Wolf Ranch

Parkway Improvements Project, each of the above-mentioned tracts situated in the Joseph P. Pulsifer Survey No. 3G, Abstract No. 498, Williamson County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, as provided for in Sections 251.001 and 273.001 of the Texas Local Government Code, the City finds and determines that the Property is necessary or convenient for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the hereinafter described Project in Williamson County, Texas, including roadway improvements, drainage improvements, utility improvements, public utility infrastructure improvements, and/or other public uses and purposes related thereto as permitted by law (hereinafter the "Project"), and it is necessary to acquire fee simple rights in the Property or a portion thereof. The City finds and determines that condemnation of the Property, or a portion thereof, may be required.

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City to lay out the Project and acquire the necessary right of way upon, over, under and across the Property for the purpose of construction, reconstruction, operation, and maintenance of roadway and drainage infrastructure improvements, and appurtenances thereto, and for the use of any excavated materials from the Property for use in construction of such infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the acquisition of the Property for the Project;

WHEREAS, in order to acquire the Property, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the Property for the purposes of surveying and establishing said land titles and to determine adequate compensation for the Property, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles; and,

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for Property to be acquired for the Project;

Now, THEREFORE, be it RESOLVED by the City Council of the City of Georgetown, Texas:

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of fee simple title to the real property described hereinabove for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the Project in Williamson County, Texas, including roadway and drainage improvements, and/or other public uses and purposes as permitted by law.

2. That the City's employees, agents, and/or representatives are hereby authorized to:

    a. Lay out the exact location of the land area needed from the Property;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities for the Project, the establishment and acquisition of the required right-of-way, and the construction of permanent infrastructure improvements, and appurtenances thereto;

c. Enter upon any property necessary for the purpose of surveying and establishing the title, in order to determine adequate compensation for the rights being acquired, and to conduct tests;

d. Negotiate with the owner(s) of any such properties for the purchase thereof;

e. To purchase any necessary fee simple rights on, over, under and across the Property, and execute all documents necessary to acquire such Property, all subject to the City Council's express approval of the specific, negotiated terms of the acquisition;

f. Initiate eminent domain proceedings against the owner(s), lienholders, and any owners of any other interests in the Property to obtain the necessary title(s) for the Property in the event the owner(s) fail(s) to accept a bona fide offer to purchase the Property; and

g. Take whatever further actions are deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by the City's employees, agents, and/or representatives for the establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights in the Property are hereby authorized, ratified, approved, confirmed, and validated.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the Property is adopted and authorized by a single order for the Property, and this first vote by the City applies to all of the Property identified.

IT IS FURTHER ORDERED that the City Attorney is hereby authorized to proceed to condemnation on the Property, if necessary, and directed to transmit or cause to be transmitted this request of the City to legal counsel to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Property, proceedings in condemnation to acquire in the name of and on behalf of the City, fee simple title to the Property or such lesser estates or property interests as determined necessary, save and except oil, gas, and sulfur, as provided by law.

4. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Georgetown. This resolution shall be effective immediately upon adoption.

RESOLVED by the City Council of the City of Georgetown this ____ day of _____, 2026.

ATTEST:

By: _____
Robyn Densmore, City Secretary

THE CITY OF GEORGETOWN:

By: _____
Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P1

A 0.0052 ACRE (228 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, A CALLED 1.665 ACRE TRACT, IN CR 265 SUBDIVISION, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN, TEXAS, AS RECORDED IN CABINET, (CAB.), EE, SLIDE, (SLD.), 237-238, SAME BEING INSTRUMENT NUMBER, (INST.) 2008025378, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), LOT 1, BEING DESCRIBED AS TRACT 1, IN A SPECIAL WARRANTY DEED FROM WG GEORGETOWN PORTFOLIO, L.P., A DELAWARE LIMITED PARTNERSHIP, TO NNN GEORGETOWN TX OWNER LP, A DELAWARE LIMITED PARTNERSHIP, EXECUTED JUNE 05, 2018, AS RECORDED IN INST. 2018051349, SAID 0.0052 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "True Surv. 6614" for the northeast corner of Lot 1, being the northwest corner of Lot 2, being on the south line of Lot 3, all of said CR 265 Subdivision;

THENCE, South 87º40'22" West, (Record North 87°39'50" East) along and with the south line of Lot 3, being the north line of Lot 1, a distance of 253.20 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed east Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, for the northeast corner and POINT OF BEGINNING of the herein described Parcel P1, said point having surface coordinates of N 10,204,517.11 and E 3,124,716.89;

THENCE, along with the proposed east R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 1, the following Three (3) courses and distances:

(1) South 20º49'48" East, a distance of 7.40 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Intersection, (P.I.), corner;

(2) South 12º19'56" East, a distance of 15.79 feet to a set mag nail with a Pape-Dawson washer for a P.I. corner;

(3) South 72º30'02" West, a distance of 8.11 feet to a to a set mag nail with a Pape-Dawson washer on the curving existing east R.O.W. line of Wolf Ranch Parkway, (Variable width R.O.W.), as established in Inst. 2005082790, O.P.R.W.Co.TX, being the west line of Lot 1;

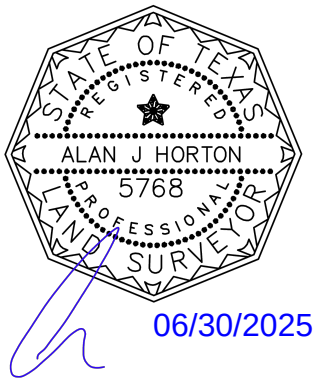
EXHIBIT "A"

(4) THENCE, northwesterly along and with the existing east R.O.W. line of Wolf Ranch Parkway, being the west line of Lot 1, 25.89 feet along and with the arc of a curve to the left, having a radius of 339.99 feet, a delta angle of 4°21'48", a chord bearing of North 19º47'07" West, a distance of 25.89 feet to a found iron with a cap stamped "RPLS 5784" for the northwest corner of Lot 1, being the southwest corner of Lot 3;

(5) THENCE, North 87º40'22" East, along and with the south line of Lot 3, being the north line of Lot 1, a distance of 10.50 feet to the POINT OF BEGINNING and containing 0.0052 acres (228 square feet) in the City of Georgetown, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P1 M&B.docx

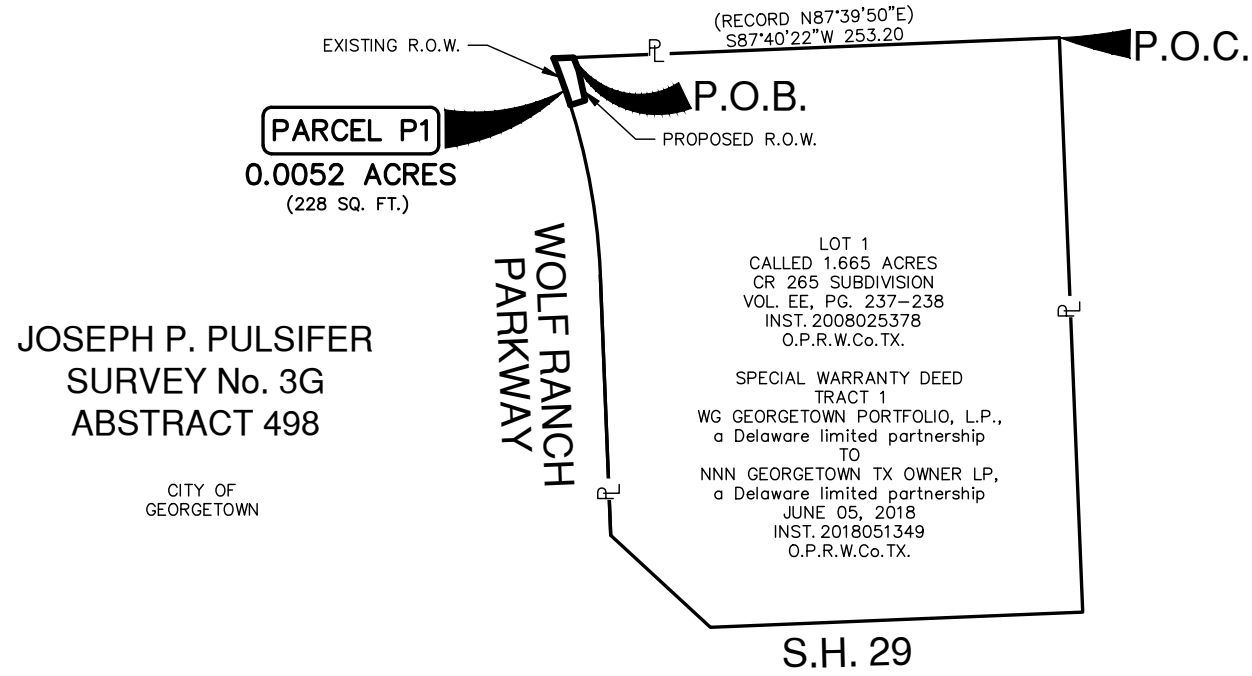
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN JUNE 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
S.H. 29	STATE HIGHWAY 29
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
INST.	INSTRUMENT
SLD.	SLIDE
CAB	CABINET
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
△	SET MAG NAIL PAPE-DAWSON WASHER
N	LAND HOOK
	PARCEL BOUNDARY LINE
PL	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
//	WOODED PRIVACY FENCE
- - -	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

N.T.S.



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P1	1.665	0.0052 (228)	498	N/A	1.660 RT

PARCEL PLAT SHOWING
PARCEL P1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 4

Date: Jun 27, 2025, 9:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P1.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503724
Texan Title Insurance Company
Date Effective: May 2, 2025
Date Issued: May 30, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AS SHOWN
b. SUBJECT TO AS SHOWN
c. SUBJECT TO AS SHOWN
d. SUBJECT TO AS SHOWN
e. NOT A SURVEY ISSUE
f. SHOWN HEREON
g. TERMS, PROVISIONS & CONDITIONS MAY APPLY
h. SUBJECT TO
i. NOT A SURVEY ISSUE
j. NOT A SURVEY ISSUE
k. NOT A SURVEY ISSUE
l. NOT A SURVEY ISSUE
m. SUBJECT TO
n. SUBJECT TO
o. SUBJECT TO

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 4

Date: Jun 27, 2025, 9:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P1.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°49'48"E	7.40'
L2	S12°19'56"E	15.79'
L3	S72°30'02"W	8.11'
L4	N87°40'22"E	10.50'

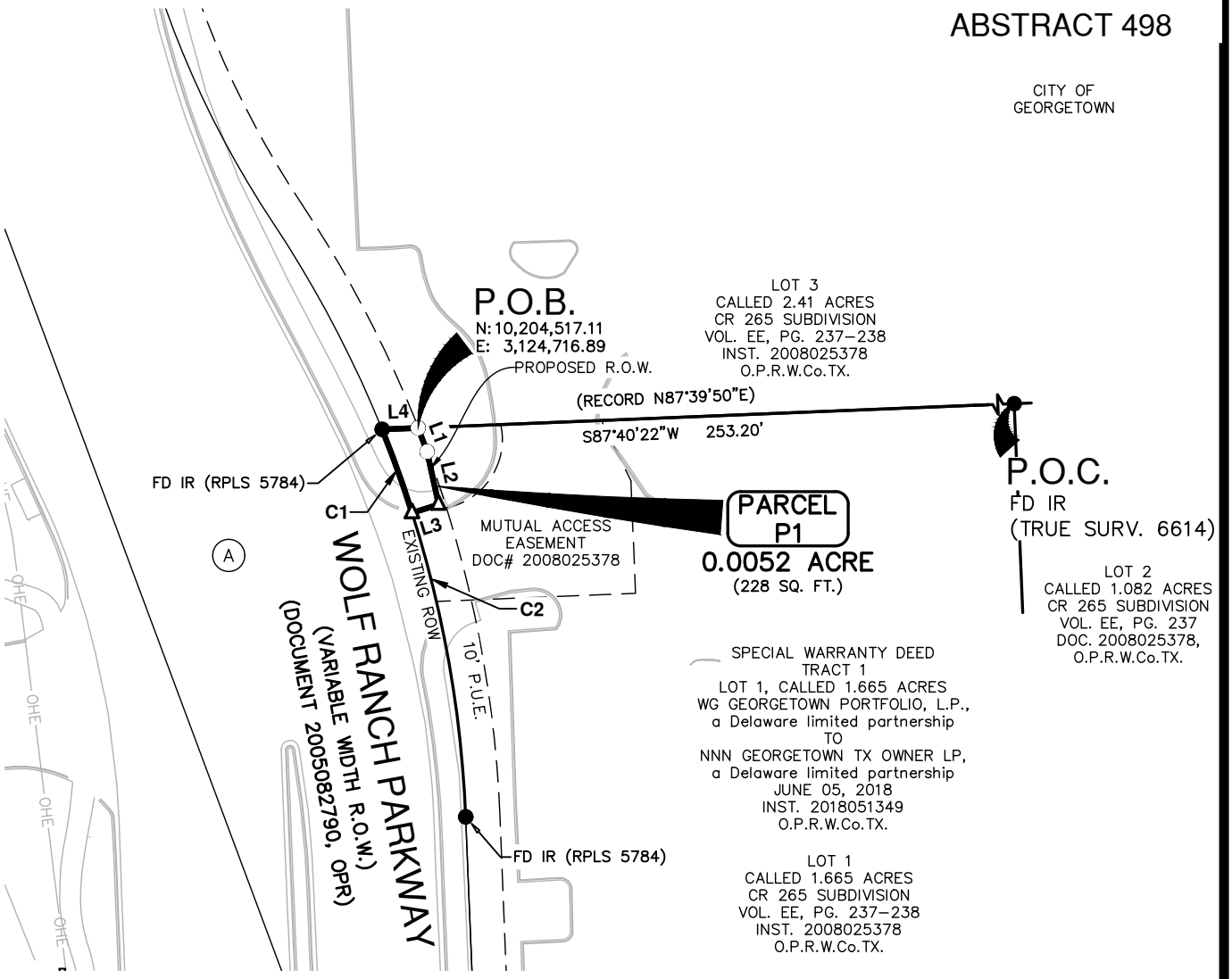
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	25.89'	339.99'	4°21'48"	N19°47'07"W	25.89'
C2	90.33'	339.99'	15°13'24"	S09°59'31"E	90.07'

(A) R.O.W. DEED LIST:
TRACT II
CALLED 0.892 ACRE
SPECIAL WARRANTY DEED
(50% INTEREST)
WILLIAM M. BOOTH
dba
WESTINGHOUSE ROAD
VENTURES,
a Texas sole proprietorship
and
(50% INTEREST)
BILL J. CHAPMAN
and wife, P.D. CHAPMAN
TO
CITY OF GEORGETOWN,
a Texas home-rule
municipal corporation
INST. 2004059727
O.P.R.W.Co.TX.

0 25 50
SCALE: 1"= 50'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN



LOT 3
CALLED 2.41 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237-238
INST. 2008025378
O.P.R.W.Co.TX.

LOT 2
CALLED 1.082 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237
DOC. 2008025378,
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
TRACT 1
LOT 1, CALLED 1.665 ACRES
WG GEORGETOWN PORTFOLIO, L.P.,
a Delaware limited partnership
TO
NNN GEORGETOWN TX OWNER LP,
a Delaware limited partnership
JUNE 05, 2018
INST. 2018051349
O.P.R.W.Co.TX.

LOT 1
CALLED 1.665 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237-238
INST. 2008025378
O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					4 OF 4

REFERENCE:

Date: Jun 27, 2025, 9:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P1.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR SIDEWALK EASEMENT SE3

A 0.0355 ACRE, (1,545 SQUARE FEET), TRACT OF LAND OUT OF LOT 1, A CALLED 1.665 ACRE TRACT, IN CR 265 SUBDIVISION, A SUBDIVISION IN THE CITY OF GEORGETOWN, TEXAS, AS RECORDED IN CABINET, (CAB.), EE, SLIDE, (SLD.), 237-238, SAME BEING INSTRUMENT NUMBER, (INST.) 2008025378, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), LOT 1, BEING DESCRIBED AS TRACT 1, IN A SPECIAL WARRANTY DEED FROM WG GEORGETOWN PORTFOLIO, L.P., A DELAWARE LIMITED PARTNERSHIP, TO NNN GEORGETOWN TX OWNER LP, A DELAWARE LIMITED PARTNERSHIP, EXECUTED JUNE 05, 2018, AS RECORDED IN INST. 2018051349, SAID 0.0355 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "True Surv. 6614" for the northeast corner of Lot 1, being the northwest corner of Lot 2, being on the south line of Lot 3, all of said CR 265 Subdivision;

THENCE, South 87º40'22" West, (Record North 87°39'50" East) along and with the south line of Lot 3, being the north line of Lot 1, a distance of 263.36 feet to a calculated point, for the southwest corner of Lot 3, being the northwest corner of Lot 1, on the curving existing east Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, (Variable width R.O.W.) as established by Inst. 2004059727 O.P.R.W.Co.TX., from which a found iron rod with a cap stamped "RPLS 5784" bears North 87°40'22" East a distance of 0.34 feet;

THENCE, 55.80 feet along and with a curve to the right having a radius of 339.88 feet, a delta angle of 9°24'21", and a chord bearing and distance of South 17°13'11" West 55.73 feet, to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the northwest corner and POINT OF BEGINNING of the herein described Sidewalk Easement SE3, said point having surface coordinates of N 10,204,463.46 and E 3,124,723.23;

THENCE, traversing over, across, and through Lot 1, the following three (3) courses and distances:

(1) North 77º29'00" East, a distance 7.31 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.), corner;

EXHIBIT "A"

(2) South 12º49'29" East, a distance of 31.69 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I., corner;

(3) South 02º20'41" East, a distance of 173.01 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner on the existing east R.O.W. line of Wolf Ranch Parkway, (Variable width R.O.W.), as recorded in Document Number 2005082790, O.P.R.W.Co.TX;

THENCE, along and with the existing east R.O.W. line of Wolf Ranch Parkway, being the west line of Lot 1 the following three (3) courses and distances:

(4) North 47º36'44" West, a distance of 10.72 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(5) North 02º20'41" West, a distance of 135.32 feet to a calculated point for a point of curvature, (P.C.), of a curve to the left, from which a found iron rod with a cap stamped "RPLS 5784" bears South 70 º51'32" East a distance of 0.26 feet;

(6) 60.34 feet along and with the arc of said curve to the left, having a radius of 339.88 feet, a delta angle of 10°10'19", a chord bearing of North 07º25'51" West, a distance of 60.26 feet to the POINT OF BEGINNING and containing 0.0355acres (1,545 square feet) in the City of Georgetown, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



08/12/2025

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 12, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Sidewalk Easement SE3 M&B.docx

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
S.H. 29	STATE HIGHWAY 29
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
INST.	INSTRUMENT
SLD.	SLIDE
CAB	CABINET
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP

Ⓐ R.O.W. DEED LIST:
TRACT II
CALLED 0.892 ACRE
SPECIAL WARRANTY DEED
CITY OF GEORGETOWN,
a Texas home-rule
municipal corporation
INST. 2004059727
O.P.R.W.Co.TX.

0 25 50
SCALE: 1"= 50'

LOT 3
CALLED 2.41 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237-238
INST. 2008025378
O.P.R.W.Co.TX.

FD IR (RPLS 5784)
BEARS N87°40'22"E 0.34'

(RECORD N87°39'50"E)

MUTUAL ACCESS EASEMENT
INST. 2008025378,
O.P.R.W.Co.TX

S87°40'22"W 263.36'

P.O.C.
FD IR (TRUE SURV. 6614)

LOT 2
CALLED 1.082 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237
DOC. 2008025378
O.P.R.W.Co.TX.

L=55.80'
R=339.88'
Delta=9°24'21"
CB=S17°13'11"E
CD=55.73'

P.O.B.
N: 10,204,463.46
E: 3,124,723.23

N77°29'00"E
7.31'

S12°49'29"E
31.69'

CITY OF GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No 1, ABSTRACT 10, WILLIAMS COUNTY, TEXAS

L=60.34'
R=339.88'
Delta=10°10'19"
CB=N07°25'51"W
CD=60.26'

FD IR (RPLS 5784)
BEARS S70°51'32"E 0.26'

10' P.U.E.
CAB. EE., SLD 237

EXISTING ROW

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(DOCUMENT 2005082790, OPR)

Ⓐ

N02°20'41"W 135.32'

S02°20'41"E 173.01'

LOT 1
CALLED 1.665 ACRES
CR 265 SUBDIVISION
CAB. EE, SLD. 237-238
INST. 2008025378
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
TRACT 1, LOT 1
WG GEORGETOWN PORTFOLIO, L.P.,
a Delaware limited partnership
TO
NNN GEORGETOWN TX OWNER LP,
a Delaware limited partnership
JUNE 05, 2018
INST. 2018051349
O.P.R.W.Co.TX.

SIDEWALK EASEMENT SE3
0.0355 ACRES
(1,545 SQ. FT.)

N47°36'44"W
10.72'

S47°36'44"E 59.99'

OHE

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/12/2025

NOTES:
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY STE 200 I AUSTIN , TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
SIDEWALK EASEMENT SE3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					3 OF 4

REFERENCE:

Date: Aug 12, 2025, 10:25am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel-Sidewalk Esmt 3.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503851
Texan Title Insurance Company
Date Effective: July 15, 2025
Date Issued: July 22, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. NOT A SURVEY ISSUE
f. NOT A SURVEY ISSUE
g. NOT A SURVEY ISSUE
h. SUBJECT TO
i. DOES NOT AFFECT
j. DOES NOT AFFECT
k. SUBJECT TO AS SHOWN
l. DOES NOT AFFECT
m. TERMS, CONDITIONS AND STIPULATIONS MAY APPLY
n. SUBJECT TO
o. TERMS, CONDITIONS AND STIPULATIONS MAY APPLY
p. TERMS, CONDITIONS AND STIPULATIONS MAY APPLY
q. TERMS, CONDITIONS AND STIPULATIONS MAY APPLY
r. NOT A SURVEY ISSUE
s. NOT A SURVEY ISSUE
t. SUBJECT TO

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
SIDEWALK EASEMENT SE3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 4

REFERENCE:

Date: Aug 12, 2025, 10:25am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel-Sidewalk Esmt 3.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P2

A 0.2175 ACRE, (9,474 SQUARE FEET), TRACT OF LAND OUT OF LOT 3, A CALLED 2.41 ACRE TRACT, IN CR 265 SUBDIVISION, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN, TEXAS, AS RECORDED IN CABINET, (CAB.), EE, SLIDE, (SLD.), 237-238, SAME BEING INSTRUMENT NUMBER, (INST.) 2008025378, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 3, BEING DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM ARK2K, INC., A TEXAS CORPORATION, TO GRAY FOX HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, EXECUTED AUGUST 24, 2021, AS RECORDED IN INST. 2021128807, SAID 0.2175 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found iron rod with cap stamped "True Surv. 6614" for the northeast corner of Lot 1, being the northwest corner of Lot 2, being on the south line of Lot 3, all of said CR 265 Subdivision;

THENCE, South 87º40'22" West, (Record North 87°39'50" East) along and with the south line of Lot 3, being the north line of Lot 1, a distance of 253.20 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed east Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, for the southeast corner and POINT OF BEGINNING of the herein described Parcel P2, said point having surface coordinates of N 10,204,517.11 and E 3,124,716.89;

(1) THENCE, continuing South 87º40'22" West, along and with the north line of Lot 1, being the south line of Lot 3, a distance of 10.50 feet to a found iron with a cap stamped "RPLS 5784" on the curving existing east R.O.W. line of Wolf Ranch Parkway, (Variable width R.O.W.), as established in Inst. 2005082790, O.P.R.W.Co.TX. for the northwest corner of Lot 1, being the southwest corner of said Lot 3;

(2) THENCE, 40.21 feet along and with the curving existing east R.O.W. line, being the west line of Lot 3, with the arc of a curve to the left, having a radius of 400.00 feet, a delta angle of 5°45'34", a chord bearing of North 25º26'44" West, a distance of 40.19 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Reverse-Curvature, (P.R.C.) of a curve to the right, being the southernmost corner of a called 0.062 acre Exclusive R.O.W. Easement as established in Inst. 2005071013, O.P.R.W.Co.TX.;

EXHIBIT "A"

THENCE, along with the said Exclusive Right-of Way Easement, being the west line of Lot 3 the following three (3) courses and distances:

(3) 182.79 feet along and with the arc of a curve to the right, having a radius of 400.00 feet, a delta angle of 26°10'58", a chord bearing of North 15º50'42" West, a distance of 181.20 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson for a Point-of-Tangency, (P.T.);

(4) North 02º45'02" West, a distance of 63.14 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Intersection, (P.I.), corner;

(5) North 42º26'55" East, a distance of 13.66 feet to a set mag nail with a Pape-Dawson washer on the existing south R.O.W. line of County Road 265, (C.R. 265), locally known as Memorial Drive, (Variable width R.O.W.) as established in CR 265 Subdivision;

(6) THENCE, South 88º22'47" East, along and with said south R.O.W. line of Memorial Drive/C.R. 265 a distance of 108.89 feet to a set mag nail with a Pape-Dawson washer on the proposed east R.O.W. line of Wolf Ranch Parkway;

THENCE, along and with the proposed east R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 3, the following four (4) courses and distances:

(7) South 58º38'16" West, a distance of 98.97 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.), corner;

(8) South 03º57'59" East, a distance of 93.02 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

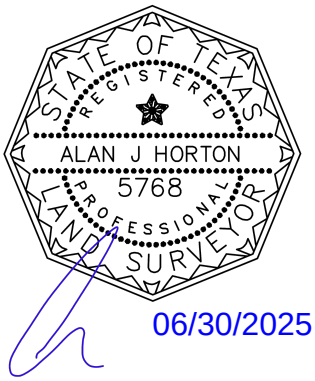
(9) South 13º49'04" East, a distance of 87.69 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(10) South 20º49'48" East, a distance of 54.35 feet to the POINT OF BEGINNING and containing 0.2175 acres (9,474 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P2 M&B.docx

NOTES:

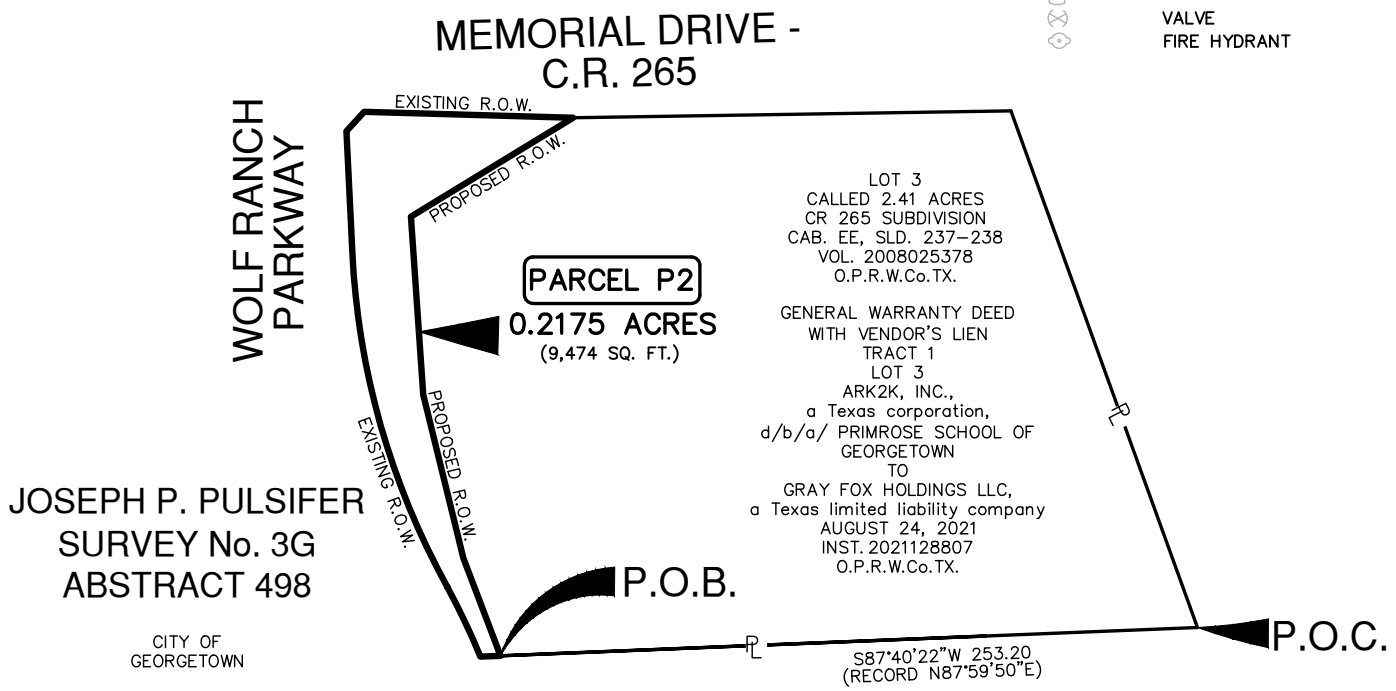
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
CAB	CABINET
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
INST.	INSTRUMENT
SLD.	SLIDE
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
△	SET MAG NAIL PAPE-DAWSON WASHER
LH	LAND HOOK
———	PARCEL BOUNDARY LINE
——R——	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
——//——	WOODED PRIVACY FENCE
— — — —	RECORD R.O.W. PARCEL LINE

N.T.S.

GUY WIRE
PP POWER POLE
OHE OVERHEAD ELECTRIC LINE
X WIRE FENCE
LUMINARE STANDARD
SD STORM DRAIN MANHOLE
G GAS MARKER
VALVE
FIRE HYDRANT



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P2	2.41	0.2175 (9,474)	498	N/A	2.19 RT

PARCEL PLAT SHOWING
PARCEL P2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 6

Date: Jun 27, 2025, 10:27am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P2.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503752
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: May 30, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AS SHOWN
b. SUBJECT TO AS SHOWN
c. DOES NOT AFFECT
d. DOES NOT AFFECT
e. DOES NOT AFFECT
f. MAY AFFECT
g. MAY AFFECT
h. DOES NOT AFFECT
i. MAY AFFECT
j. DOES NOT AFFECT
k. TERMS, CONDITIONS AND PROVISIONS MAY APPLY
l. TERMS, CONDITIONS AND PROVISIONS MAY APPLY
m. TERMS, CONDITIONS AND PROVISIONS APPLY
n. TERMS, CONDITIONS AND PROVISIONS APPLY
o. NOT A SURVEY ISSUE
p. NOT A SURVEY ISSUE
q. MAY BE AFFECTED BY
r. NOT A SURVEY ISSUE
s. NOT A SURVEY ISSUE
t. NOT A SURVEY ISSUE
u. AFFECTS
v. NOT A SURVEY ISSUE
w. AFFECTS

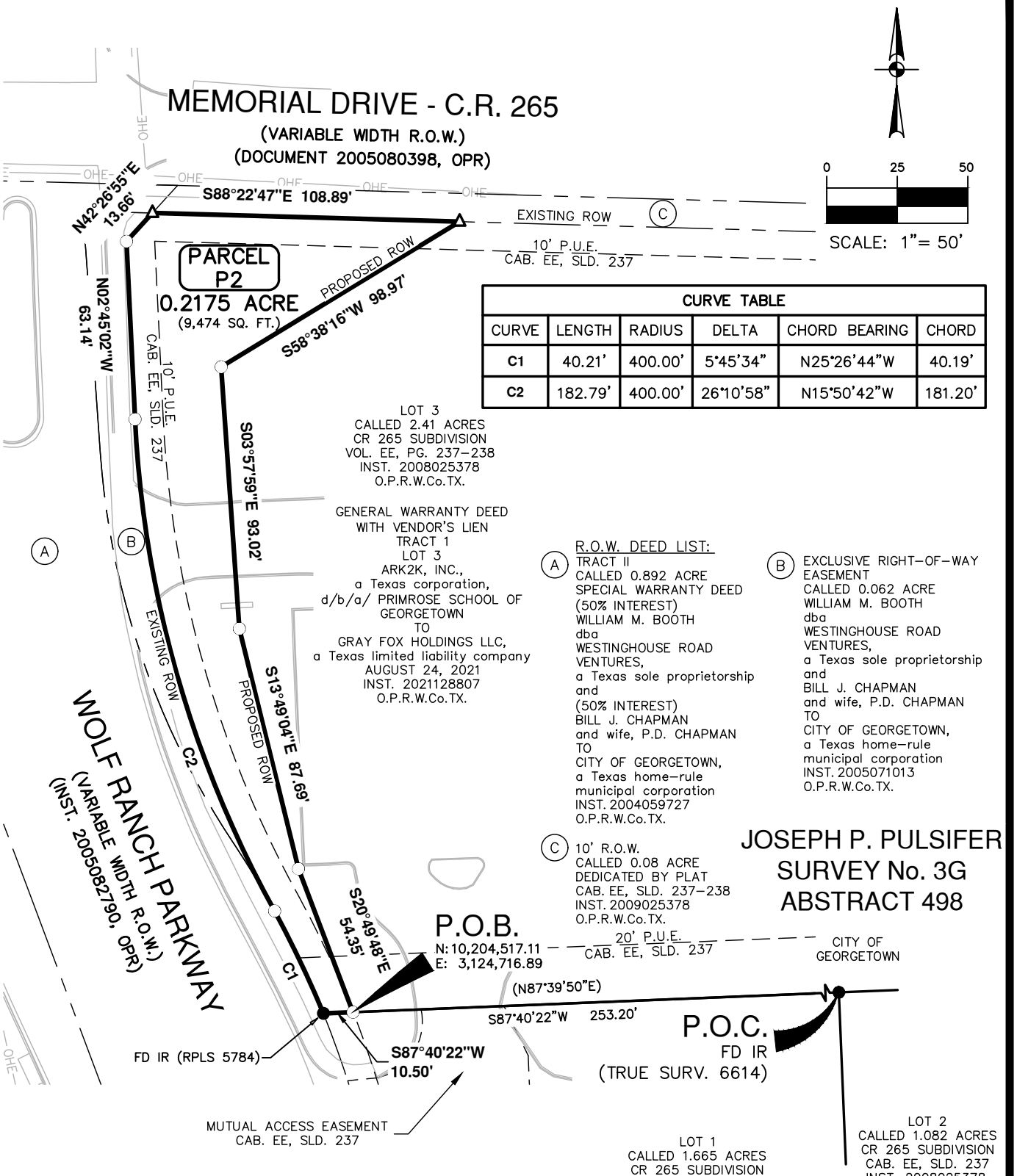
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 6

REFERENCE:

Date: Jun 27, 2025, 10:27am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P2.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	40.21'	400.00'	5°45'34"	N25°26'44"W	40.19'
C2	182.79'	400.00'	26°10'58"	N15°50'42"W	181.20'

LOT 3
CALLED 2.41 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237–238
INST. 2008025378
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
TRACT 1
LOT 3
ARK2K, INC.,
a Texas corporation,
d/b/a/ PRIMROSE SCHOOL OF
GEORGETOWN
TO
GRAY FOX HOLDINGS LLC,
a Texas limited liability company
AUGUST 24, 2021
INST. 2021128807
O.P.R.W.Co.TX.

R.O.W. DEED LIST:

(A) TRACT II
CALLED 0.892 ACRE
SPECIAL WARRANTY DEED
(50% INTEREST)
WILLIAM M. BOOTH
dba
WESTINGHOUSE ROAD
VENTURES,
a Texas sole proprietorship
and
(50% INTEREST)
BILL J. CHAPMAN
and wife, P.D. CHAPMAN
TO
CITY OF GEORGETOWN,
a Texas home–rule
municipal corporation
INST. 2004059727
O.P.R.W.Co.TX.

(B) EXCLUSIVE RIGHT–OF–WAY
EASEMENT
CALLED 0.062 ACRE
WILLIAM M. BOOTH
dba
WESTINGHOUSE ROAD
VENTURES,
a Texas sole proprietorship
and
BILL J. CHAPMAN
and wife, P.D. CHAPMAN
TO
CITY OF GEORGETOWN,
a Texas home–rule
municipal corporation
INST. 2005071013
O.P.R.W.Co.TX.

(C) 10' R.O.W.
CALLED 0.08 ACRE
DEDICATED BY PLAT
CAB. EE, SLD. 237–238
INST. 2009025378
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

LOT 1
CALLED 1.665 ACRES
CR 265 SUBDIVISION
VOL. EE, PG. 237–238
INST. 2008025378
O.P.R.W.Co.TX.

LOT 2
CALLED 1.082 ACRES
CR 265 SUBDIVISION
CAB. EE, SLD. 237
INST. 2008025378,
O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS

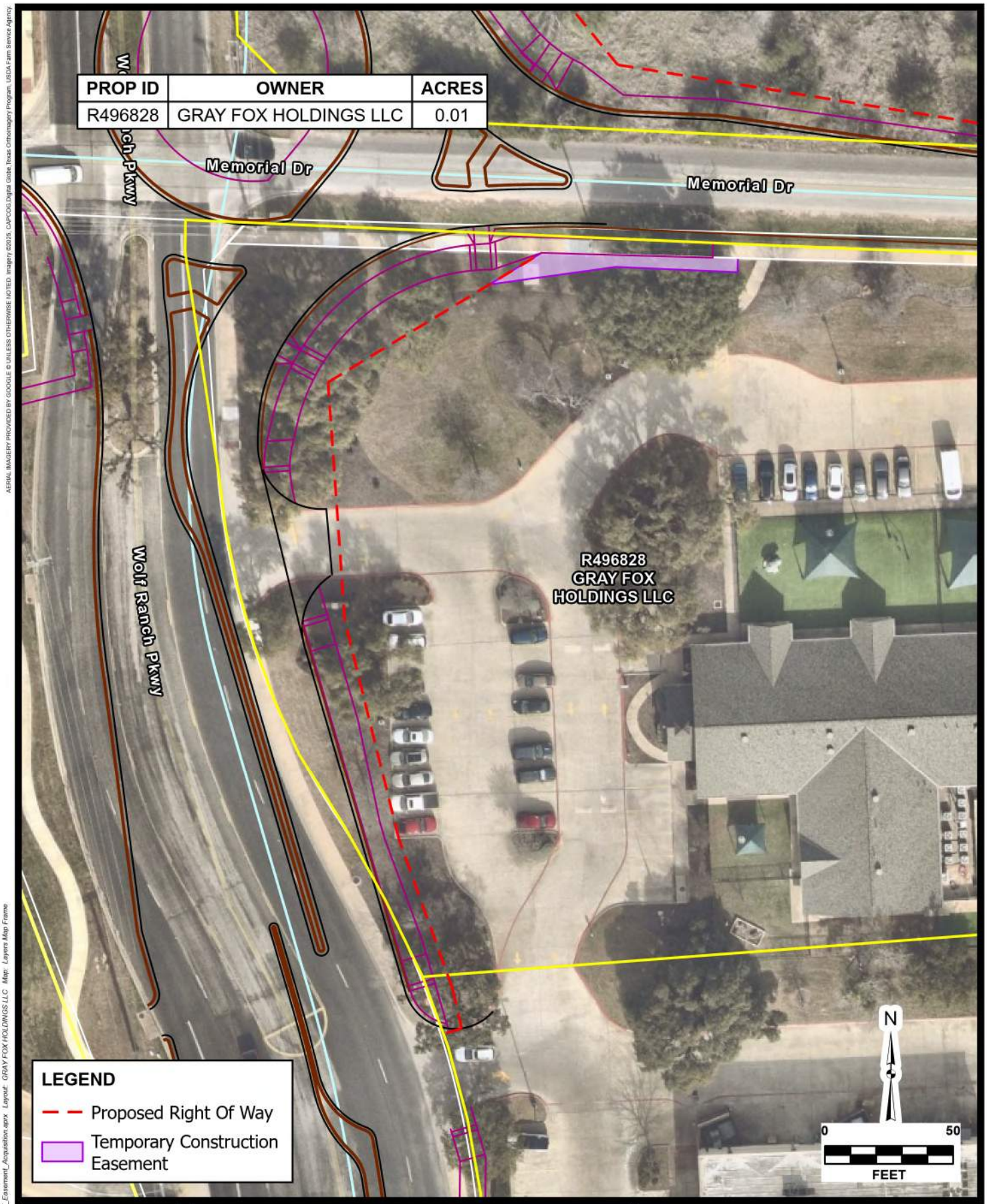
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P2

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 6

Date: Jun 27, 2025, 10:27am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P2.dwg

REFERENCE:



AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 22, 2025 2:12 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: GRAY FOX HOLDINGS LLC Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

GRAY FOX HOLDINGS LLC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr. – C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P3

A 1.083 ACRE (47,177 SQUARE FEET) TRACT OF LAND OUT OF A REMAINDER PORTION OF TRACT FIVE, PARCEL ONE, A CALLED 202.149 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM JUDY DEAN WOLF HINDELANG, SUSAN JANE WOLF ROBERTSON, JAY LEON WOLF, JR., IVA WOLF McLACHLAN, BRIAN ALAN McLACHLAN, AND AMANDA JUNE McLACHLAN TO WOLF LAKES, LP, A TEXAS LIMITED PARTNERSHIP, EXECUTED SEPTEMBER 30, 2013, RECORDED IN DOCUMENT NUMBER, (Doc. No.), 2013096286, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID PARCEL ONE DESCRIBED AS TRACT I IN VOLUME, (Vol.), 1997, PAGE, (Pg.), 953, O.R.W.Co.TX., SAID 1.083 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the westernmost Point-of-Intersection, (P.I.), corner for Lot 2, Block A, Wolf Ranch Village, Section 2, a subdivision in the City of Georgetown, as recorded in Doc. No. 2021177458, O.P.R.W.Co.TX., said subdivision being out of Tract five, Parcel One;

THENCE, South 34º51'09" East, (called North 34º51'09" West), along and with the southernmost west line of Lot 2, a distance of 5.52 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north Right-Of-Way, (R.O.W.), line of Memorial Drive, also known as County Road 265, (C.R. 265), for the easternmost north corner and POINT OF BEGINNING of the herein described Parcel P3, said point having surface coordinates of N 10,204,829.00 and E 3,125,254.67;

THENCE, South 34º51'09" East, continuing along and with a west line of Lot 2, passing at a distance of 8.38, feet a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the southwest corner of Lot 2, being on the existing north R.O.W. line of Memorial Drive, C.R. 265, (variable width R.O.W.), as established by Wolf Ranch Village, Section 2, continuing for a total distance of 12.39 feet to a found capped iron rod stamped "Pape-Dawson" for the southeast corner of the remainder portion of Parcel One, being on the existing north R.O.W. line of Memorial Drive, C.R. 265, as established in Doc. No. 2005080398, O.P.R.W.Co.TX.

EXHIBIT “A”

THENCE, with the existing north R.O.W. line of Memorial Drive, C.R. 265, the existing east R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Doc. No. 2005082790, O.P.R.W.Co.TX., and the existing south R.O.W. line of Legacy Crossing, as established in Doc. No. 2005082790, O.P.R.W.Co.TX., being the south, west, and north lines of the remainder of Parcel One, the following Eleven (11) courses and distances:

(1) North 79º52’49” West, a distance of 33.87 feet to a found 1/2 inch iron rod for a P.I. corner;

(2) North 87º21’56” West, a distance of 561.63 feet to a found iron rod with cap stamped "ALL COUNTY” for a P.I. corner;

(3) North 44º47’54” West, a distance of 44.20 feet to a found iron rod with cap stamped "STEGER & BIZZELL” for a P.I. corner;

(4) North 02º14’36” West, a distance of 23.36 feet to a found iron rod with cap stamped "STEGER & BIZZELL” for a Point of Curvature, (P.C.), for a curve to the left;

(5) 130.33 feet along the arc of said curve to the left, having a radius of 975.50 feet, a delta angle of 07°39’17”, a chord bearing of North 06º04’14” West, a distance of 130.23 feet to found 5/8 inch iron rod for a Point of Reverse Curvature, (P.R.C.), for a curve to the right;

(6) 94.99 feet along the arc of said curve to the right, having a radius of 930.50 feet, a delta angle of 05°50’57”, a chord bearing of North 06º58’24” West, a distance of 94.95 feet to found iron rod with cap stamped "STEGER & BIZZELL” for a Point of Compound Curvature, (P.C.C.), for another curve to the right;

(7) 412.89 feet along the arc of said curve to the right, having a radius of 1968.00 feet, a delta angle of 12°01’14”, a chord bearing of North 01º57’42” East, a distance of 412.13 feet to set 5/8 inch iron rod with yellow cap stamped “Pape-Dawson” for a P.R.C., for a curve to the left;

(8) 237.33 feet along the arc of said curve to the left, having a radius of 2032.00 feet, a delta angle of 06°41’31”, a chord bearing of North 04º37’34” East, a distance of 237.20 feet to found 1/2 inch iron rod for a Point of Tangency, (P.T.);

(9) North 01º16’48” East, a distance of 35.01 feet to a found 5/8 inch iron rod with yellow cap stamped “Pape-Dawson”, for a P.I. corner;

(10) North 46º16’30” East, a distance of 35.36 feet to a found 5/8 inch iron rod with yellow cap stamped “Pape-Dawson”, for a P.I. corner;

EXHIBIT "A"

(11) South 88°43'30" East, a distance of 27.15 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

THENCE, traversing over, across, and through the remainder portion of Parcel One, with the proposed east R.O.W. line of Wolf Ranch Parkway and the proposed north R.O.W. line of Memorial Drive, C.R. 265, the following four (11) courses and distances:

(12) South 48º10'24" West, a distance of 30.32 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(13) South 02º16'24" West, a distance of 305.70 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(14) South 10º01'23" West, a distance of 91.21 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(15) South 05º35'11" West, a distance of 185.17 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(16) South 02º16'24" West, a distance of 16.19 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.C. of a curve to the left;

(17) 227.01 along the arc of said curve to the left, having a radius of 429.51 feet, a delta angle of 30°16'57", a chord bearing of South 12º45'54" East, a distance of 224.38 to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.T.;

(18) South 39º19'38" East, a distance of 169.35 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(19) South 80º49'05" East, a distance of 141.81 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(20) South 87º21'56" East, a distance of 241.48 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.C. of a curve to the right;

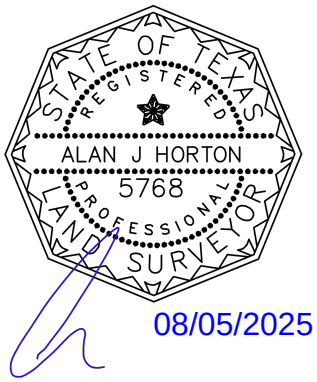
(21) 46.57 feet along the arc of said curve to the right, having a radius of 2211.28 feet, a delta angle of 01°12'24", a chord bearing of South 87º17'08" East, a distance of 46.57 feet set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.C.C., for another curve to the right;

EXHIBIT "A"

(22) 42.95 feet along the arc of said curve to the right, having a radius of 343.00 feet, a delta angle of 07°10'27", a chord bearing of South 82º39'45" East, a distance of 42.92 feet to the POINT OF BEGINNING and containing 1.083 acres (47,177 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 5, 2025
JOB NO. 51496-01
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P3 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE–DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN MAY, 2025 AND JULY, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

CITY OF
GEORGETOWN

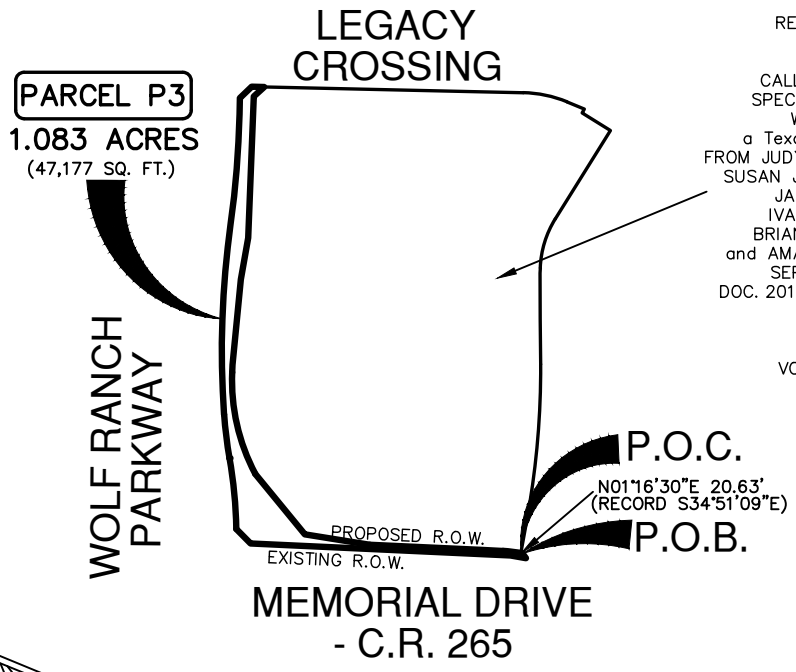
JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
FD	FOUND
FNC	FENCE
INST.	INSTRUMENT NUMBER
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT

N.T.S.

●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE–DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE–DAWSON CAP
N	LAND HOOK
	PARCEL BOUNDARY LINE
PL	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
//	WOODED PRIVACY FENCE
	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/05/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P3	202.149	1.083 (47,177)	498	N/A	201.066 RT

PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					5 OF 11

Date: Aug 05, 2025, 8:14am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503715
Texan Title Insurance Company
Date Effective: July 9, 2025
Date Issued: July 21, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. MAY BE SUBJECT TO
f. MAY BE SUBJECT TO
g. MAY BE SUBJECT TO
h. TERMS, CONDITIONS & PROVISIONS MAY APPLY
i. DOES NOT AFFECT
j. TERMS, CONDITIONS & PROVISIONS MAY APPLY
k. TERMS, CONDITIONS & PROVISIONS MAY APPLY
l. DOES NOT AFFECT
m. SUBJECT TO
n. MAY BE SUBJECT TO
o. SUBJECT TO AS SHOWN
p. TERMS, CONDITIONS & PROVISIONS MAY APPLY
q. TERMS, CONDITIONS & PROVISIONS MAY APPLY
r. TERMS, CONDITIONS & PROVISIONS MAY APPLY
s. TERMS, CONDITIONS & PROVISIONS MAY APPLY
t. SUBJECT TO
u. TERMS, CONDITIONS & PROVISIONS MAY APPLY
v. TERMS, CONDITIONS & PROVISIONS MAY APPLY
w. DOES NOT AFFECT
x. TERMS, CONDITIONS & PROVISIONS MAY APPLY
y. SUBJECT TO AS SHOWN
z. SUBJECT TO
aa. NOT A SURVEY ISSUE
bb. MAY BE SUBJECT TO
cc. NOT A SURVEY ISSUE
dd. NOT A SURVEY ISSUE
ee. NOT A SURVEY ISSUE
ff. NOT A SURVEY ISSUE
gg. NOT A SURVEY ISSUE

Date: Aug 05, 2025, 8:14am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

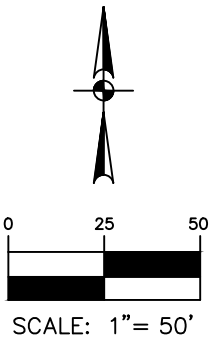
PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						6 OF 11

REFERENCE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	46.57'	2211.28'	1°12'24"	S87°17'08"E	46.57'
C7	42.95'	343.00'	7°10'27"	S82°39'45"E	42.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°51'09"E	12.39'
L2	N79°52'49"W	33.87'



MATCH LINE SHEET 8 OF 11

REMAINDER PORTION
TRACT FIVE
PARCEL ONE
CALLED 202.149 ACRES
SPECIAL WARRANTY DEED
WOLF LAKES, LP,
a Texas limited partnership
FROM JUDY DEAN WOLF HINDELANG,
SUSAN JANE WOLF ROBERTSON,
JAY LEON WOLF, JR.
IVA WOLF McLACHLAN
BRIAN ALAN McLACHLAN,
and AMANDA JUNE McLACHLAN
SEPTEMBER 30, 2013
DOC. 2013096286, O.P.R.W.Co.TX.

DESCRIBED AS
TRACT I
VOL. 1997, PG. 953
O.P.R.W.Co.TX.

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CALLED 12.043 ACRES
LOT 2, BLOCK A
WOLF LAKES VILLAGE SECTION 2
INST. 2021177458,
O.P.R.W.Co.TX.

PARCEL P3
1.083 ACRES
(47,177 SQ. FT.)

S87°21'56"E
241.48'

C6

P.O.C.

C7

S34°51'09"E 5.52'
(RECORD N34°51'09"W)

P.O.B.
N: 10,204,829.00
E: 3,125,254.67

L1

IR (PAPE DAWSON)

PROPOSED ROW

EXISTING ROW

N87°21'56"W 561.63'

1/2"IR

L2

IR (PAPE DAWSON)

MEMORIAL DRIVE - C.R. 265

(VARIABLE WIDTH R.O.W.)
(INST. 2005080398, O.P.R.W.Co.TX.)

PAPE-DAWSON ENGINEERS

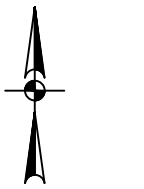
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 11

REFERENCE:

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0 25 50

SCALE: 1"= 50'

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

REMAINDER PORTION
TRACT FIVE
PARCEL ONE
CALLED 202.149 ACRES
SPECIAL WARRANTY DEED
WOLF LAKES, LP,
a Texas limited partnership
FROM JUDY DEAN WOLF HINDELANG,
SUSAN JANE WOLF ROBERTSON,
JAY LEON WOLF, JR.
IVA WOLF McLACHLAN
BRIAN ALAN McLACHLAN,
and AMANDA JUNE McLACHLAN
SEPTEMBER 30, 2013
DOC. 2013096286, O.P.R.W.Co.TX.

DESCRIBED AS
TRACT I
VOL. 1997, PG. 953
O.P.R.W.Co.TX.

MATCH LINE SHEET 9 OF 11

MATCH LINE SHEET 7 OF 11

PARCEL P3
1.083 ACRES
(47,177 SQ. FT.)

S80°49'05"E
141.81'

PROPOSED ROW

S87°21'56"E 241.48'

EXISTING ROW

N87°21'56"W 561.63'

MEMORIAL DRIVE - C.R. 265
(VARIABLE WIDTH R.O.W.)
(INST. 2005080398, O.P.R.W.Co.TX.)

PAPE-DAWSON ENGINEERS

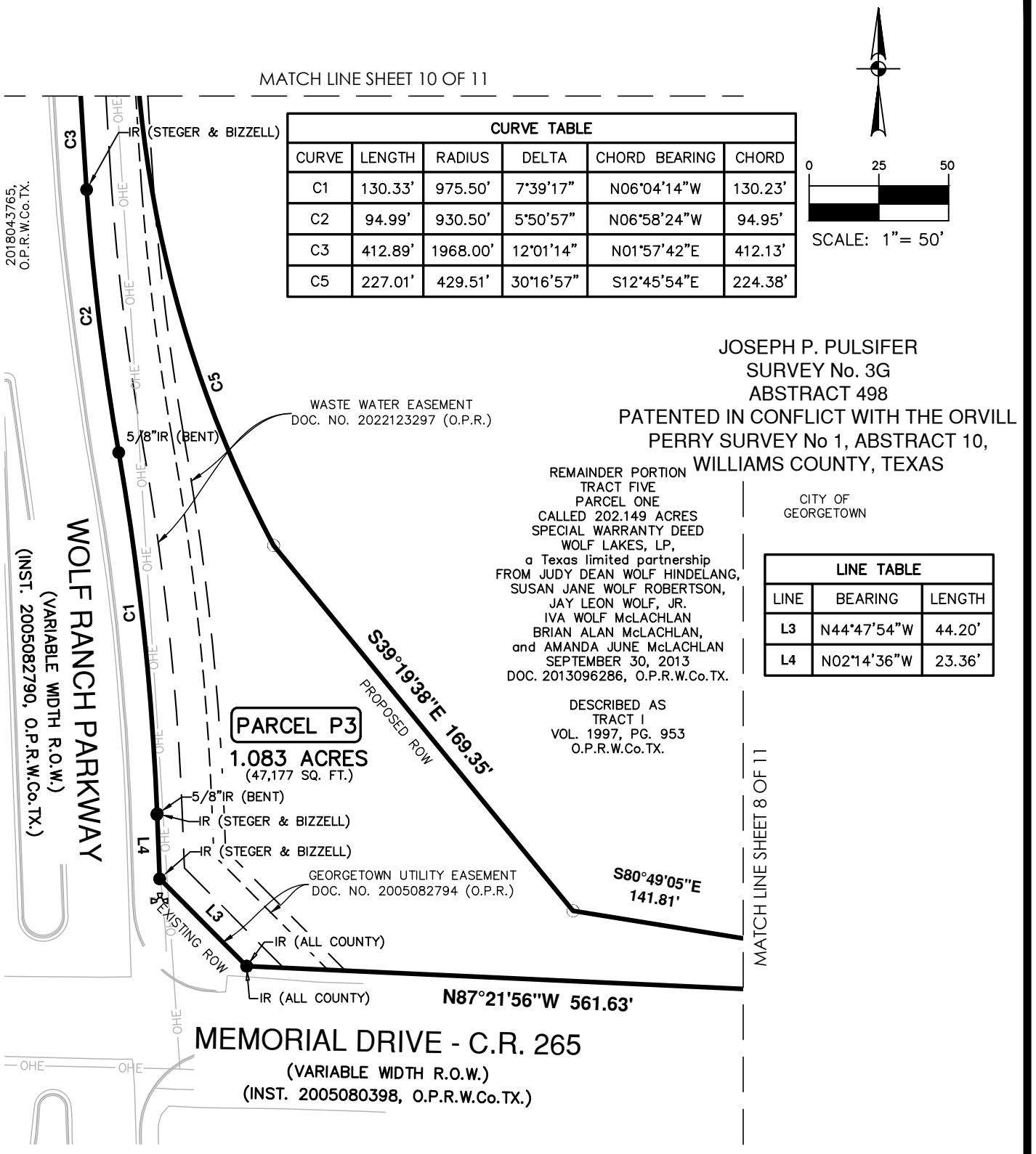
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 11

REFERENCE:

Date: Aug 05, 2025, 8:14am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	130.33'	975.50'	7°39'17"	N06°04'14"W	130.23'
C2	94.99'	930.50'	5°50'57"	N06°58'24"W	94.95'
C3	412.89'	1968.00'	12°01'14"	N01°57'42"E	412.13'
C5	227.01'	429.51'	30°16'57"	S12°45'54"E	224.38'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N44°47'54"W	44.20'
L4	N02°14'36"W	23.36'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

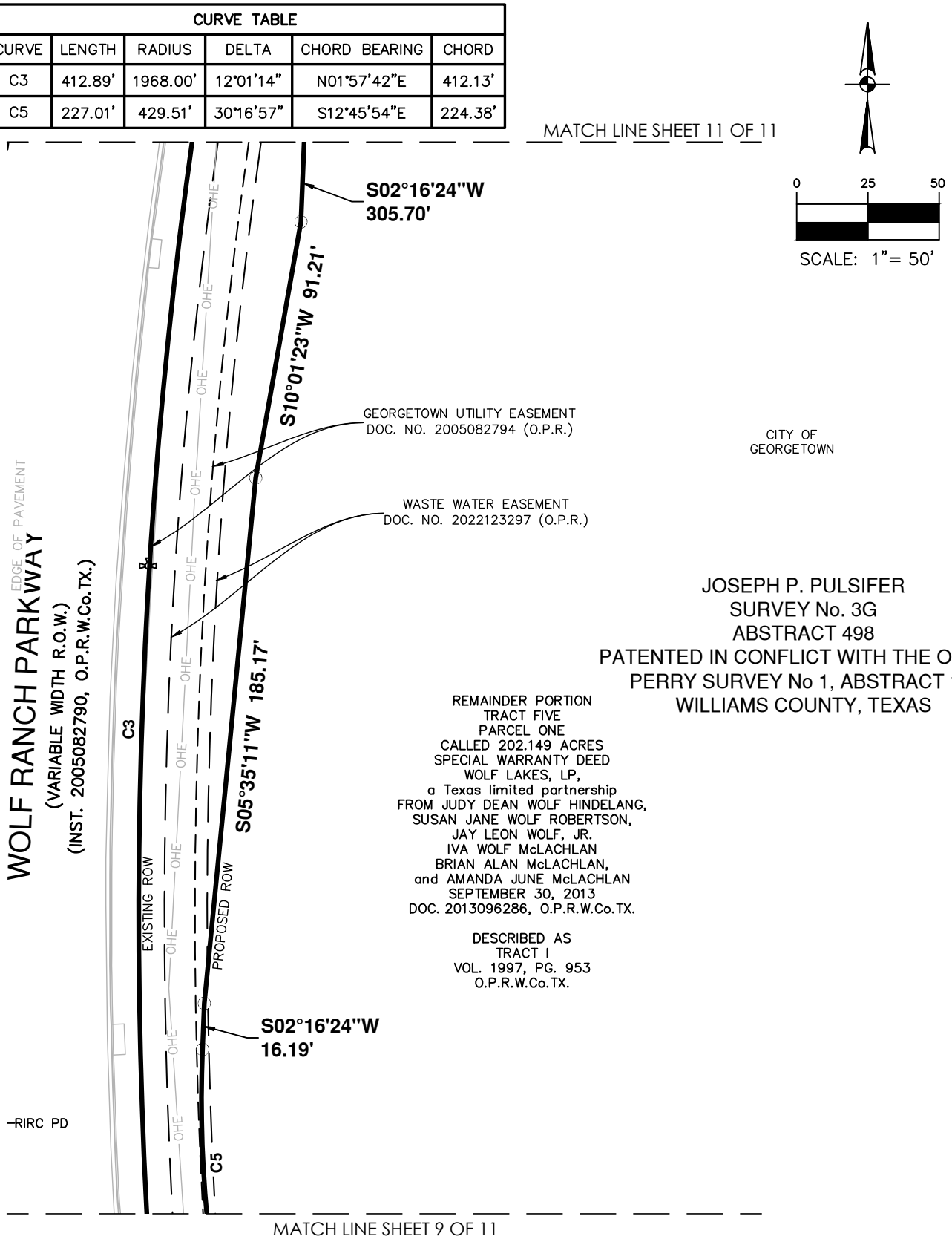
PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					9 OF 11

REFERENCE:

Date: Aug 05, 2025, 8:14am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	412.89'	1968.00'	12°01'14"	N01°57'42"E	412.13'
C5	227.01'	429.51'	30°16'57"	S12°45'54"E	224.38'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					10 OF 11

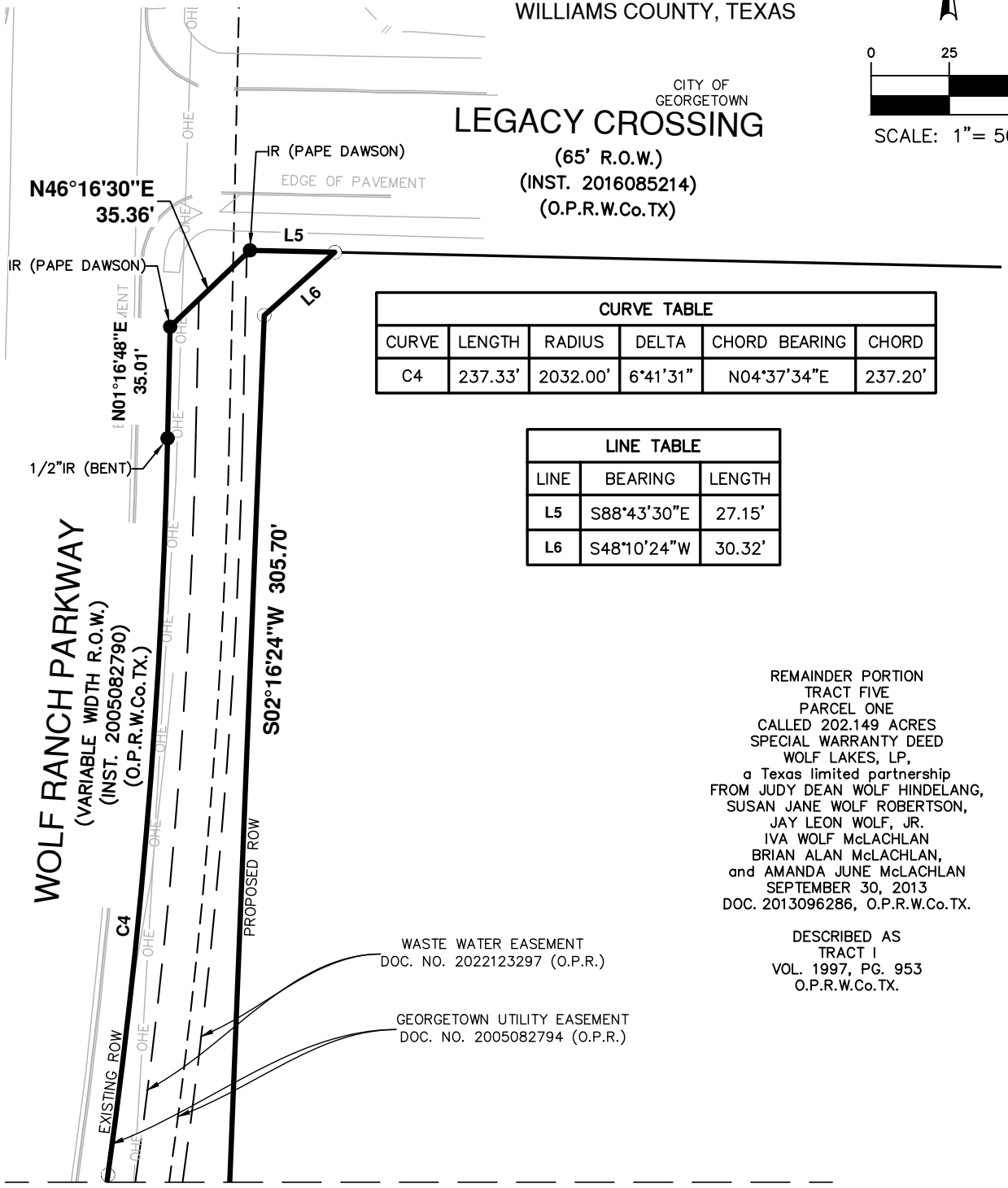
REFERENCE:

Date: Aug 05, 2025, 8:14am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

0 25 50
SCALE: 1"= 50'

CITY OF
GEORGETOWN
LEGACY CROSSING
(65' R.O.W.)
(INST. 2016085214)
(O.P.R.W.Co.TX)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	237.33'	2032.00'	6°41'31"	N04°37'34"E	237.20'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S88°43'30"E	27.15'
L6	S48°10'24"W	30.32'

REMAINDER PORTION
TRACT FIVE
PARCEL ONE
CALLED 202.149 ACRES
SPECIAL WARRANTY DEED
WOLF LAKES, LP,
a Texas limited partnership
FROM JUDY DEAN WOLF HINDELANG,
SUSAN JANE WOLF ROBERTSON,
JAY LEON WOLF, JR.
IVA WOLF McLACHLAN
BRIAN ALAN McLACHLAN,
and AMANDA JUNE McLACHLAN
SEPTEMBER 30, 2013
DOC. 2013096286, O.P.R.W.Co.TX.

DESCRIBED AS
TRACT I
VOL. 1997, PG. 953
O.P.R.W.Co.TX.

WASTE WATER EASEMENT
DOC. NO. 2022123297 (O.P.R.)

GEORGETOWN UTILITY EASEMENT
DOC. NO. 2005082794 (O.P.R.)

MATCH LINE SHEET 10 OF 11

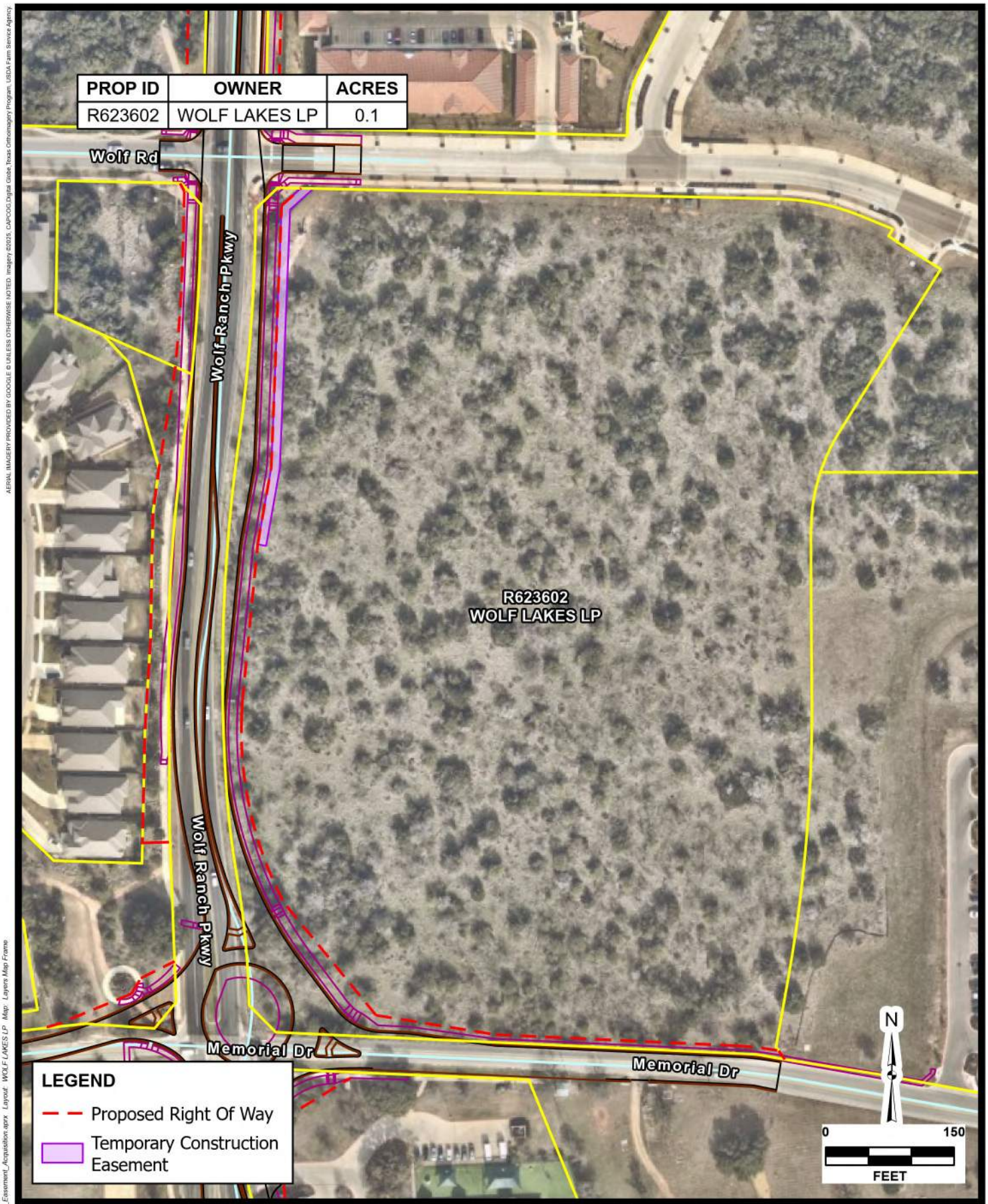
PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 I AUSTIN , TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P3

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JULY 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					11 OF 11

REFERENCE:

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File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P3.dwg



AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: Jun 09, 2025 11:41 AM User: ehasler
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: WOLF LAKES LP Map: Layers Map Frame

JOB NO.	51423-04
DATE	Jun 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

WOLF LAKES LP

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P6

0.4161 OF AN ACRE (18,127 SQUARE FEET) TRACT OF LAND OUT OF OPEN SPACE LOT 1, A CALLED 113,058 SQUARE FEET, IN BLOCK H, WOLF RANCH WEST, SECTION 1A, PHASE 1, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2016085214, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), AND FURTHER OUT OF OPEN SPACE LOT 14, A CALLED 20,350 SQUARE FEET, IN BLOCK H, WOLF RANCH WEST, SECTION 1A, PHASE 2, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INST. 2016085272, O.P.R.W.Co.TX., LOT 1 AND LOT 14 BOTH DESCRIBED IN A DEED WITHOUT WARRANTY FROM H4WR PHASE 1, LLC, A TEXAS LIMITED LIABILITY COMPANY TO OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY ASSOCIATION, INC., A TEXAS NONPROFIT CORPORATION, EXECUTED MAY 16, 2018, RECORDED IN INST. 2018043765, O.P.R.W.Co.TX., SAID 0.4161 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the existing north Right-Of-Way, (R.O.W), line of Legacy Crossing, (65 feet R.O.W.), as established in Inst. 2016085214, O.P.R.W.Co.TX., for the southernmost west corner of Lot 1;

THENCE, South 88º43'30" East, (Record South 88º43'30" East), along and with the existing north R.O.W. line of Legacy Crossing, being the south line of Lot 1, a distance of 410.05 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed west R.O.W line of Wolf Ranch Parkway, for the southwest corner and POINT OF BEGINNING of the herein described Parcel P6, said point having surface coordinates of N 10,205,906.85, and E 3,124,555.94;

THENCE, traversing over, across, and through Lot 1 and Lot 14, along and with the proposed west R.O.W. line of Wolf Ranch Parkway, the following Four (4) courses and distances:

(1) North 01º16'30" East, a distance of 45.00 feet to a set mag nail with a "Pape-Dawson" washer, for a Point of Intersection, (P.I.), corner;

(2) South 88°43'30" East, a distance of 6.16 feet to a set mag nail with a "Pape-Dawson" washer for a P.I., corner;

EXHIBIT "A"

(3) North 01º16'30" East, passing at a distance of 272.13 feet, the north line of Lot 1, being the south line of Lot 14, continuing for a total distance of 530.40 feet to a set mag nail with a "Pape-Dawson" washer, for a Point-of-Curvature, (P.C.), for a curve to the right;

(4) 185.88 feet along and with the arc of said curve to the right, having a radius of 1031.94 feet, a delta angle of 10°19'13", a chord bearing of North 06º15'01" East, a distance of 185.62 feet to a calculated point behind a wall, for a the northeast corner of Lot 10, being the southeast corner of Lot 11, Block H, Wolf Ranch West, Section 1A, Phase 2, being on the west line of Lot 14;

(5) THENCE North 12º17'34" East, along and with the southeast line of Lot 11, being the west line of Lot 14, a distance of 50.13 feet to a to a calculated point behind a wall for the northeast corner of Lot 11, being the southwest corner of Lot 12;

(6) THENCE North 17º13'16" East, along and with the southeast lines of Lot 12 and Lot 13, being the west line of Lot 14, a distance of 99.83 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the northeast corner of Lot 13, being the northernmost corner of Lot 14, Block H, Wolf Ranch West, Section 1A, Phase 2, being on the southwest line of Lot 14, Block H, Wolf Ranch West, Section 2, Phase 1, recorded in Inst. 2018051990, O.P.R.W.Co.TX.;

(7) THENCE, South 69º03'13" East, along with the southwest line of Lot 14, Wolf Ranch West, Section 2, Phase 1, being the northeast line of Lot 14, Wolf Ranch West, Section 1A, Phase 2, a distance of 20.04 feet to a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the southeast corner of a 4 feet R.O.W. dedication as established in said Wolf Ranch West, Section 2, Phase 1, being the northeast corner of Lot 14, Wolf Ranch West, Section 1A, Phase 2, on the existing curving west R.O.W. line of Wolf Ranch Parkway, (Variable Width R.O.W.) as established in Inst. 2005082790, O.P.R.W.Co.TX.;

THENCE, with the existing west R.O.W. line of Wolf Ranch Parkway, being the east line of Lot 14, Block H, Wolf Ranch West, Section 2, Phase 1, and the east line of Lot 1, Block H, Wolf Ranch West, Section 1A, Phase 1, the following Two (2) courses and distances:

(8) 328.92 feet along and with the arc of a curve to the left, having a radius of 1031.94 feet, a delta angle of 18°15'44", a chord bearing of South 10º24'21" West, a distance of 327.52 feet to found 5/8 inch iron rod with a yellow cap stamped "Pape Dawson", for a Point-of-Tangency, (P.T.);

EXHIBIT "A"

(9) South 01º16'30" West, passing at a distance 258.27 feet a found 5/8 inch iron rod with a yellow cap stamped "Pape Dawson" for the northeast corner of Lot 1, Block H, Wolf Ranch Subdivision, Section 1A, Phase 1, being the southeast corner of Lot 14, Block H, Wolf Ranch Subdivision, Section 1A, Phase 2, for a total distance of a distance of 550.41 feet to a found 5/8 inch iron rod with a yellow cap stamped "Pape Dawson", at the intersection of the existing west R.O.W. line of Wolf Ranch Parkway with the existing north R.O.W. line of Legacy Crossing for the easternmost south corner of Lot 1;

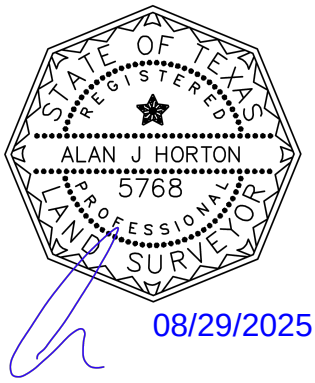
THENCE, with the existing north R.O.W. line of Legacy Crossing, being the south line of Lot 1 Wolf Ranch Parkway, Section 1A, Phase 1 the following Two (2) courses and distances:

(10) South 46º16'57" West, a distance of 35.36 feet to a calculated point, for a the southernmost east corner of Lot 1, from which a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" bears North 85º21'04" West a distance of 0.19 feet;

(11) North 88º43'30" West, a distance of 1.15 feet to the POINT OF BEGINNING and containing 0.4161 of an acre (18,127 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 29, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P6 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN MAY, 2025 AND JULY, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
Δ	SET MAG NAIL PAPE-DAWSON WASHER
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
N	CALCULATED POINT
	LAND HOOK
	PARCEL BOUNDARY LINE
PL	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
//	WOODED PRIVACY FENCE
	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

N.T.S.

PARENT TRACTS

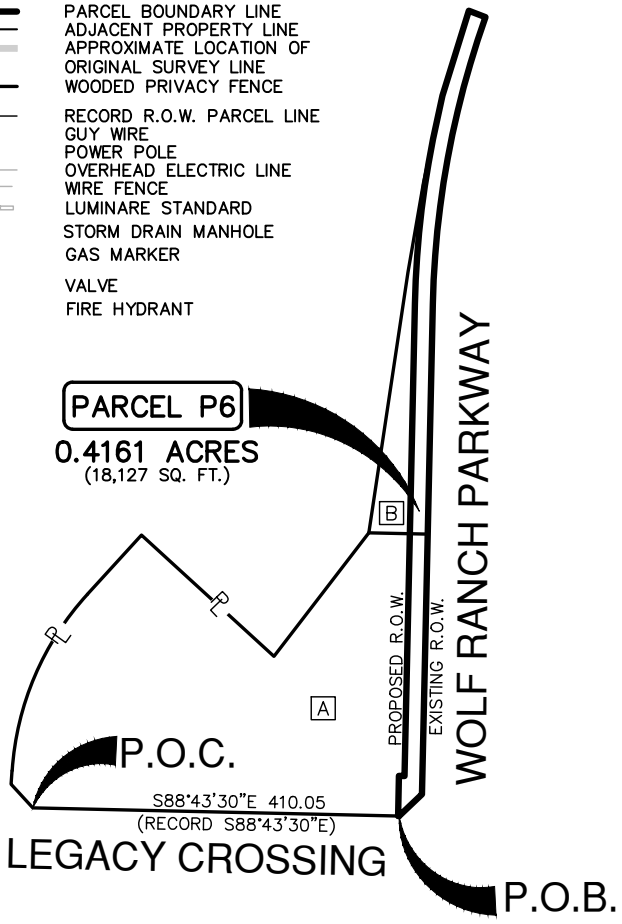
[A] OPEN SPACE LOT 1
CALLED 113,058 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 1A
PHASE 1
INST. 2016085214
O.P.R.W.Co.TX

[B] OPEN SPACE LOT 14
CALLED 20,350 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

DEED WITHOUT WARRANTY
LOT 1, BLOCK H
& LOT 14, BLOCK H
H4WR PHASE 1, LLC
a Texas limited liability company
TO
OWNERS ASSOCIATION OF WOLF RANCH
RESIDENTIAL COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation
MAY 16, 2018
INST. 2018043765
O.P.R.W.Co.TX.

CITY OF GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No 1, ABSTRACT 10, WILLIAMS COUNTY, TEXAS



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/29/2025

PAPE-DAWSON ENGINEERS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P6	3.063	0.4161 (18,127)	10	N/A	2.646 LT

PARCEL PLAT SHOWING
PARCEL P6

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 8

Date: Aug 29, 2025, 8:27am User ID: dcobollero
File: C:\Users\LOCAL_~1\Temp\AcPublish_91024\Parcel P6.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2504012
Texan Title Insurance Company
Date Effective: August 13, 2025
Date Issued: August 21, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. NOT A SURVEY MATTER
c. INTENTIONALLY DELETED
d. MAY BE SUBJECT TO
e. MAY BE SUBJECT TO
f. MAY BE SUBJECT TO
g. MAY BE SUBJECT TO
h. MAY BE SUBJECT TO
i. MAY BE SUBJECT TO
j. DOES NOT AFFECT
k. DOES NOT AFFECT
l. SUBJECT TO AS SHOWN
m. SUBJECT TO
n. MAY BE SUBJECT TO
o. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
p. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
q. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
r. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
s. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
t. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
u. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
v. MAY BE SUBJECT TO
w. NOT A SURVEY MATTER
x. NOT A SURVEY MATTER
y. SUBJECT TO
z. SUBJECT TO
aa. SUBJECT TO
bb. SUBJECT TO
cc. SUBJECT TO

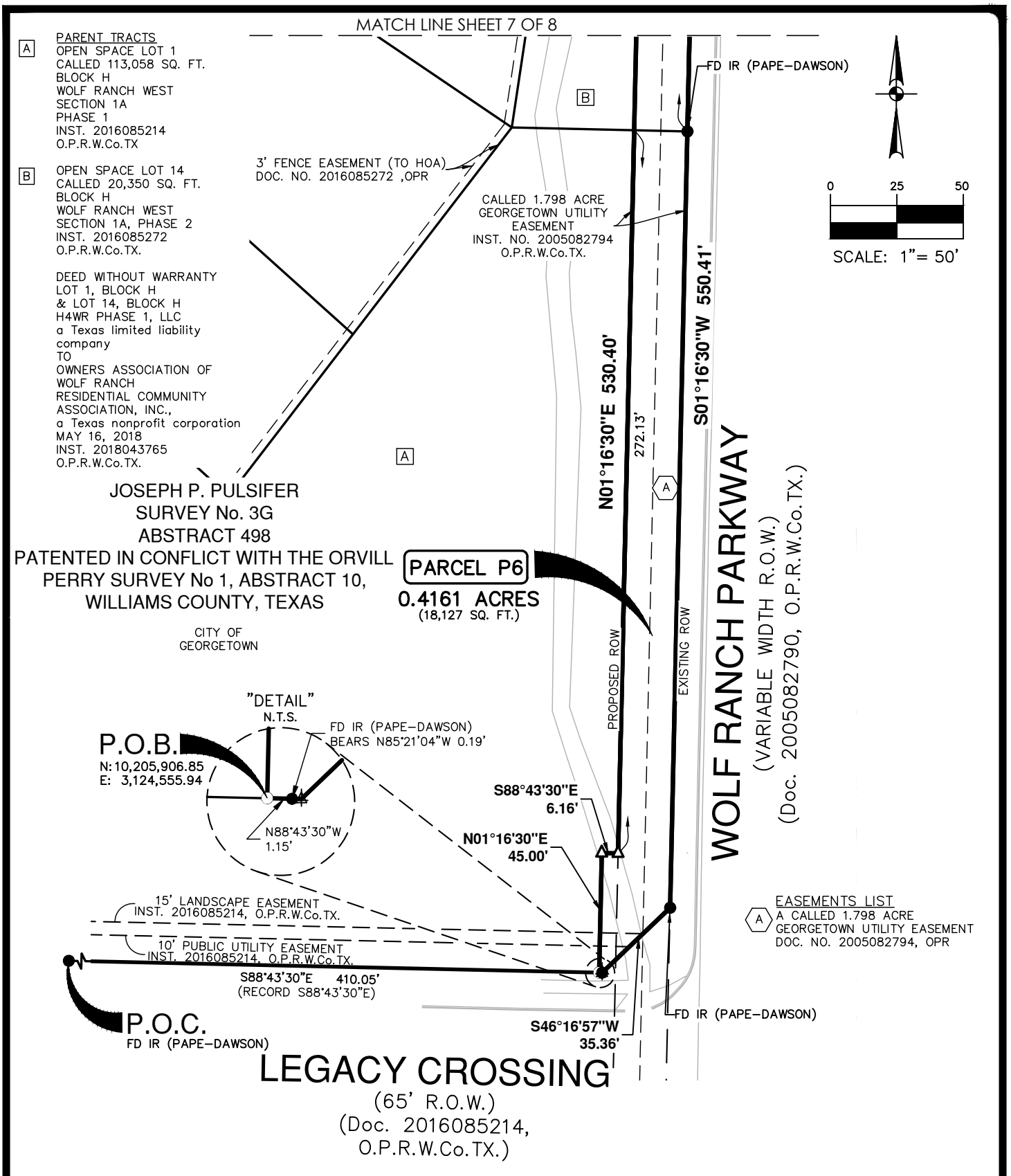
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

PARCEL PLAT SHOWING
PARCEL P6

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 8

REFERENCE:

Date: Aug 29, 2025, 8:27am User ID: dcaballero
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PAPE-DAWSON ENGINEERS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

PARCEL PLAT SHOWING
PARCEL P6

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 8

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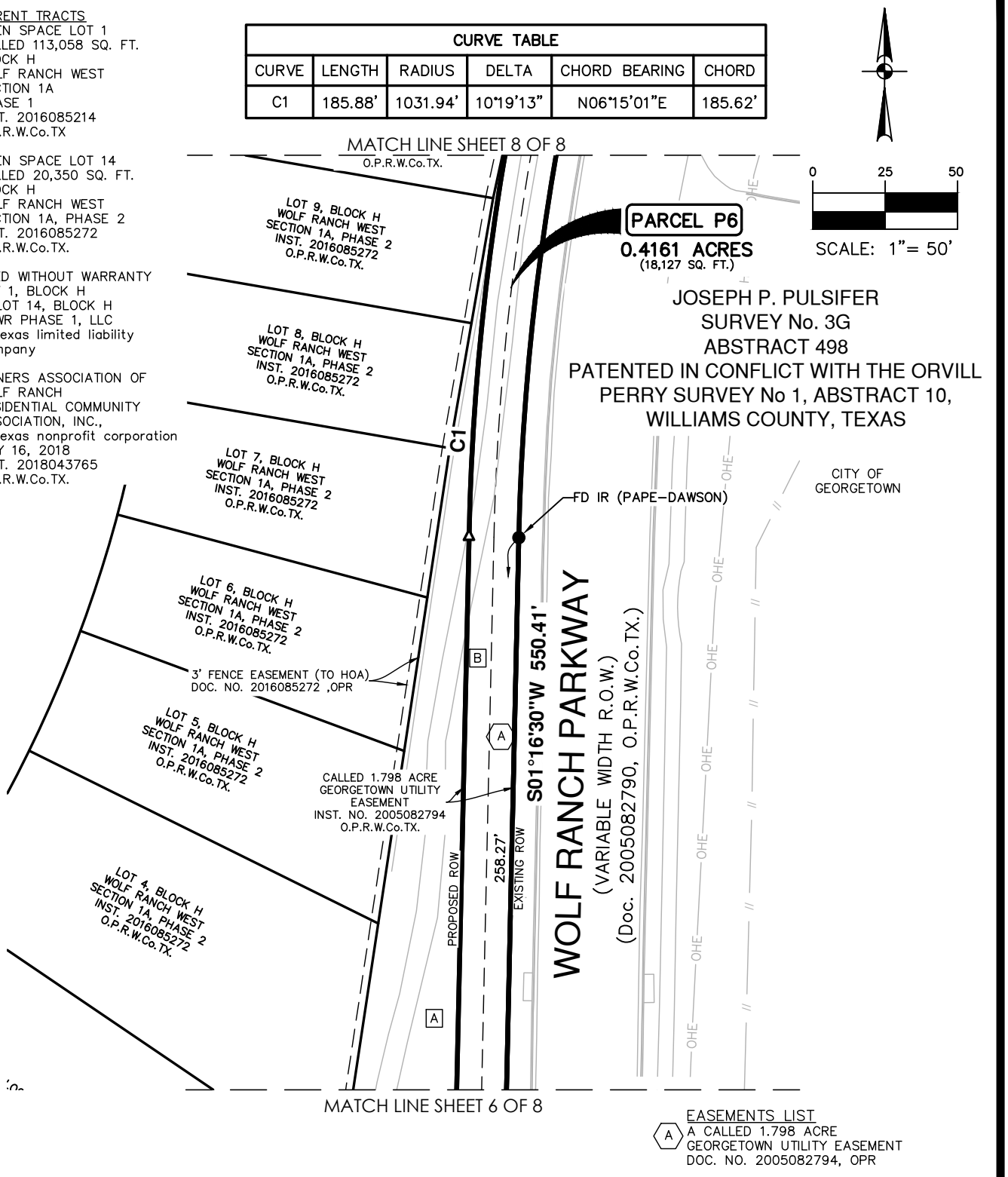
REFERENCE:

[A] PARENT TRACTS
OPEN SPACE LOT 1
CALLED 113,058 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 1A
PHASE 1
INST. 2016085214
O.P.R.W.Co.TX

[B] OPEN SPACE LOT 14
CALLED 20,350 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

DEED WITHOUT WARRANTY
LOT 1, BLOCK H
& LOT 14, BLOCK H
H4WR PHASE 1, LLC
a Texas limited liability company
TO
OWNERS ASSOCIATION OF WOLF RANCH
RESIDENTIAL COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation
MAY 16, 2018
INST. 2018043765
O.P.R.W.Co.TX.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	185.88'	1031.94'	10°19'13"	N06°15'01"E	185.62'



EASEMENTS LIST
[A] A CALLED 1.798 ACRE GEORGETOWN UTILITY EASEMENT DOC. NO. 2005082794, OPR

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

PARCEL PLAT SHOWING
PARCEL P6

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 8

Date: Aug 29, 2025, 8:27am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_91024\Parcel P6.dwg

REFERENCE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	328.92'	1031.94'	18°15'44"	S10°24'21"W	327.52'

0 25 50

SCALE: 1"= 50'

EASEMENTS LIST
(A) A CALLED 1.798 ACRE GEORGETOWN UTILITY EASEMENT DOC. NO. 2005082794, OPR

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No 1, ABSTRACT 10, WILLIAMS COUNTY, TEXAS

CITY OF GEORGETOWN

SCOUT STREET
(50' R.O.W.)
(Doc. 2018051990, O.P.R.W.Co.TX.)

PROPERTY INFO:
(B) OPEN SPACE LOT 14
CALLED 20,350 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

DEED WITHOUT WARRANTY
LOT 1, BLOCK H
& LOT 14, BLOCK H
H4WR PHASE 1, LLC
a Texas limited liability company
TO
OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation
MAY 16, 2018
INST. 2018043765
O.P.R.W.Co.TX.

OPEN SPACE LOT 14
BLOCK H
WOLF RANCH WEST
SECTION 2, PHASE 1
INST. 2018051990
O.P.R.W.Co.TX.

LOT 13, BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

LOT 12, BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

LOT 11, BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

LOT 10, BLOCK H
WOLF RANCH WEST
SECTION 1A, PHASE 2
INST. 2016085272
O.P.R.W.Co.TX.

CALLED 1.798 ACRE
GEORGETOWN UTILITY EASEMENT
INST. NO. 2005082794
O.P.R.W.Co.TX.

S69°03'13"E
20.04'

N17°13'16"E
99.83'

3' FENCE EASEMENT (TO HOA)
DOC. NO. 2016085272 ,OPR

N12°17'34"E
50.13'

PROPOSED ROW

EXISTING ROW

FD IR (PAPE-DAWSON)

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(Doc. 2005082790, O.P.R.W.Co.TX.)

C2

(A)

(B)

OHE

PARCEL P6
0.4161 ACRES
(18,127 SQ. FT.)

MATCH LINE SHEET 7 OF 8

PARCEL PLAT SHOWING
PARCEL P6

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 8

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028801

Date: Aug 29, 2025, 8:27am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_91024\Parcel P6.dwg

REFERENCE:

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr. – C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P7

A 0.3513 ACRE (15,304 SQUARE FEET) TRACT OF LAND OUT OF LOT 2, A CALLED 14.065 ACRE TRACT, IN BLOCK A, WOLF LAKES VILLAGE SECTION 1, PHASES 1 & 2, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN DOCUMENT NUMBER, (DOC. No.), 2021171737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID WOLF LAKES VILLAGE SECTION 1, PHASES 1 & 2, PLATTED OUT OF A CALLED 14.073 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM WOLF LAKES, LP, A TEXAS LIMITED PARTNERSHIP, TO RESIDENCES AT WOLF LAKES LP, A TEXAS LIMITED PARTNERSHIP, (OWNERSHIP RETAINED) EXECUTED SEPTEMBER 22, 2013, RECORDED IN DOC. No. 2021149024, O.P.R.W.Co.TX., AND A REMAINDER PORTION OF TRACT FIVE, PARCEL ONE, A CALLED 202.149 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM JUDY DEAN WOLF HINDELANG, SUSAN JANE WOLF ROBERTSON, JAY LEON WOLF, JR., IVA WOLF McLACHLAN, BRIAN ALAN McLACHLAN, AND AMANDA JUNE McLACHLAN TO WOLF LAKES, LP, A TEXAS LIMITED PARTNERSHIP, EXECUTED SEPTEMBER 30, 2013, RECORDED IN DOC. No. 2013096286, O.P.R.W.Co.TX., SAID PARCEL ONE DESCRIBED AS TRACT I IN VOLUME, (Vol.), 1997, PAGE, (Pg.), 953, O.R.W.Co.TX., SAID 0.3513 ACRE TRACT BEING IN IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found "X" marked in concrete for the southeast corner of Lot 2, being at the intersection of the existing west Right-Of-Way, (R.O.W.), line of Bella June Drive, (64 foot wide R.O.W.), as established in Wolf Lakes Village Section 1, Phases 1 & 2, and the existing north R.O.W. line of Legacy Crossing, (70 foot wide R.O.W.), as established in Wolf Lakes Village Section 1, Phases 1 & 2;

THENCE, North 88º43'30" West, (Record North 88º43'30" West), along and with existing north R.O.W line of the Legacy Crossing, being the south line of Lot 2, a distance of 381.95 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed east R.O.W., line of Wolf Ranch Parkway, for the southeast corner and POINT OF BEGINNING of the herein described Parcel P7, said point having surface coordinates of N 10,205,906.24 and E 3,124,695.80;

EXHIBIT "A"

THENCE, continuing with the existing north R.O.W. line of Legacy Crossing, being the south line Lot 2 the following two (2) courses and distances:

(1) North 88º43'30" West, a distance of 24.65 feet to a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the southernmost west corner of Lot 2;

(2) North 43º43'21" West, a distance of 22.63 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the existing east R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Wolf Lakes Village Section 1, Phases 1 & 2, from which a found 5/8 inch iron rod with yellow cap stamped "Pape Dawson" for the original westernmost south corner of Lot 2, being on the former east R.O.W. line of WOLF Ranch Parkway, as established in Doc. No. 2005082790, O.P.R.W.Co.TX., bears North 43º43'21" West, a distance of 12.73 feet;

THENCE, with the existing east R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Wolf Lakes Village Section 1, Phases 1 & 2, the following two (2) courses and distances:

(3) North 01º16'48" East, a distance of 557.24 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Curvature, (P.C.), for a curve to the right, from which a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the P.C. of Lot 2, bears, North 89º40'35" West, a distance of 9.00 feet;

(4) 436.40 feet along the arc of said curve to the right, having a radius of 959.00 feet, a delta angle of 26°04'22", a chord bearing of North 14º18'59" East, a distance of 432.64 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the northeast line of Lot 2, being the southwest line of Lot 1, a called 4.674 acre tract, in Block A, Wolf Lakes Village Section 1, Phases 1 & 2, , from which a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the original northwest corner of Lot 2, being the original southwest corner of Lot 1, bears North 62°50'51" West, a distance of 9.00 feet;

THENCE, South 62º50'51" East, with the northeast line of Lot 2, being the southwest line of Lot 1, a distance of 15.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed curving easterly R.O.W. line of Wolf Ranch Parkway;

EXHIBIT "A"

THENCE, along and with the proposed easterly R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 2, the following three (3) courses and distances:

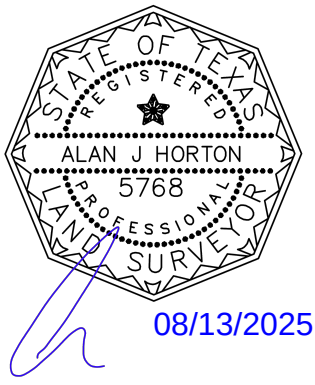
(5) 429.63 feet along the arc of a curve to the left, having a radius of 943.62 feet, a delta angle of 26°05'11", a chord bearing of South 14º19'04" West, a distance of 425.92 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Tangency, (P.T.);

(6) South 01º16'48" West, a distance of 546.67 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.) corner;

(7) South 42º43'36" East, a distance of 36.93 feet to the POINT OF BEGINNING and containing 0.3513 acres (15,304 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 13, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P7 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN _____ 2025.
4) FIELD SURVEY COMPLETED BETWEEN _____, 2025 AND _____, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
Doc. No.	DOCUMENT NUMBER
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
SQ. FT.	SQUARE FEET
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
N	LAND HOOK
	PARCEL BOUNDARY LINE
PL	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
//	WOODED PRIVACY FENCE
	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD LIGHT POLE
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

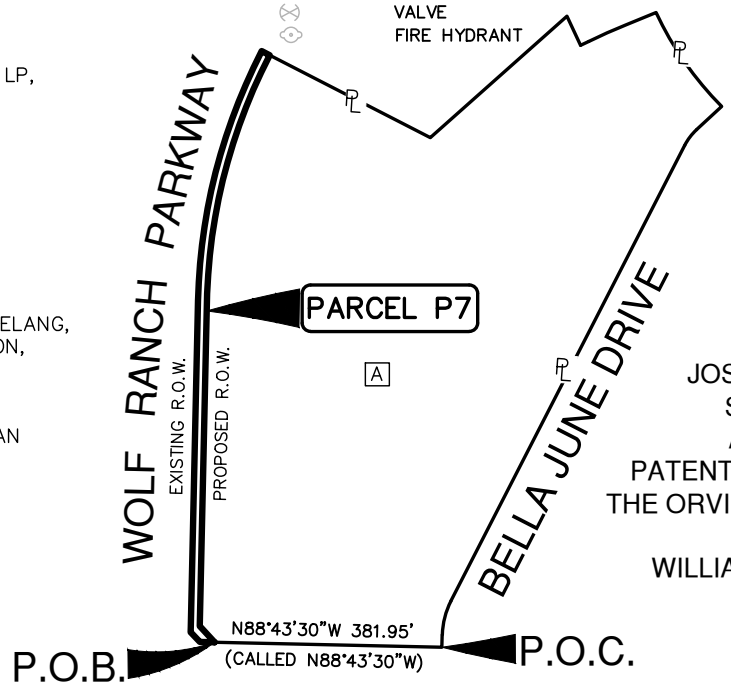
N.T.S.

PARENT TRACT
[A] LOT 2
CALLED 14.065 ACRES
BLOCK A
WOLF LAKES VILLAGE SECTION 1
PHASES 1 & 2
DOC. 2021171737
O.P.R.W.Co.TX.

PLATTED OUT OF
CALLED 14.073 ACRES
SPECIAL WARRANTY DEED
WOLF LAKES, LP,
a Texas limited partnership
TO
RESIDENCES AT WOLF LAKES LP,
a Texas limited partnership
(OWNERSHIP RETAINED)
SEPTEMBER 22, 2021
DOC. 2021149024
O.P.R.W.Co.TX.

& A REMAINDER PORTION OF
TRACT FIVE, PARCEL ONE
CALLED 202.149 ACRES
SPECIAL WARRANTY DEED
FROM JUDY DEAN WOLF HINDELANG,
SUSAN JANE WOLF ROBERTSON,
JAY LEON WOLF, JR.
IVA WOLF McLACHLAN
BRIAN ALAN McLACHLAN,
and AMANDA JUNE McLACHLAN
TO
WOLF LAKES, LP,
a Texas limited partnership
SEPTEMBER 30, 2013
2013096286
O.P.R.W.Co.TX.

DESCRIBED AS
TRACT I
VOL. 1997, PG. 953
O.P.R.W.Co.TX.



CITY OF GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

LEGACY CROSSING

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/13/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P7	14.065	0.3513 (15,304)	498	N/A	13.714 RT

PARCEL PLAT SHOWING
PARCEL P7

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	AUGUST 2025			
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 8

Date: Aug 13, 2025, 11:41am User ID: dcabollero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P7.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503717
Texan Title Insurance Company
Date Effective: July 30, 2025
Date MATTER: August 6, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. NOT A SURVEY MATTER
c. SUBJECT TO AS SHOWN
d. SUBJECT TO AS SHOWN
e. SUBJECT TO AS SHOWN
f. SUBJECT TO AS SHOWN
g. MAY BE SUBJECT TO
h. SUBJECT TO AS SHOWN
i. TERMS, CONDITIONS, AND STIPULATIONS MAY APPLY
j. TERMS, PROVISIONS, AND STIPULATIONS MAY APPLY
k. NOT A SURVEY MATTER
l. NOT A SURVEY MATTER
m. NOT A SURVEY MATTER
n. NOT A SURVEY MATTER
o. NOT A SURVEY MATTER
p. NOT A SURVEY MATTER
q. MAY BE SUBJECT TO
r. SUBJECT TO
s. SUBJECT TO
t. SUBJECT TO

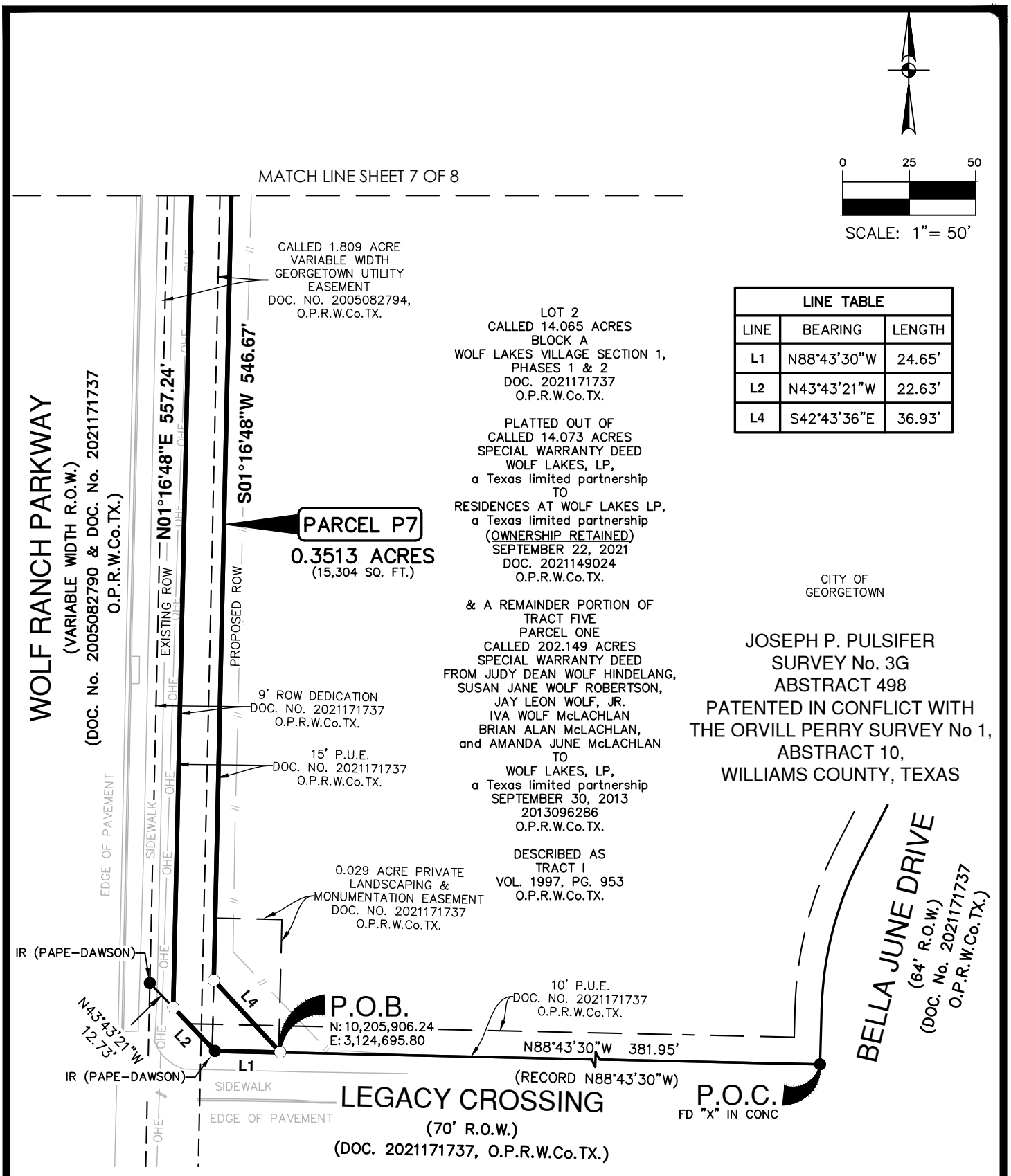
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P7

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	AUGUST 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 8

REFERENCE:

Date: Aug 13, 2025, 11:41am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P7.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°43'30"W	24.65'
L2	N43°43'21"W	22.63'
L4	S42°43'36"E	36.93'

PAPE-DAWSON ENGINEERS

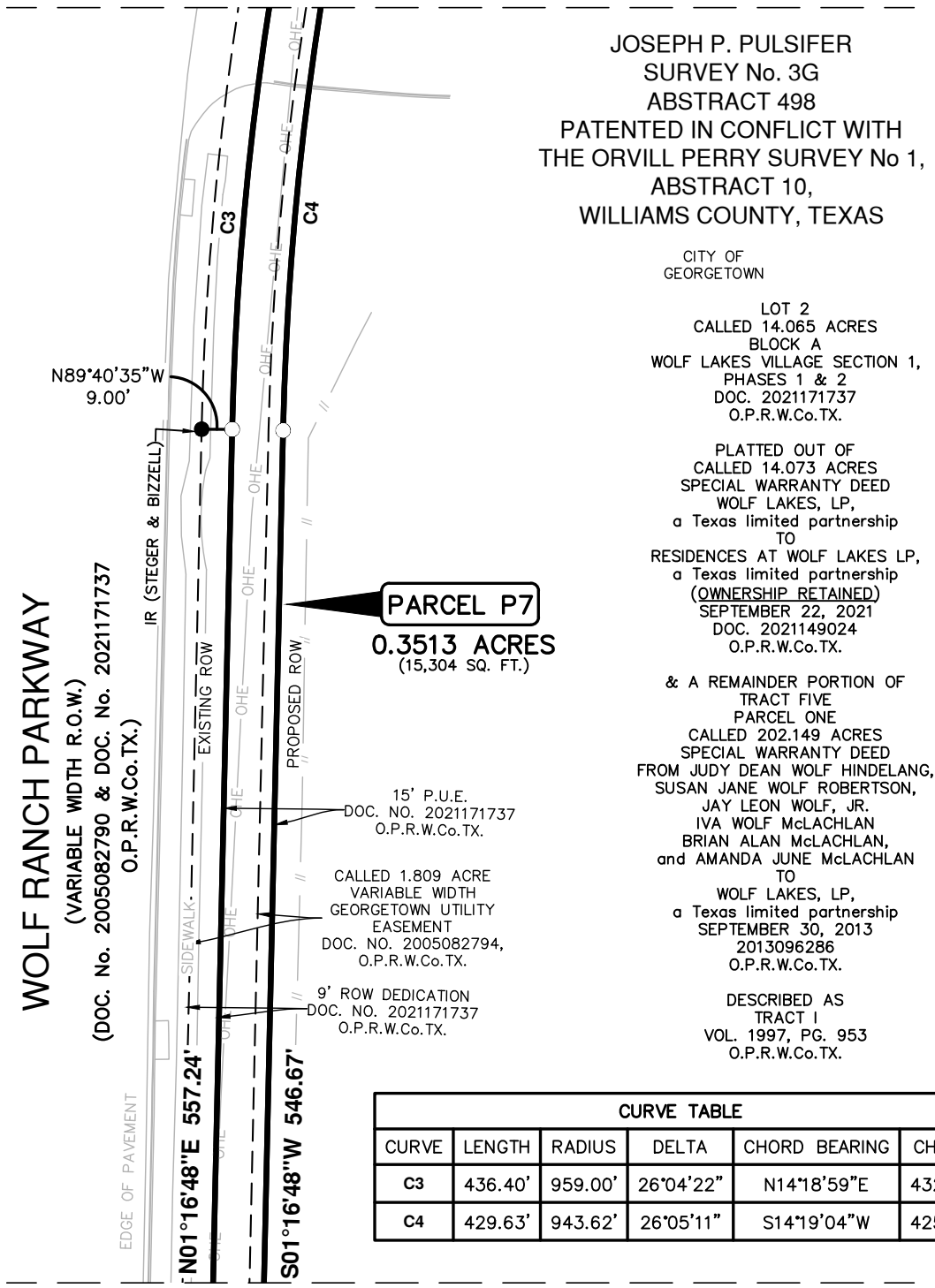
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P7

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	AUGUST 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 8

Date: Aug 13, 2025, 11:41am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P7.dwg

REFERENCE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	436.40'	959.00'	26°04'22"	N14°18'59"E	432.64'
C4	429.63'	943.62'	26°05'11"	S14°19'04"W	425.92'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P7

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	AUGUST 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 8

Date: Aug 13, 2025, 11:41am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P7.dwg

REFERENCE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	436.40'	959.00'	26°04'22"	N14°18'59"E	432.64'
C4	429.63'	943.62'	26°05'11"	S14°19'04"W	425.92'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S62°50'51"E	15.00'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(DOC. No. 2005082790 & DOC. No. 2021171737
O.P.R.W.Co.TX.)

EDGE OF PAVEMENT
SIDEWALK
EXISTING ROW
PROPOSED ROW
OHE

IR (PAPE-DAWSON)
N62°50'51"W
9.00'
L3

C3
C4

PARCEL P7
0.3513 ACRES
(15,304 SQ. FT.)

LOT 1
CALLED 4.674 ACRES
BLOCK A
WOLF LAKES VILLAGE SECTION
1, PHASES 1 & 2
DOCUMENT 2021171737,
O.P.R.W.Co.TX.

15' P.U.E.
DOC. NO. 2021171737
O.P.R.W.Co.TX.

9' ROW DEDICATION
DOC. NO. 2021171737
O.P.R.W.Co.TX.

LOT 2
CALLED 14.065 ACRES
BLOCK A
LAKES VILLAGE SECTION 1,
PHASES 1 & 2
DOC. 2021171737
O.P.R.W.Co.TX.

PLATTED OUT OF
CALLED 14.073 ACRES
SPECIAL WARRANTY DEED
WOLF LAKES, LP,
a Texas limited partnership
TO
RESIDENCES AT WOLF LAKES LP,
a Texas limited partnership
(OWNERSHIP RETAINED)
SEPTEMBER 22, 2021
DOC. 2021149024
O.P.R.W.Co.TX.

& A REMAINDER PORTION OF
TRACT FIVE
PARCEL ONE
CALLED 202.149 ACRES
SPECIAL WARRANTY DEED
FROM JUDY DEAN WOLF HINDELANG,
SUSAN JANE WOLF ROBERTSON,
JAY LEON WOLF, JR.
IVA WOLF McLACHLAN
BRIAN ALAN McLACHLAN,
and AMANDA JUNE McLACHLAN
TO
WOLF LAKES, LP,
a Texas limited partnership
SEPTEMBER 30, 2013
2013096286
O.P.R.W.Co.TX.

DESCRIBED AS
TRACT I
VOL. 1997, PG. 953
O.P.R.W.Co.TX.

CALLED 1.809 ACRE
VARIABLE WIDTH
GEORGETOWN UTILITY
EASEMENT
DOC. NO. 2005082794,
O.P.R.W.Co.TX.

PIPELINE EASEMENT
DOC. NO. 2023051023,
O.P.R.W.Co.TX.

0 25 50
SCALE: 1"= 50'

MATCH LINE SHEET 7 OF 8

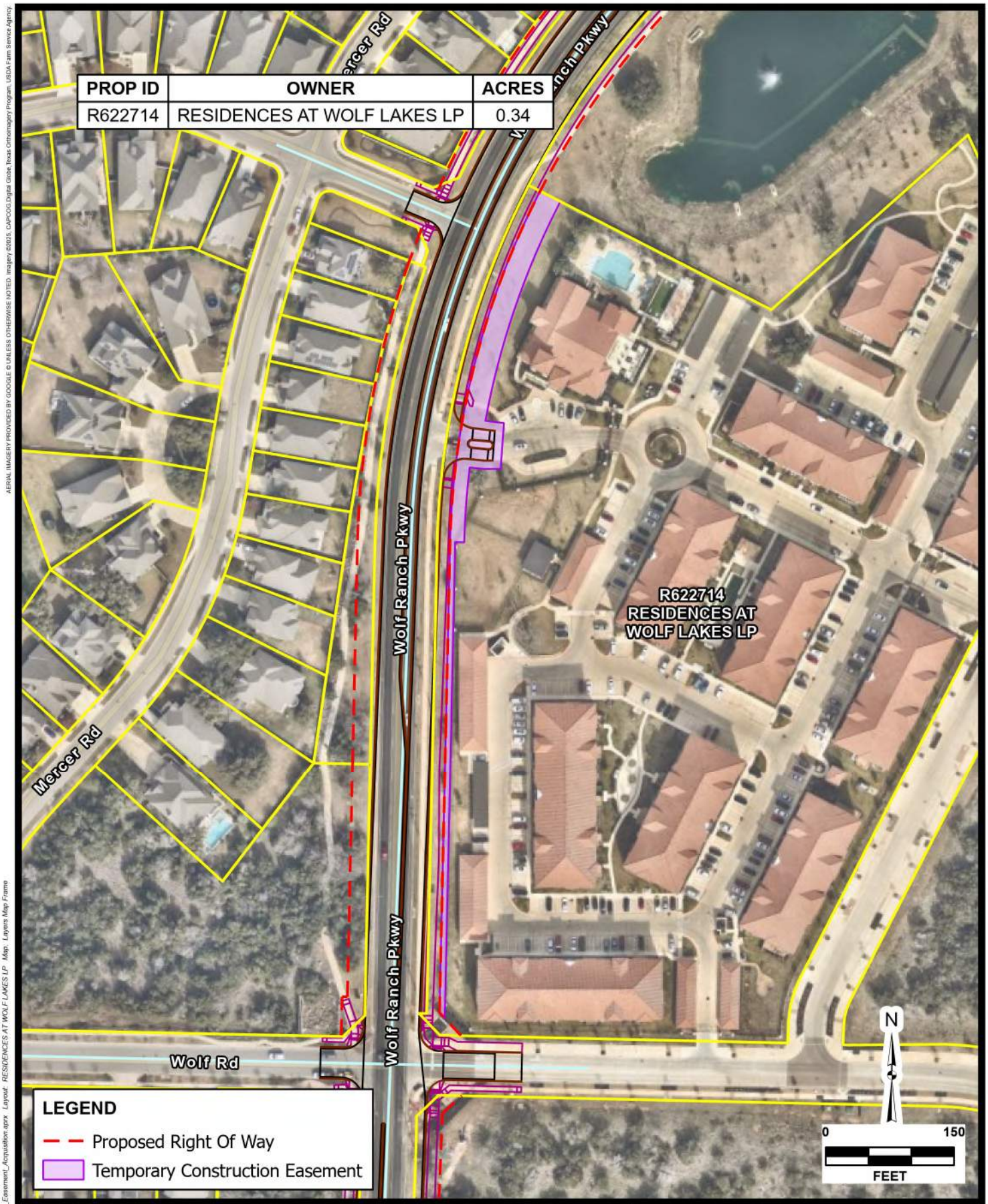
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P7

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	AUGUST 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 8

REFERENCE:

Date: Aug 13, 2025, 11:41am User ID: dcabollero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P7.dwg



AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:21 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: RESIDENCES AT WOLF LAKES LP Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

RESIDENCES AT WOLF LAKES LP

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P8

0.0099 OF AN ACRE, (432 SQUARE FEET), TRACT OF LAND OUT OF OPEN SPACE LOT 14, A CALLED 5,663 SQUARE FEET IN BLOCK H, WOLF RANCH WEST, SECTION 2, PHASE 1, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2018051990, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID WOLF RANCH WEST, SECTION 2, PHASE 1, BEING PLATTED OUT OF CALLED 59.611 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, FROM H4 WR, LP, A TEXAS LIMITED PARTNERSHIP, TO H4WR PHASE 2, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNERSHIP RETAINED), EXECUTED SEPTEMBER 25, 2017, RECORDED IN INST. 2017089587, O.P.R.W.Co.TX., SAID 0.0099 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found Mag Nail for a Point-of-Intersection, (P.I), on the existing south Right-Of-Way, (R.O.W.), line of Scout Street, (50-feet R.O.W.), as established in Inst. 2018051990 O.P.R.W.Co.TX., also being the northernmost east corner of Lot 14;

THENCE South 22º59'30" East, (Record North 22º59'30" West), along and with the existing south R.O.W. line of Scout Street, being a northern line of Lot 14, a distance of 30.14 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", being the northwest corner and POINT OF BEGINNING of the herein described Parcel P8, said point having surface coordinates of N 10,206,843.83, and E 3,124,647.69;

(1) THENCE, continuing South 22º59'30" East, along and with the existing south R.O.W. line of Scout Street, being a northern line of Lot 14, a distance of 23.07 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the northeast corner of Lot 14, being the curving existing west R.O.W. line of Wolf Ranch Parkway as dedicated by a 4 feet R.O.W. dedication, as established in Inst. 2018051990 O.P.R.W.Co.TX., and being a P.T. corner;

(2) THENCE, 18.62 feet along the arc of said curve to the left, being the east line of Lot 14, being the curving west line of a 4 feet R.O.W. dedication, having a radius of 1035.94 feet, a delta angle of 1°01'47", a chord bearing of South 20º03'26" West, a distance of 18.62 feet to set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson", for the southeast corner of Lot 14, being the southwest corner of a 4 feet R.O.W. dedication, from which a found iron rod with a cap stamped "Pape-Dawson", for the northeast corner of Lot 14. Block H, Wolf Ranch West, Section 1A, Phase 2, as recorded in Inst. 2016085272, O.P.R.W.Co.TX., (held for line) bears South 69º03'13" West, 4.00 feet;

EXHIBIT "A"

(3) THENCE, North 69º03'13" West, along and with the south line of Lot 14, being the north line of Lot 13, Wolf Ranch West, Section 1A, Phase 2 (2016085272, O.P.R.W.Co.TX.), a distance of 16.04 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed curving north R.O.W. line of Wolf Ranch Parkway;

(4) THENCE, 35.23 feet along and with the arc of curve to the right, for the proposed R.O.W. line of Scout Street, having a radius of 1051.94 feet, a delta angle of 1°55'08", a chord bearing of North 20º31'23" East, a distance of 35.23 feet to the POINT OF BEGINNING and containing 0.0099 of an acre (432 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P8 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

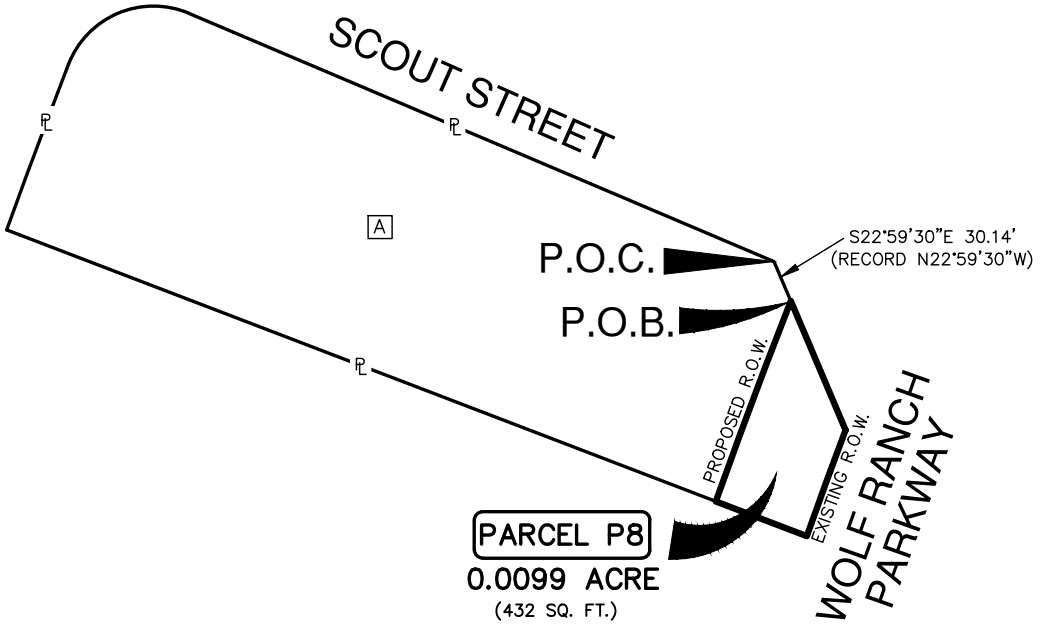
LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
FD	FOUND
FNC	FENCE
INST.	INSTRUMENT
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○ N	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP LAND HOOK
	PARCEL BOUNDARY LINE
——?——	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
——//——	WOODED PRIVACY FENCE
	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

N.T.S.

JOSEPH P. PULSIFER SURVEY No. 3G ABSTRACT 498

CITY OF GEORGETOWN



A PARENT TRACT
OPEN SPACE LOT 14
CALLED 5,663 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 2, PHASE 1
INST. 2018051990
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED SQ. FT.	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER SQ. FT.
P8	5663	0.0099 (432)	498	N/A	5231 LT

PARCEL PLAT SHOWING
PARCEL P8

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 5

Date: Jun 25, 2025, 2:27pm User ID: yruga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P8.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503753
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 3, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. AS SHOWN
b. DOES NOT AFFECT
c. SUBJECT TO (WHEN APPLICABLE)
d. NOT A SURVEY MATTER
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. UNBUILDABLE
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. UNBUILDABLE, MAY AFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. UNBUILDABLE, MAY AFFECT
q. UNBUILDABLE, MAY AFFECT
r. BLANKET TYPE, EFFECTED BY
s. DOES NOT AFFECT
t. DOES NOT AFFECT
u. DOES NOT AFFECT
v. DOES NOT AFFECT
w. DOES NOT AFFECT
x. NOT A SURVEY MATTER
y. NOT A SURVEY MATTER
z. SUBJECT TO AND SHOWN HEREON (WHEN APPLICABLE)
aa. NOT A SURVEY MATTER
bb. NOT A SURVEY MATTER
cc. NOT A SURVEY MATTER
dd. NOT A SURVEY MATTER
ee. NOT A SURVEY MATTER
ff. NOT A SURVEY MATTER
gg. NOT A SURVEY MATTER
hh. NOT A SURVEY MATTER
ii. NOT A SURVEY MATTER
jj. NOT A SURVEY MATTER
kk. SUBJECT TO
ll. NOT A SURVEY MATTER
mm. NOT A SURVEY MATTER
nn. SUBJECT TO
oo. NOT A SURVEY MATTER
pp. SUBJECT TO

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P8

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 5

REFERENCE:

Date: Jun 25, 2025, 2:27pm User ID: yruga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P8.dwg

[A] PARENT TRACT
OPEN SPACE LOT 14
CALLED 5,663 SQ. FT.
BLOCK H
WOLF RANCH WEST
SECTION 2, PHASE 1
INST. 2018051990
O.P.R.W.Co.TX.

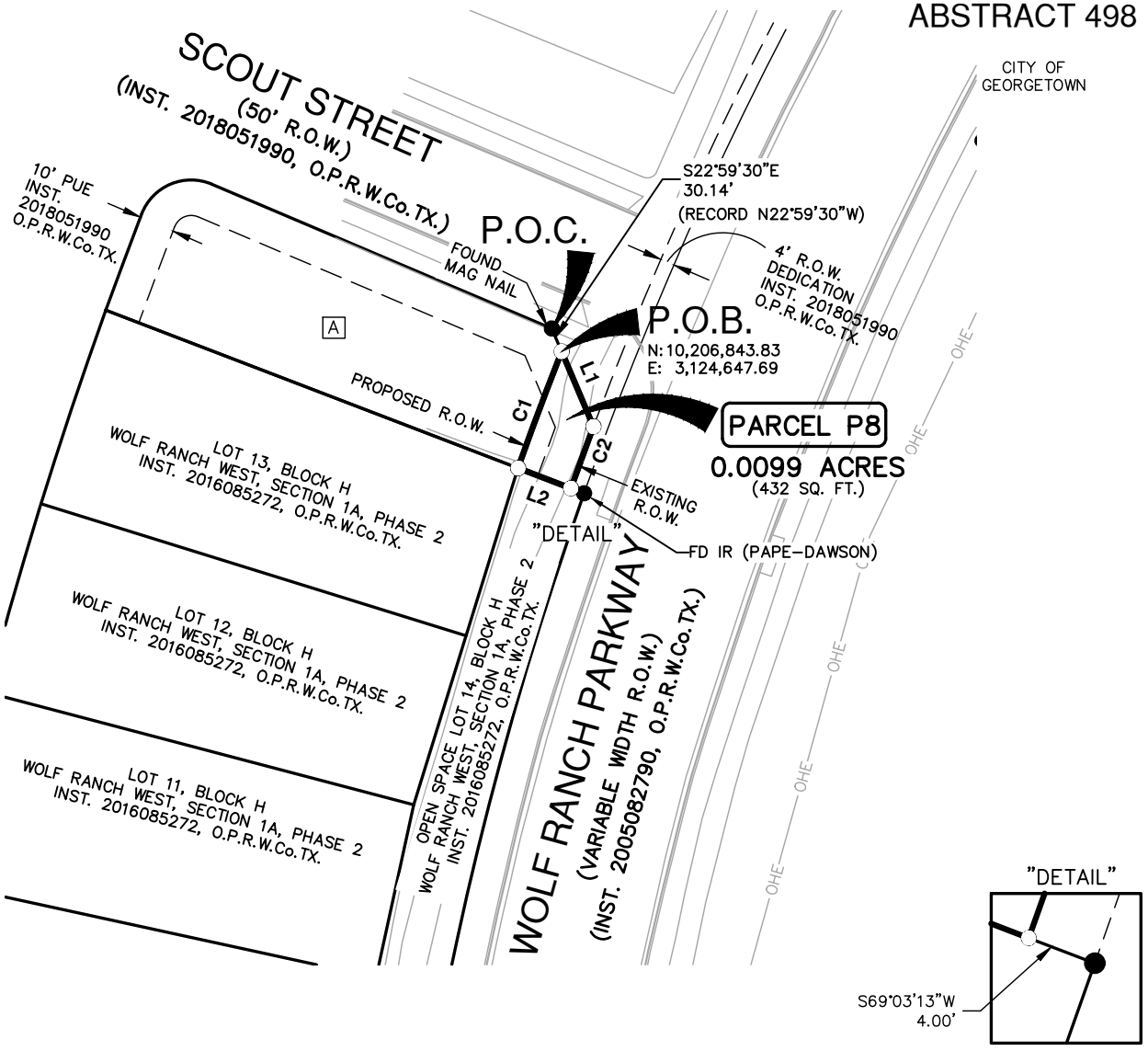
SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
DOC. 2017089587
O.P.R.W.Co.TX.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	35.23'	1051.94'	1°55'08"	N20°31'23"E	35.23'
C2	18.62'	1035.94'	1°01'47"	S20°03'26"W	18.62'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°59'30"E	23.07'
L2	N69°03'13"W	16.04'

0 25 50
SCALE: 1"= 50'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498



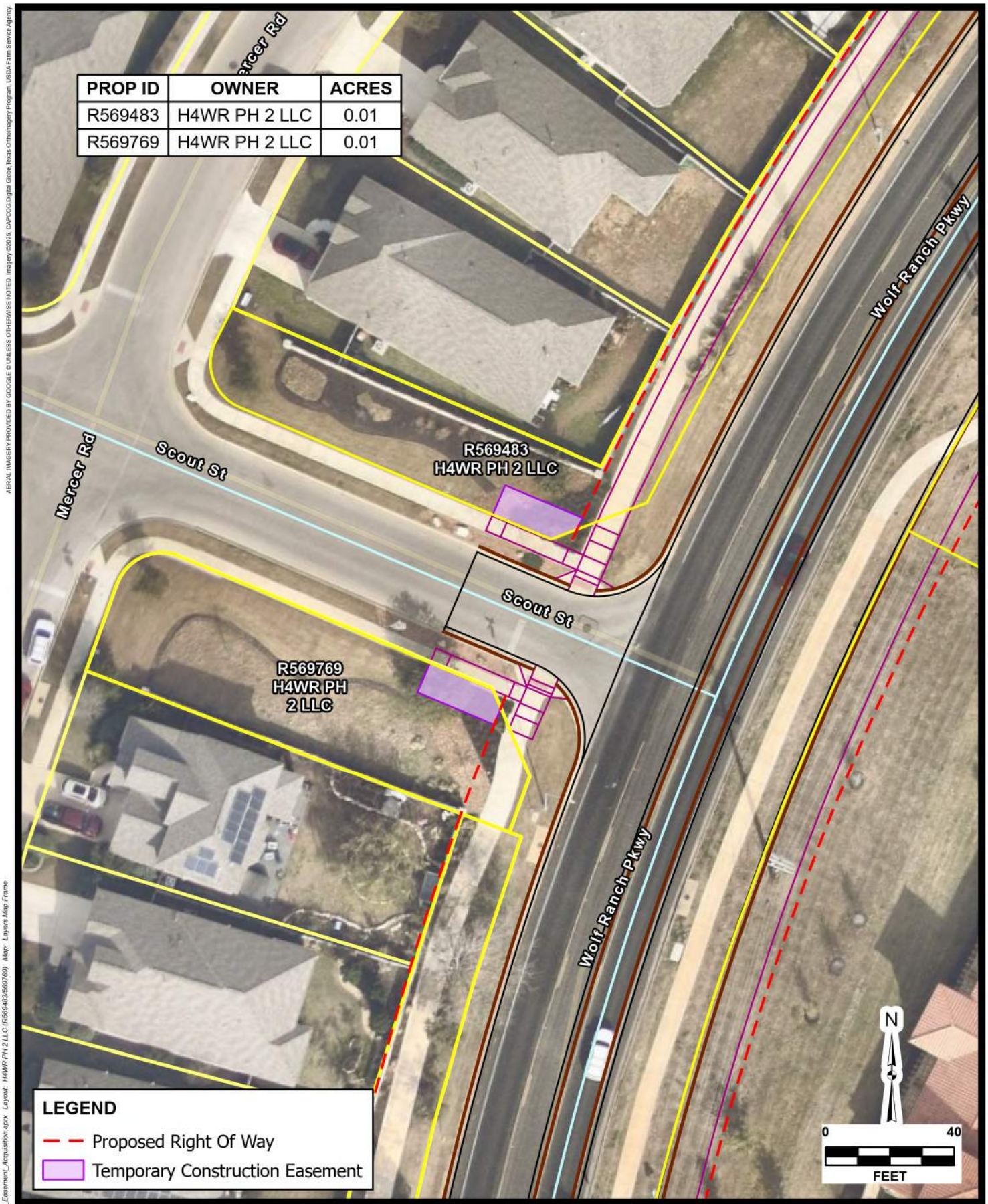
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P8

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 5

Date: Jun 25, 2025, 2:27pm User ID: yruga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P8.dwg

REFERENCE:



PROP ID	OWNER	ACRES
R569483	H4WR PH 2 LLC	0.01
R569769	H4WR PH 2 LLC	0.01

LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

H4WR PH 2 LLC (R569483/569769)

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 7:11 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: H4WR PH 2 LLC (R569483/569769) Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P9

0.2823 OF AN ACRE, (12,297 SQUARE FEET) TRACT OF LAND OUT OF OPEN SPACE LOT 1, A CALLED 0.451 OF AN ACRE IN BLOCK L, WOLF RANCH WEST, SECTION 2, PHASE 2, A SUBDIVISION IN THE CITY OF GEORGETOWN, RECORDED IN INSTRUMENT NUMBER (INST.) 2018051828 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID WOLF RANCH WEST BEING PLATTED OUT OF A CALLED 59.611 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM H4 WR, LP, A TEXAS LIMITED PARTNERSHIP, TO H4WR PHASE 2, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNERSHIP RETAINED) EXECUTED SEPTEMBER 25, 2017, RECORDED IN INST. 2017089587, O.P.R.W.Co.TX., SAID 0.2823 OF AN ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Tangency (P.T.) on the existing west Right-Of-Way (R.O.W.) line of Sunset Vista Drive, (50' R.O.W.), as established in Inst. 2018051828 O.P.R.W.Co.TX., being the west line of Lot 13, Block L;

THENCE, along and with the existing west R.O.W. line of Sunset Vista Drive, being the east line of Lot 13, the following Two (2) courses and distances:

South 22º24'56" East, (Record South 22°24'56" East), a distance of 24.73 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point-of-Intersection, (P.I.), corner;

South 21º06'57" West, (Record South 21º06'57" West), a distance of 6.34 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north R.O.W. line of Wolf Ranch Parkway, for the southeast corner of Lot 13, being the easternmost corner of Lot 1, same being the easternmost corner and POINT OF BEGINNING of the herein described Parcel P9, said point having surface coordinates of N 10,207,413.61, and E 3,125,184.22;

(1) THENCE, continuing South 21º06'57" West, along and with the existing west R.O.W. line of Sunset Vista Drive, same being the northeastern line of Lot 1, a distance of 24.04 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), at the intersection of the existing west R.O.W. line of Sunset Vista Drive and the existing north R.O.W. line of Wolf Ranch Parkway, (Variable width R.O.W.), as established in Inst. 2018051828, O.P.R.W.Co.TX. for a Point of Curvature (P.C.) of a curve to the left;

EXHIBIT "A"

(2) THENCE, 696.75 feet along and with the arc of said curve to the left, being the north R.O.W. line of Wolf Ranch Parkway, same being the eastern line of Lot 1, having a radius of 1035.94 feet, a delta angle of 38°32'08", a chord bearing of South 44º55'24" West, a distance of 683.69 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), at the intersection of the existing north R.O.W. line of Wolf Ranch Parkway and The existing north R.O.W. line of Scout Street, (50' R.O.W.), as established in Document Number 2018051990, O.P.R.W.Co.TX.

(3) THENCE, South 69º05'26" West, along and with the existing north R.O.W. line of Scout Street, being the southernmost line of Lot 1, a distance of 26.27 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north R.O.W. line of Wolf Ranch Parkway;

(4) THENCE, North 27º17'35" East, traversing over, across, and through Lot 1, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, a distance of 23.04 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape Dawson", for an interior corner of Lot 1, being the southeastern corner of Lot 2, Block L of said Wolf Ranch West, Section 2, Phase 2;

(5) THENCE, North 27º17'35" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the southeastern line of Lot 2, a distance of 48.97 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the northeastern corner of Lot 2, being the southeastern corner of Lot 3, Block L, of said Wolf Ranch West, Section 2, Phase 2,;

(6) THENCE, North 29º47'54" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the southeastern line of Lot 3, a distance of 47.54 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the northeastern corner of Lot 4, being the southeastern corner of Lot 5, Block L, of said Wolf Ranch West, Section 2, Phase 2;

(7) THENCE, North 32º28'55" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the southeastern line of Lot 4, a distance of 51.23 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the northeastern corner of Lot 4, being the southeastern corner of Lot 5, Block L, of said Wolf Ranch West, Section 2, Phase 2;

(8) THENCE, North 35º16'52" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the southeastern line of Lot 5, a distance of 51.05 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the northeastern corner of Lot 5, being the southeastern corner of Lot 6, Block L, of said Wolf Ranch West, Section 2, Phase 2;

EXHIBIT "A"

(9) THENCE, North 39º18'48" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the southeastern lines of Lot 6 & Lot 7, a distance of 129.84 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the northeastern corner of Lot 7, being the southwest corner of a 0.132 of an acre tract, described in Doc. 2018043760, O.P.R.W.Co.TX.;

(10) THENCE, North 47º55'11" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of said 0.132 of an acre tract, a distance of 31.79 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of said 0.132 of an acre tract, being the southwest corner of Lot 8, of said Wolf Ranch West, Section 2, Phase 2;

(11) THENCE, North 48º19'43" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 8, a distance of 103.14 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of Lot 8, being the southwest corner of Lot 9, of said Wolf Ranch West, Section 2, Phase 2;

(12) THENCE, North 52º36'43" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 9, a distance of 51.41 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of Lot 9, being the southwest corner of Lot 10, of said Wolf Ranch West, Section 2, Phase 2;

(13) THENCE, North 55º26'07" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 10, a distance of 51.79 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of Lot 10, being the southwest corner of Lot 11, of said Wolf Ranch West, Section 2, Phase 2;

(14) THENCE, North 58º04'10" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 11, a distance of 47.23 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of Lot 11, being the southwest corner of Lot 12, of said Wolf Ranch West, Section 2, Phase 2;

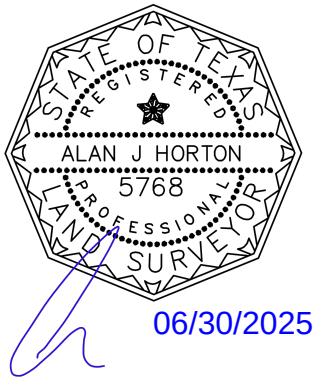
(15) THENCE, North 61º21'49" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 12, a distance of 58.24 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southeast corner of Lot 12, being the southwest corner of Lot 13, of said Wolf Ranch West, Section 2, Phase 2;

(16) THENCE, North 63º53'48" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the south line of Lot 13, a distance of 49.84 feet to the POINT OF BEGINNING and containing 0.2823 of an acre (12,279 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
DATE:	June 30, 2025
JOB NO.	51423-04
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P9 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

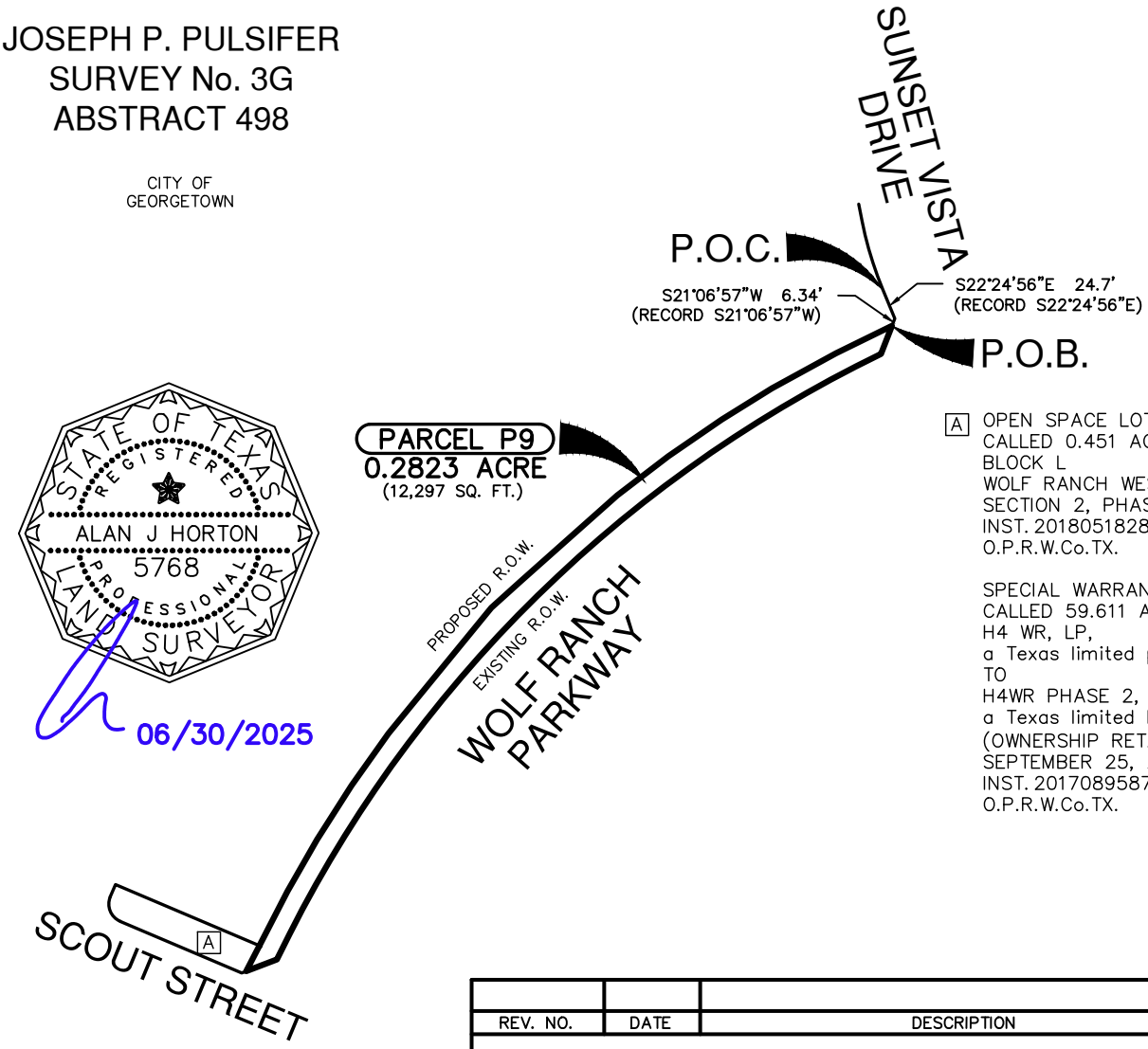
LEGEND:

CAB	CABINET
INST.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
———?———	ADJACENT PROPERTY LINE
— — — —	RECORD R.O.W. PARCEL LINE
——◇——	CHAIN LINK FENCE

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

[A] OPEN SPACE LOT 1
CALLED 0.451 ACRE
BLOCK L
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P9	0.451	0.2823 (12,297)	498	N/A	0.1687 LT

PARCEL PLAT SHOWING
PARCEL P9

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					5 OF 9

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jun 25, 2025, 9:41am User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P9.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503753
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 3, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. DOES NOT AFFECT
b. AS SHOWN
c. SUBJECT TO (WHEN APPLICABLE)
d. NOT A SURVEY MATTER
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. UNBUILDABLE
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. UNBUILDABLE, MAY AFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. UNBUILDABLE, MAY AFFECT
q. UNBUILDABLE, MAY AFFECT
r. BLANKET TYPE, EFFECTED BY
s. DOES NOT AFFECT
t. DOES NOT AFFECT
u. DOES NOT AFFECT
v. DOES NOT AFFECT
w. DOES NOT AFFECT
x. NOT A SURVEY MATTER
y. NOT A SURVEY MATTER
z. SUBJECT TO AND SHOWN HEREON (WHEN APPLICABLE)

aa. NOT A SURVEY MATTER
bb. NOT A SURVEY MATTER
cc. NOT A SURVEY MATTER
dd. NOT A SURVEY MATTER
ee. NOT A SURVEY MATTER
ff. NOT A SURVEY MATTER
gg. NOT A SURVEY MATTER
hh. NOT A SURVEY MATTER
ii. NOT A SURVEY MATTER
jj. NOT A SURVEY MATTER
kk. SUBJECT TO
ll. NOT A SURVEY MATTER
mm. NOT A SURVEY MATTER
nn. SUBJECT TO
oo. NOT A SURVEY MATTER
pp. SUBJECT TO

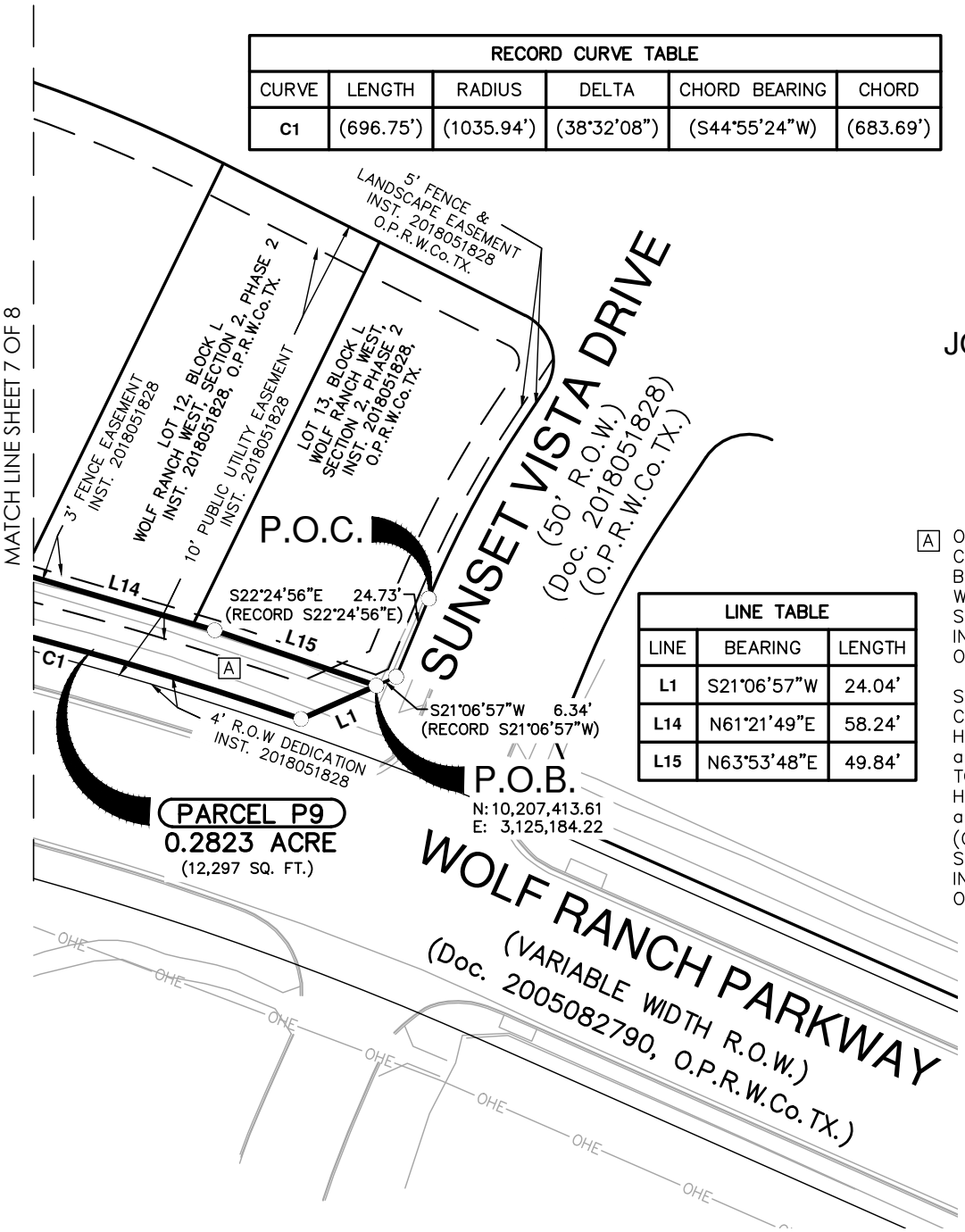
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P9

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						6 OF 9

REFERENCE:

Date: Jun 25, 2025, 9:41am User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P9.dwg



RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	(696.75')	(1035.94')	(38°32'08")	(S44°55'24"W)	(683.69')

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°06'57"W	24.04'
L14	N61°21'49"E	58.24'
L15	N63°53'48"E	49.84'

0 25 50

SCALE: 1"= 50'

JOSEPH P. PULSIFER SURVEY No. 3G ABSTRACT 498

CITY OF GEORGETOWN

[A] OPEN SPACE LOT 1
CALLED 0.451 ACRE
BLOCK L
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P9

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 9

REFERENCE:

Date: Jun 25, 2025, 9:41am User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P9.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L8	N39°18'48"E	129.84'
L9	N47°55'11"E	31.79'
L10	N48°19'53"E	103.14'

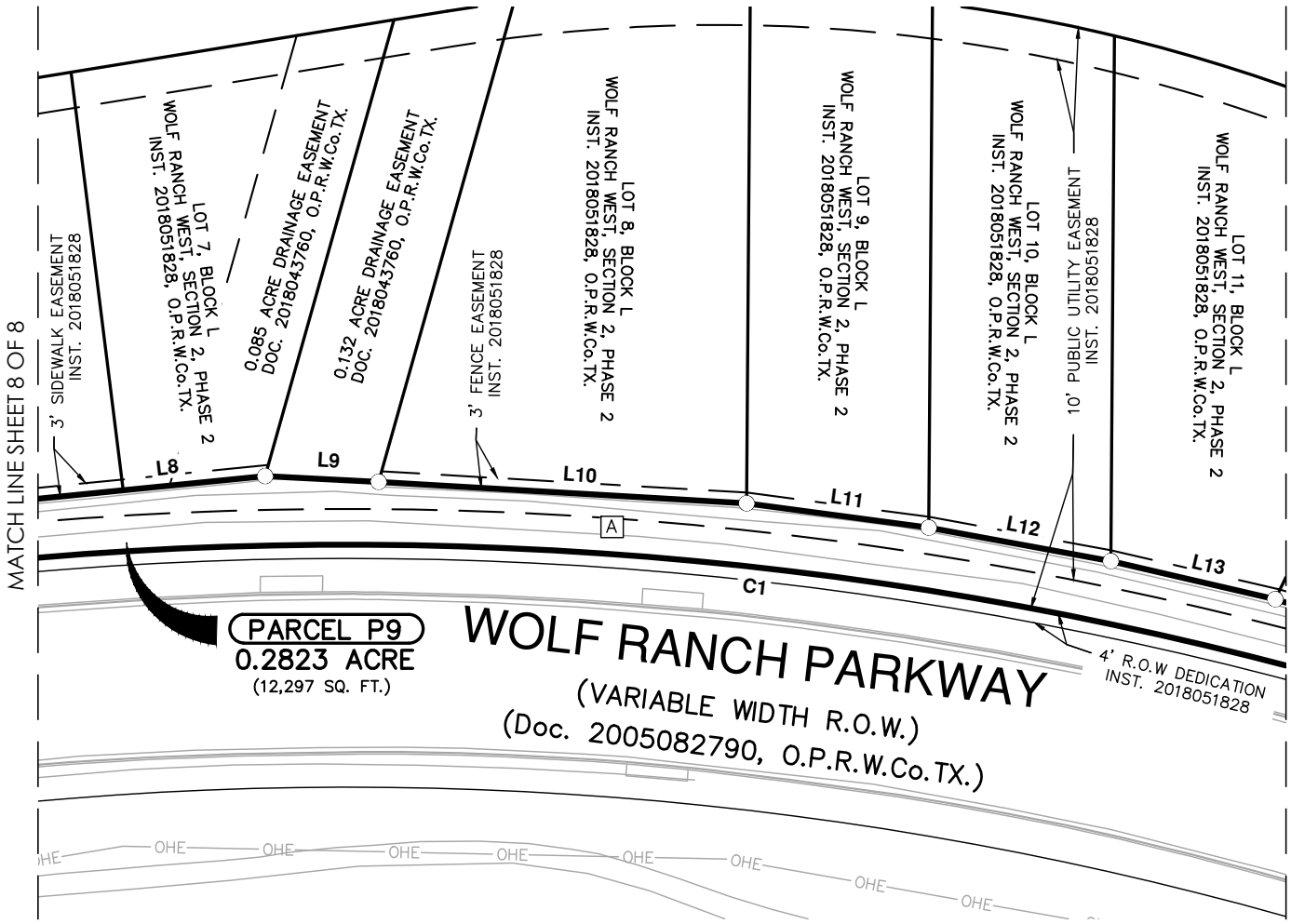
LINE TABLE		
LINE	BEARING	LENGTH
L11	N52°36'43"E	51.41'
L12	N55°26'07"E	51.79'
L13	N58°04'10"E	47.23'

RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	(696.75')	(1035.94')	(38°32'08")	(S44°55'24"W)	(683.69')

[A] OPEN SPACE LOT 1
CALLED 0.451 ACRE
BLOCK L
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
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SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

0 25 50
SCALE: 1"= 50'



JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P9

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 9

REFERENCE:

Date: Jun 25, 2025, 9:41am User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P9.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L2	S69°05'26"W	26.27'
L3	N27°17'35"E	23.04'
L4	N27°17'35"E	48.97'
L5	N29°47'54"E	47.54'

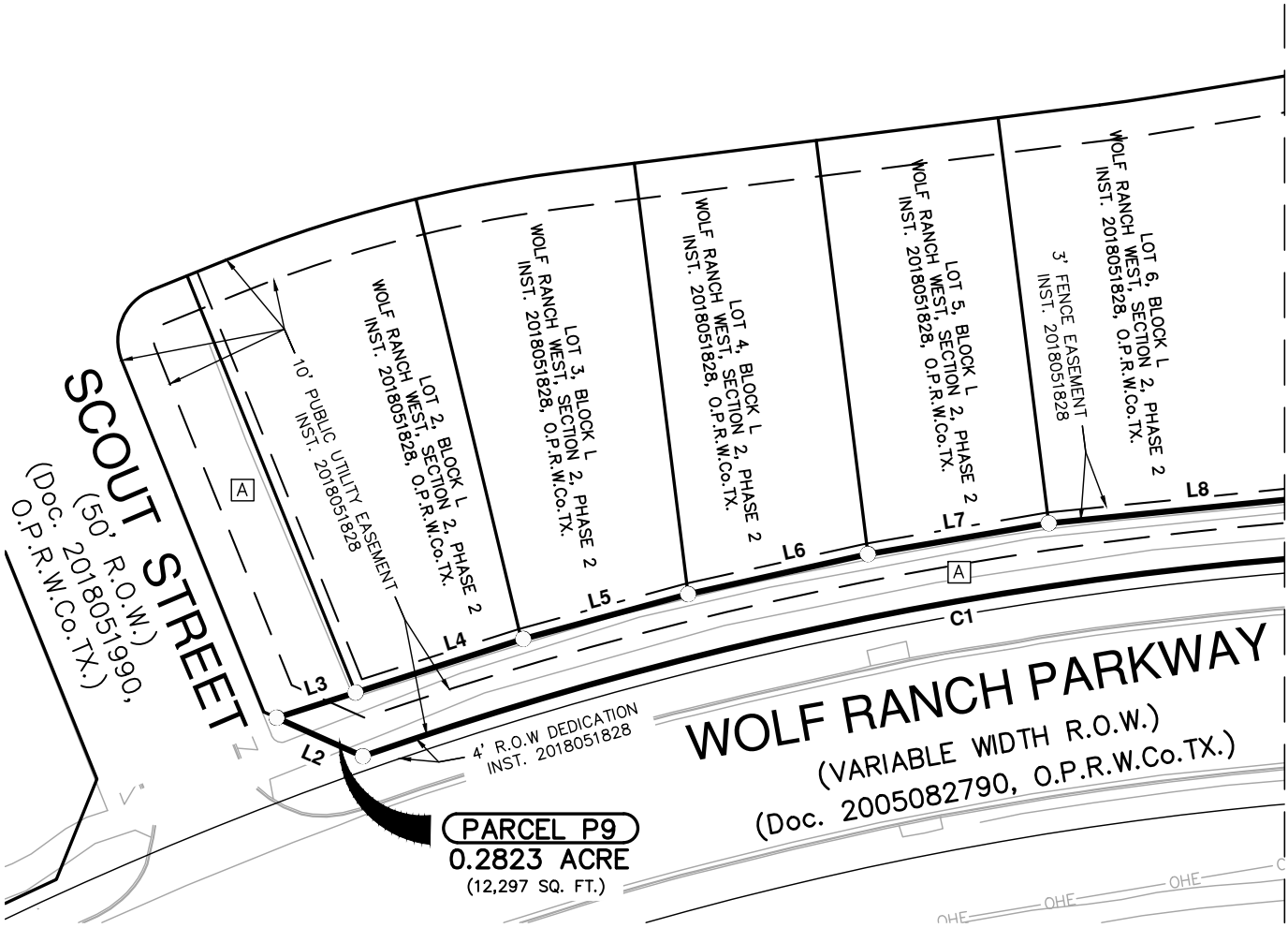
LINE TABLE		
LINE	BEARING	LENGTH
L6	N32°28'55"E	51.23'
L7	N35°16'52"E	51.05'
L8	N39°18'48"E	129.84'

RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	(696.75')	(1035.94')	(38°32'08")	(S44°55'24"W)	(683.69')

[A] OPEN SPACE LOT 1
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BLOCK L
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

0 25 50
SCALE: 1"= 50'



JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P9

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			
X	WILLIAMSON	TEXAS	JUNE 2025			
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					9 OF 9

REFERENCE:

Date: Jun 25, 2025, 9:41am User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P9.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P10

A 0.2684 ACRE (11,691 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, A CALLED 4.674 ACRE TRACT, IN BLOCK A, WOLF RANCH VILLAGE SECTION 1, PHASES 1 & 2, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2021171737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1 BEING DESCRIBED AS TRACT TWO, IN A SPECIAL WARRANTY DEED FROM WOLF LAKES, LP, A TEXAS LIMITED PARTNERSHIP TO WOLF LAKES PROPERTY OWNERS ASSOCIATION, INC, EXECUTED APRIL 21, 2023, RECORDED IN INST. 2023094785, O.P.R.W.Co.TX., SAID 0.2684 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point for the southernmost corner of Lot 1, being an interior corner on the north line of Lot 2, Block A, Wolf Ranch Village Section 1, Phases 1 & 2, from which a found iron rod with a cap stamped "WLSA" bears North 15º44'44" East, a distance of 0.20 feet;

THENCE, North 62º50'51" West, (Record South 62º50'51" East), along and with northwest line of Lot 2, being the westernmost south line of Lot 1, a distance of 303.34 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed east Right-of-Way, (R.O.W.), line of Wolf Ranch Parkway, for the southeast corner and POINT OF BEGINNING of the herein described Parcel P10, said point having surface coordinates of N 10,206,892.60 and E 3,124,788.28;

(1) THENCE, North 62º50'51" West, continuing along and with the northwest line of Lot 2, being the western most south line of Lot 1, a distance of 15.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the existing curving easterly R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Wolf Ranch Village Section 1, Phases 1 & 2, from which a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the original northwest corner of Lot 2, being the original southwest corner of Lot 1, being the previous east R.O.W. line of Wolf Ranch Parkway as established in Inst. 2005082790 O.P.R.W.Co.TX. (held for line) bears North 62°50'51" West, a distance of 9.00 feet;

EXHIBIT "A"

(2) THENCE, 610.62 feet along and with the arc of a curve to the right on the existing east R.O.W. line of Wolf Ranch Parkway, along of a curve to the right, having a radius of 959.00 feet, a delta angle of 36°28'53", a chord bearing of North 45º36'36" East, a distance of 600.35 feet to a set Mag Nail with a "Pape-Dawson" washer on the existing south R.O.W. line of Sunset Vista Drive, (64 feet R.O.W.), as established in Wolf Ranch Village Section 1, Phases 3, recorded in Inst. 2022043802, O.P.R.W.Co.TX., being a northwest line of Lot 1, from which a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the original; northwest corner of Lot 1, (held for line) bears North 67º24'56" West, a distance of 11.93 feet;

THENCE, along and with the existing south R.O.W. line of Sunset Vista Drive, being the northeast line of Lot 1, the following two (2) courses and distances:

(3) South 67º24'56" East, a distance of 21.38 feet to a found 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.), corner;

(4) South 22º24'56" East, a distance of 21.09 feet to a set Mag Nail with a "Pape-Dawson" washer for the easternmost corner;

THENCE, along and with the proposed easterly R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 1, the following six (6) courses and distances:

(5) South 67º52'49" West, a distance of 15.38 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(6) South 64º42'01" West, a distance of 7.61 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(7) South 72º54'15" West, a distance of 25.22 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Curvature, (P.C.), of a curve to the left;

(8) 264.49 feet along and with the arc of said curve to the left, having a radius of 940.50 feet, a delta angle of 16°06'46", a chord bearing of South 53º16'49" West, a distance of 263.62 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

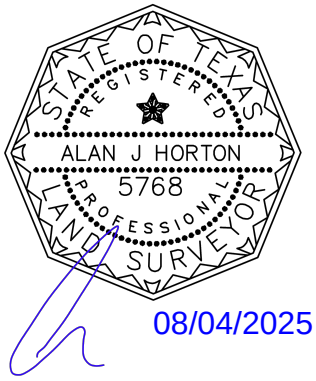
(9) North 44º46'34" West, a distance of 9.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.C. of a non tangent curve to the left;

EXHIBIT "A"

(10) 304.07 feet along and with the arc of said curve to the left, having a radius of 953.17 feet, a delta angle of 18°16'40", a chord bearing of South 36º35'03" West, a distance of 302.78 feet to the POINT OF BEGINNING and containing 0.2684 acres (11,691 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 04, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P10 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN MAY, 2025 AND JULY, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

PARENT TRACT

[A] LOT 1, BLOCK A
CALLED 4.674 ACRES
WOLF LAKES VILLAGE
SECTION 1, PHASES 1 & 2
DOC. 2021171737
O.P.R.W.Co.TX.

TRACT TWO
LOT 1, BLOCK A
WOLF LAKES, LP,
a Texas limited partnership
TO
WOLF LAKES PROPERTY
OWNERS ASSOCIATION, INC,
a Texas non-profit
property owners' association
APRIL 21, 2023
DOC. 2023094785
O.P.R.W.Co.TX.

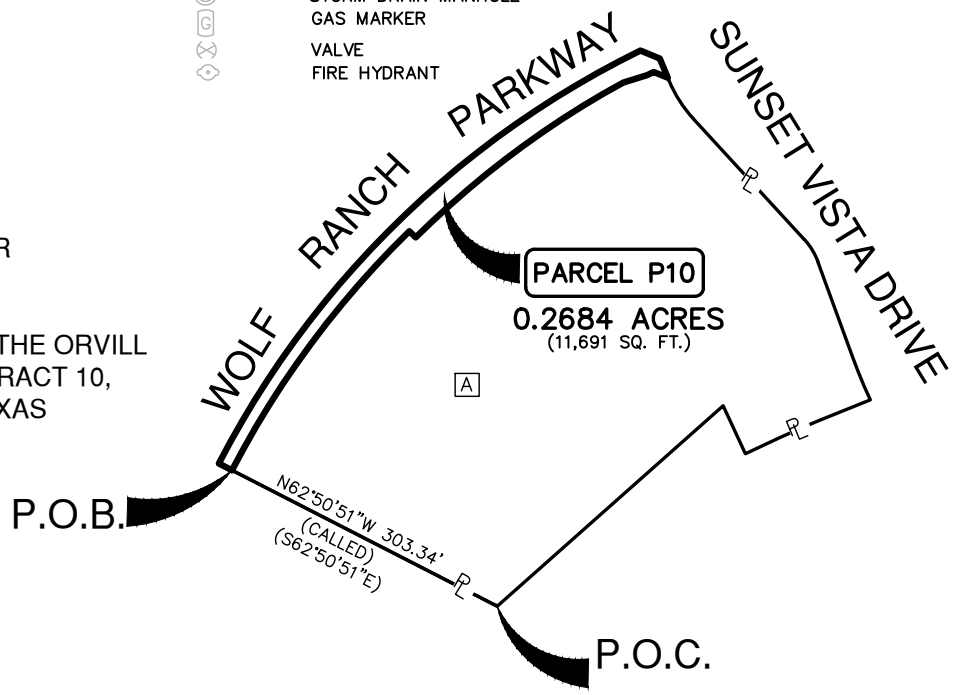
JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF GEORGETOWN

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
Doc. No.	DOCUMENT NUMBER
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
SQ. FT.	SQUARE FEET
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
△	SET MAG NAIL PAPE-DAWSON WASHER
N	LAND HOOK
	PARCEL BOUNDARY LINE
R	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
//	WOODED PRIVACY FENCE
R	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD LIGHT POLE
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

N.T.S.



STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/04/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P10	4.674	0.2684 (11,691)	498	N/A	4.406 RT

PARCEL PLAT SHOWING
PARCEL P10

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 7

Date: Aug 04, 2025, 10:50am User ID: dcabollero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P10.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503714
Texan Title Insurance Company
Date Effective: July 16, 2025
Date Issued: July 25, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. NOT A SURVEY MATTER
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. SUBJECT TO AS SHOWN
i. SUBJECT TO AS SHOWN
j. DOES NOT AFFECT
k. SUBJECT TO AS SHOWN
l. SUBJECT TO – SEE THIS SHEET
m. SUBJECT TO
n. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
o. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
p. MAY BE SUBJECT TO
q. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
r. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
s. MAY BE SUBJECT TO
t. MAY BE SUBJECT TO
u. MAY BE SUBJECT TO
v. MAY BE SUBJECT TO
w. SUBJECT TO AS SHOWN
x. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
y. DOES NOT AFFECT
z. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
aa. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
bb. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
cc. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
dd. NOT A SURVEY ISSUE
ee. NOT A SURVEY ISSUE
ff. NOT A SURVEY ISSUE

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

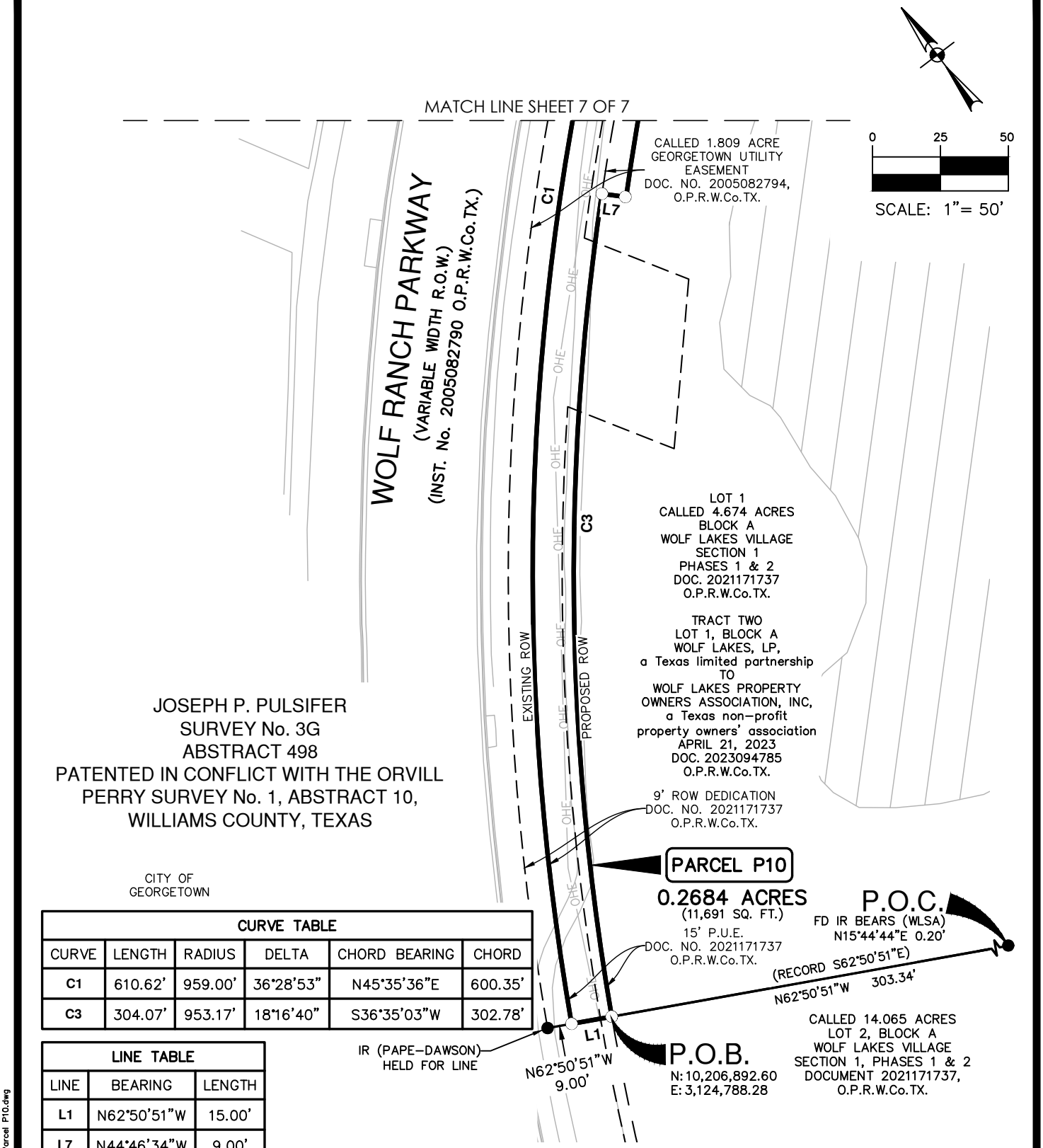
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P10

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 7

REFERENCE:

Date: Aug 04, 2025, 10:50am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P10.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	610.62'	959.00'	36°28'53"	N45°35'36"E	600.35'
C3	304.07'	953.17'	18°16'40"	S36°35'03"W	302.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°50'51"W	15.00'
L7	N44°46'34"W	9.00'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P10

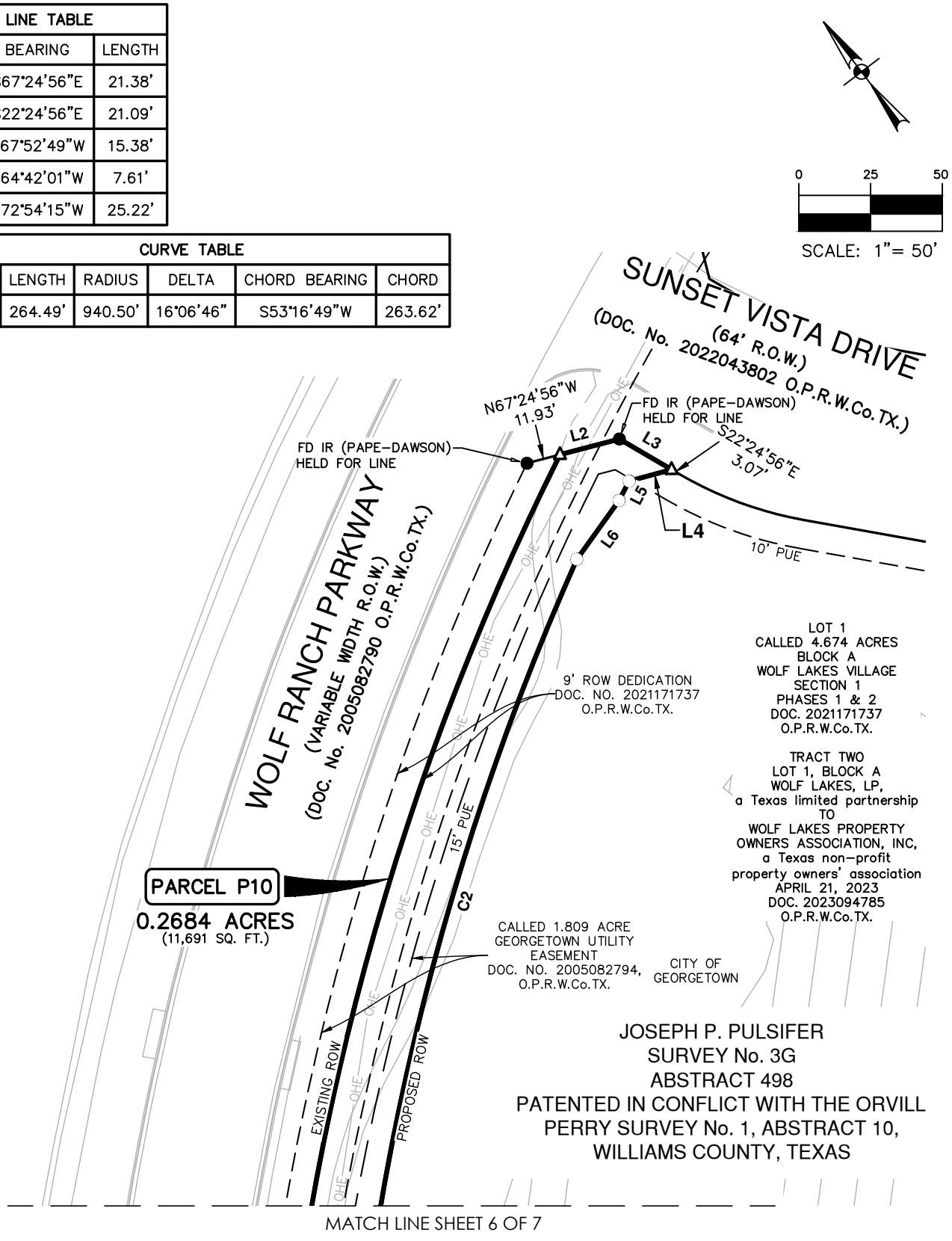
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

Date: Aug 04, 2025, 10:50am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel P10.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L2	S67°24'56"E	21.38'
L3	S22°24'56"E	21.09'
L4	N67°52'49"W	15.38'
L5	S64°42'01"W	7.61'
L6	S72°54'15"W	25.22'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	264.49'	940.50'	16°06'46"	S53°16'49"W	263.62'



MATCH LINE SHEET 6 OF 7

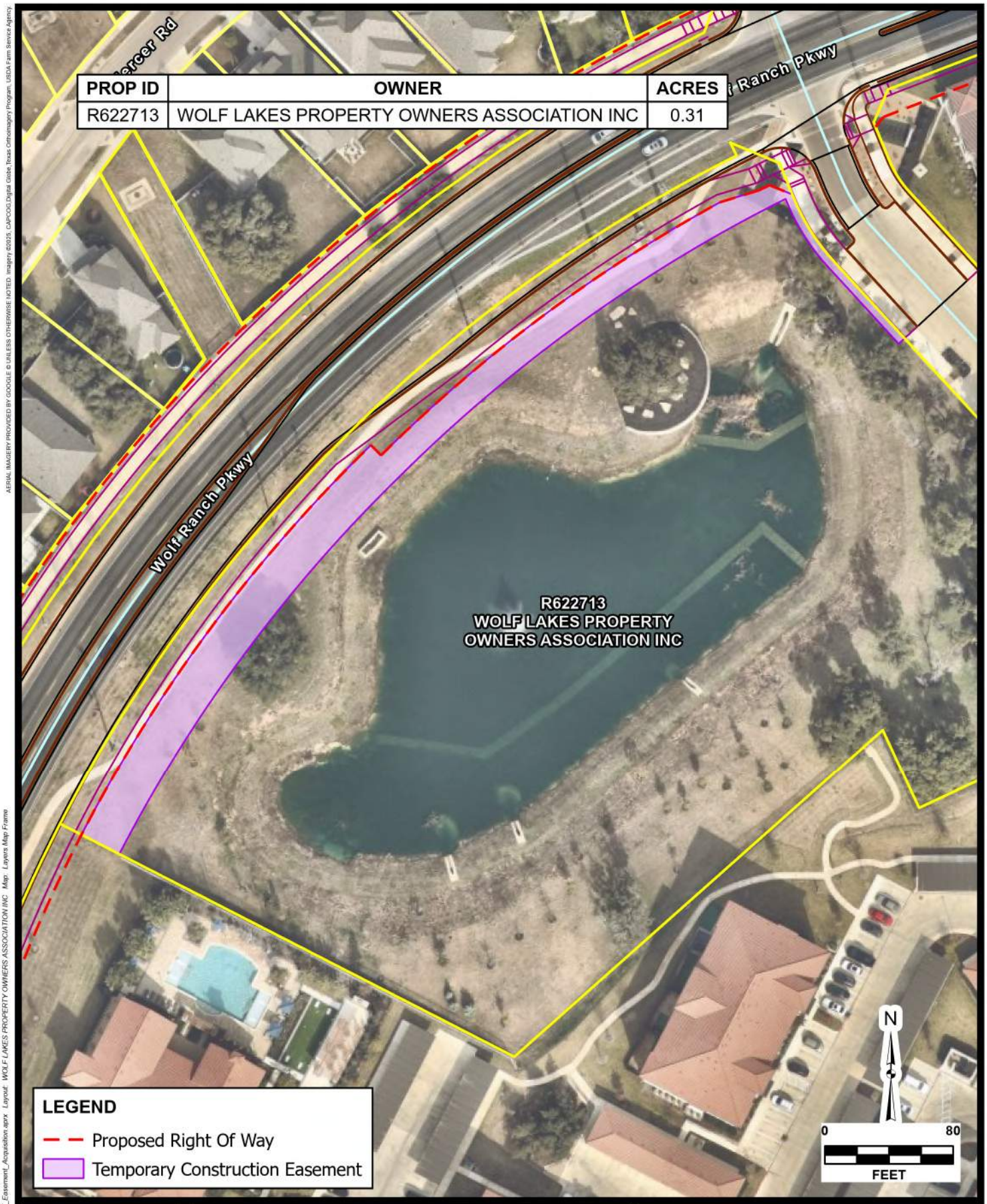
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PARCEL PLAT SHOWING
PARCEL P10

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

REFERENCE:

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PROP ID	OWNER	ACRES
R622713	WOLF LAKES PROPERTY OWNERS ASSOCIATION INC	0.31

LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

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Date: May 21, 2025 2:06 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: WOLF LAKES PROPERTY OWNERS ASSOCIATION INC Map: Layers Map Frame

JOB NO. 51423-04
DATE May 2025
DESIGNER JS
CHECKED BC DRAWN EH
SHEET 1.0

WOLF LAKES PROPERTY OWNERS ASSOCIATION INC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P11

A 0.1136 ACRE (4,948 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, A CALLED 11.793 ACRE TRACT, IN WOLF LAKES VILLAGE, SECTION 5, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2022098185, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1 BEING PLATTED OUT OF A CALLED 12.006 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM WOLF LAKES, LP, A TEXAS LIMITED PARTNERSHIP TO WOLF LAKES MULTIFAMILY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, (OWNERSHIP RETAINED) EXECUTED MAY 24, 2022, RECORDED IN INST. 2022064810, O.P.R.W.Co.TX., SAID 0.1136 ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 1/2 inch iron rod for the south corner on the northernmost east line of Lot 1, being the southernmost corner of Lot 1, a called 4.246 tract, in Block C, The Rivery Phase One Cabinet, (Cab.), X, Slide, (Sld.), 193-196, same being INST. 2003040368 O.P.R.W.Co.TX, being the northwest corner of Lot 4, Block F, River Hills, Section One, Cab. D., Sld's 304-306, Inst. 1980004187, O.P.R.W.Co.TX.;

THENCE, North 12º28'10" West, (Record South 12°21'07" East), along and with the south of Lot 1, Block C, being the north line of Lot 1, a distance of 132.79 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south Right-of-Way, (R.O.W.), line of Wolf Ranch Parkway, for the easternmost corner and POINT OF BEGINNING of the herein described Parcel P11, said point having surface coordinates of N 10,207,709.59 and E 3,126,249.11;

THENCE, traversing over, across, and through said Lot 1, along and with the proposed south R.O.W. line of Wolf Ranch Parkway, the following five (5) courses and distances:

(1) South 68º57'49" West, a distance of 139.18 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.), corner;

(2) South 83º29'50" West, a distance of 49.05 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I., corner

(3) South 68º57'53" West, a distance of 802.81 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I., corner

EXHIBIT "A"

(4) South 59º07'58" West, a distance of 23.06 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I., corner;

(5) South 38º45'01" West, a distance of 24.45 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the existing east R.O.W. line of Sunset Vista, (64' R.O.W.) as established in Inst, 2022043802 O.P.R.W.Co.TX., from which a found MAGNAIL with washer stamped "CEC" for a Point of Tangency, (P.T.), of a curve to the right of Sunset Vista Drive, a 64' R.O.W., as established in Document Number 2022043802, O.P.R.W.Co.TX., (held for line) bears South 22º24'56" East, a distance of 25.22 feet;

(6) THENCE, North 22º24'56" West, along and with the existing east R.O.W. line of Sunset Vista Drive, being a western line of Lot 1, a distance of 2.94 feet to a found iron rod with yellow cap stamped "Pape-Dawson" on the existing south R.O.W., line of Wolf Ranch Parkway, for the westernmost corner of said 11.793 acre tract;

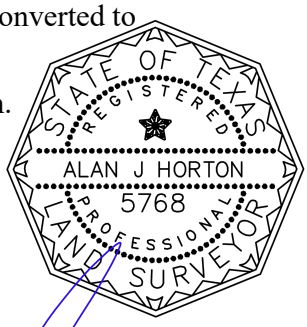
(7) THENCE, North 23º16'26" East, along and with the existing R.O.W. line of Sunset Vista Drive, being a northwestern line of Lot 1, a distance of 22.35 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for the southernmost corner of a called 0.213 acre, 9' dedication, for R.O.W. purposes by Plat recorded in INST. 2022098185 and a Point of Intersection, (P.I.), corner;

(8) THENCE, 68º57'49" East, along and with the west line of Lot 1, being the east line of said 9' R.O.W. dedication, a distance of 1022.85 feet to a found iron rod with a cap stamped "CEC", from which a found iron rod with yellow cap stamped "CEC, Inc Boundary ", (held for line) bears North 12º28'10" West, a distance of 9.10 feet;

(9) THENCE, South 12º28'10" East, along and with the common line between said Lot 1 and said Lot 1, Block C, a distance of 15.17 feet the POINT OF BEGINNING and containing 0.1136 acres (4,948 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



08/25/2025

PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
REVISED DATE:	August 25, 2025
DATE:	June 30, 2025
JOB NO.	51423-04
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P11 M&B.docx

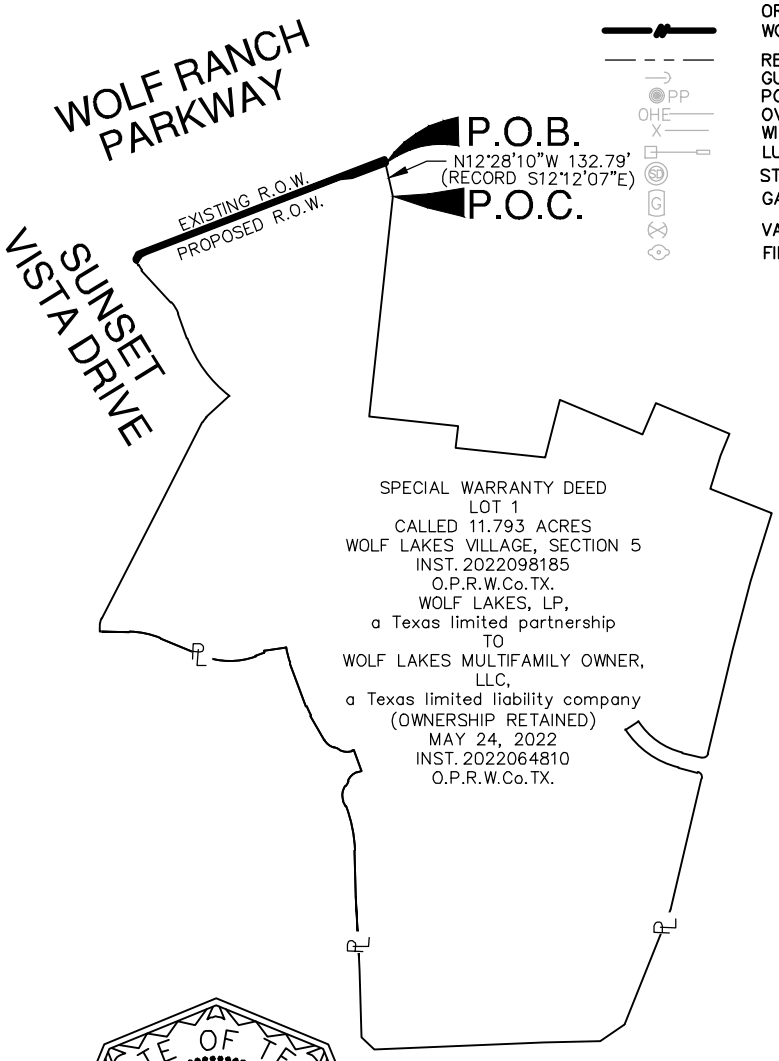
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN _____ 2025.
4) FIELD SURVEY COMPLETED BETWEEN April 29, 2025 AND May 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
INST.	INSTRUMENT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
○ N	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP LAND HOOK
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
	WOODED PRIVACY FENCE
	RECORD R.O.W. PARCEL LINE
	GUY WIRE
PP	POWER POLE
OHE	OVERHEAD ELECTRIC LINE
X	WIRE FENCE
	LUMINARE STANDARD
SD	STORM DRAIN MANHOLE
G	GAS MARKER
	VALVE
	FIRE HYDRANT

N.T.S.



JOSEPH P. PULSIFER
SURVEY No. 3G, ABSTRACT 498

PATENTED IN
CONFLICT WITH THE

ORVILL PERRY
SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/25/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY
1	08/13/25	PARCEL BOUNDARY UPDATE	DC

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P11	11.793	0.1136 (4,948)	498	N/A	11.679 RT

PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 8

Date: Aug 25, 2025, 6:17am User ID: davidscott
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P11.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503716
Texan Title Insurance Company
Date Effective: May 21, 2025
Date MATTERd: June 5, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AS SHOWN
b. NOT A SURVEY MATTER
c. NOT A SURVEY MATTER
d. SUBJECT TO AS SHOWN
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. SUBJECT TO
h. NOT A SURVEY MATTER
i. NOT A SURVEY ISSUE
j. SUBJECT TO AS SHOWN
k. NOT SUBJECT TO
l. NOT A SURVEY MATTER
m. SUBJECT TO
n. NOT A SURVEY MATTER
o. NOT A SURVEY MATTER
p. SUBJECT TO
q. SUBJECT TO
r. SUBJECT TO

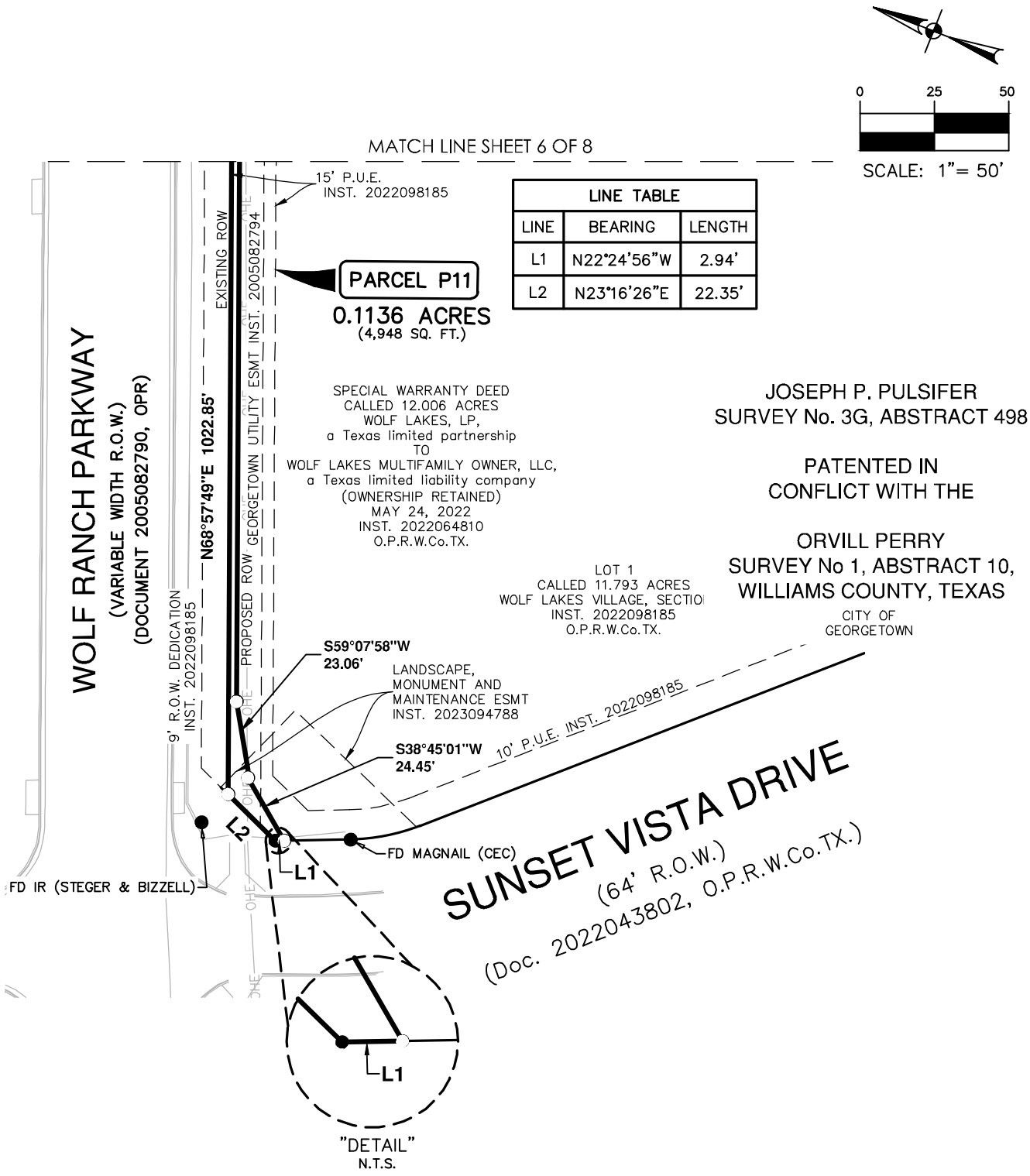
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 8

REFERENCE:

Date: Aug 25, 2025, 6:17am User ID: davidscott
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PAPE-DAWSON ENGINEERS

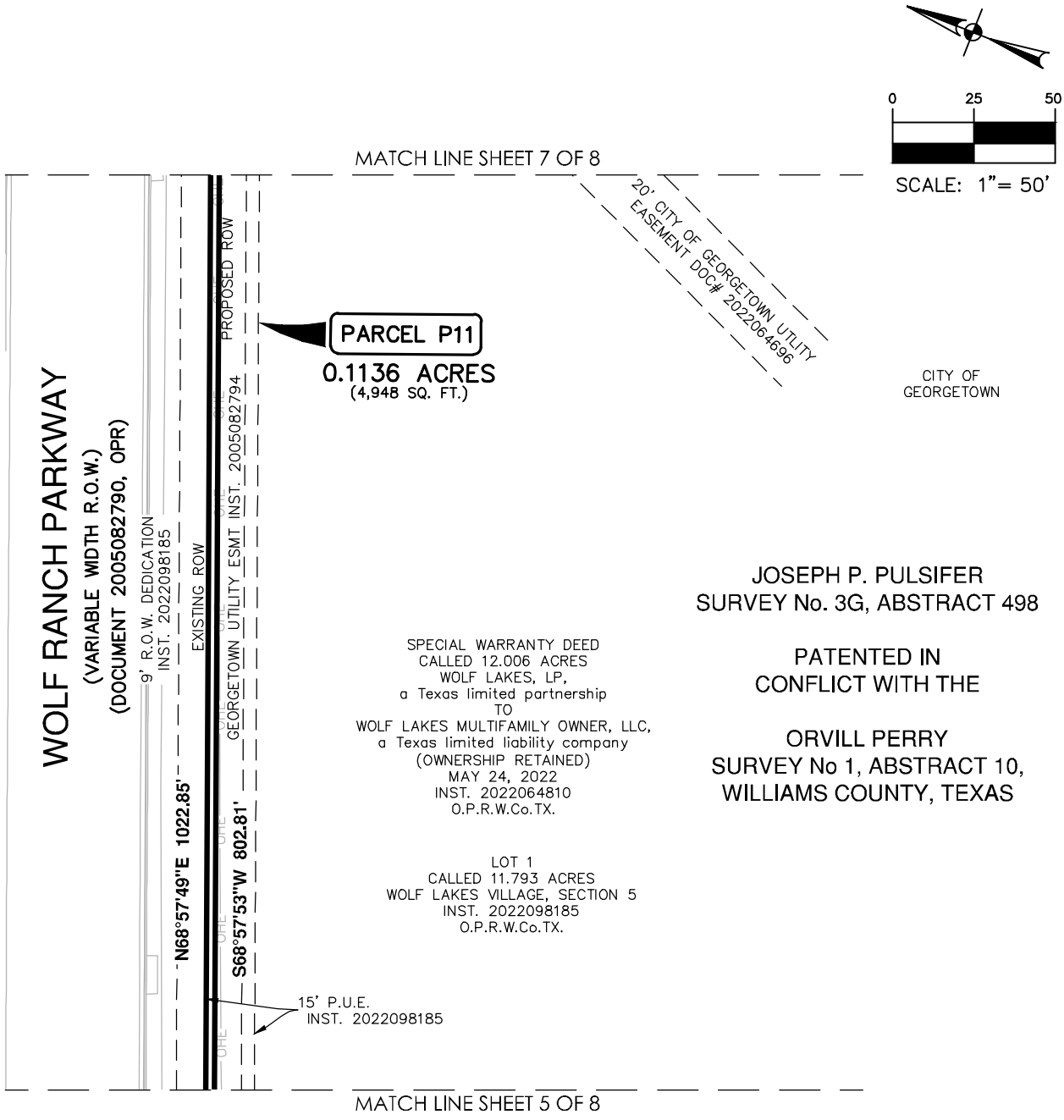
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 8

REFERENCE:

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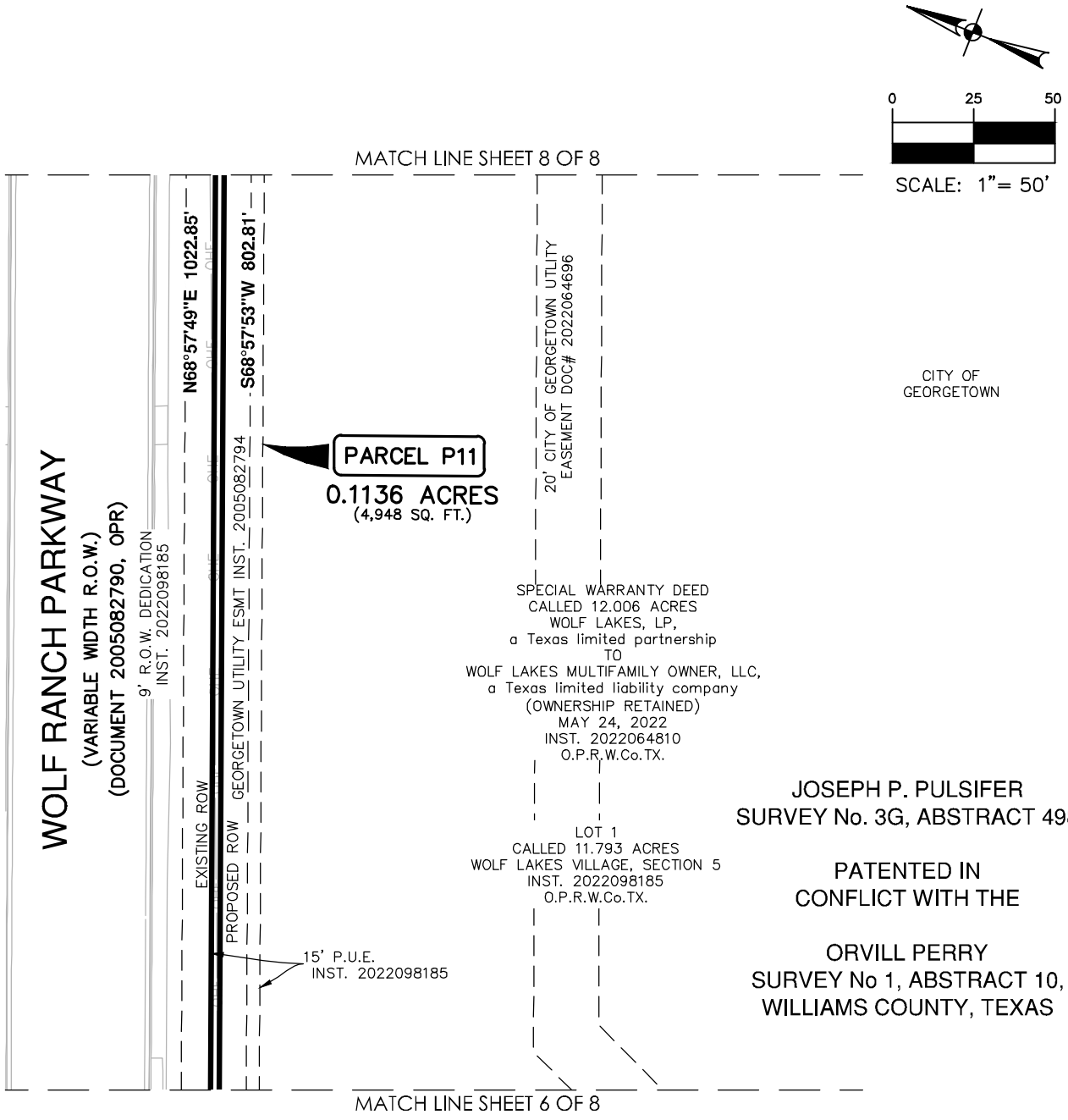
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 8

Date: Aug 25, 2025, 6:20am User ID: davidscott
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PAPE-DAWSON ENGINEERS

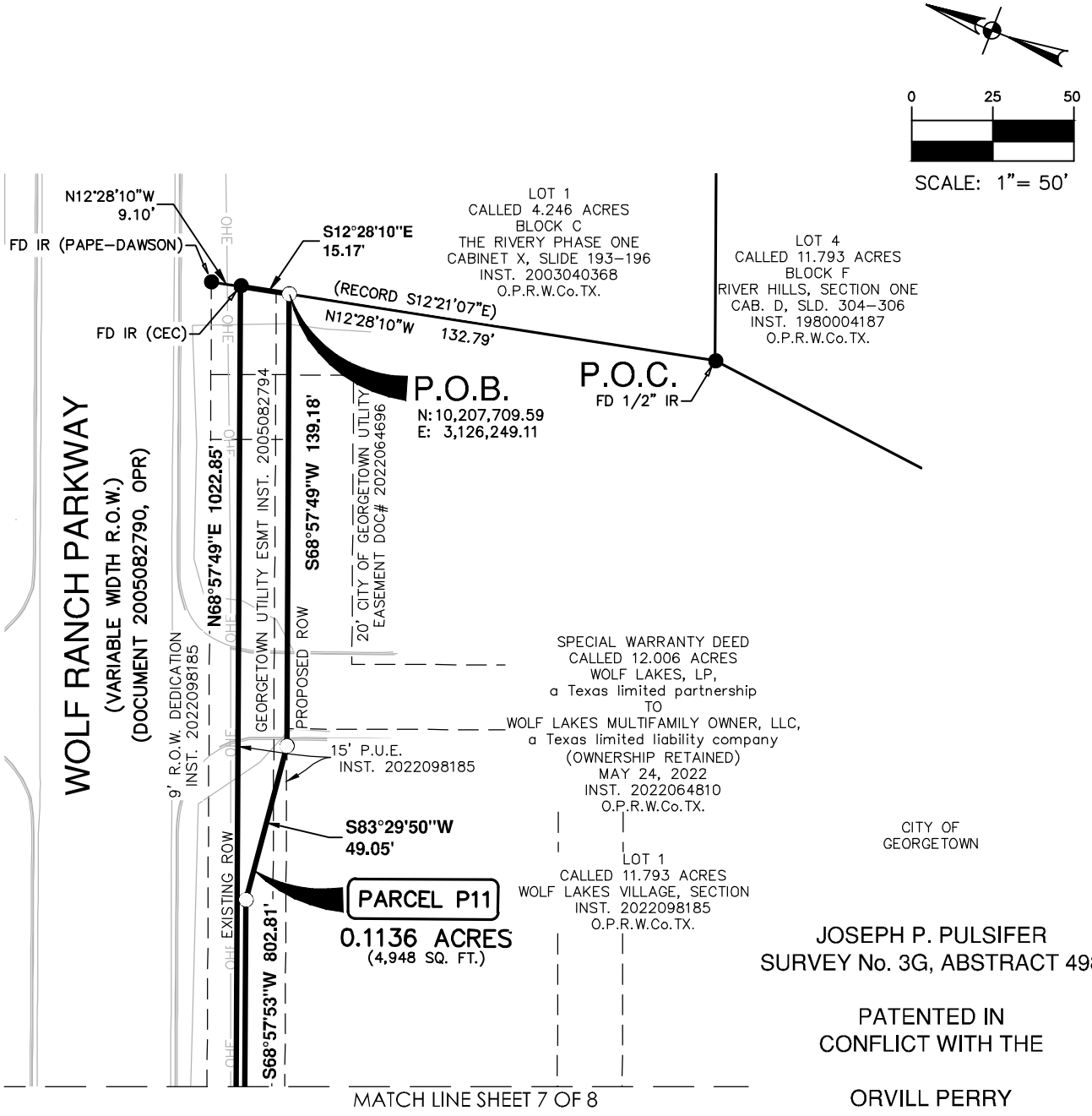
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 8

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REFERENCE:



PAPE-DAWSON ENGINEERS

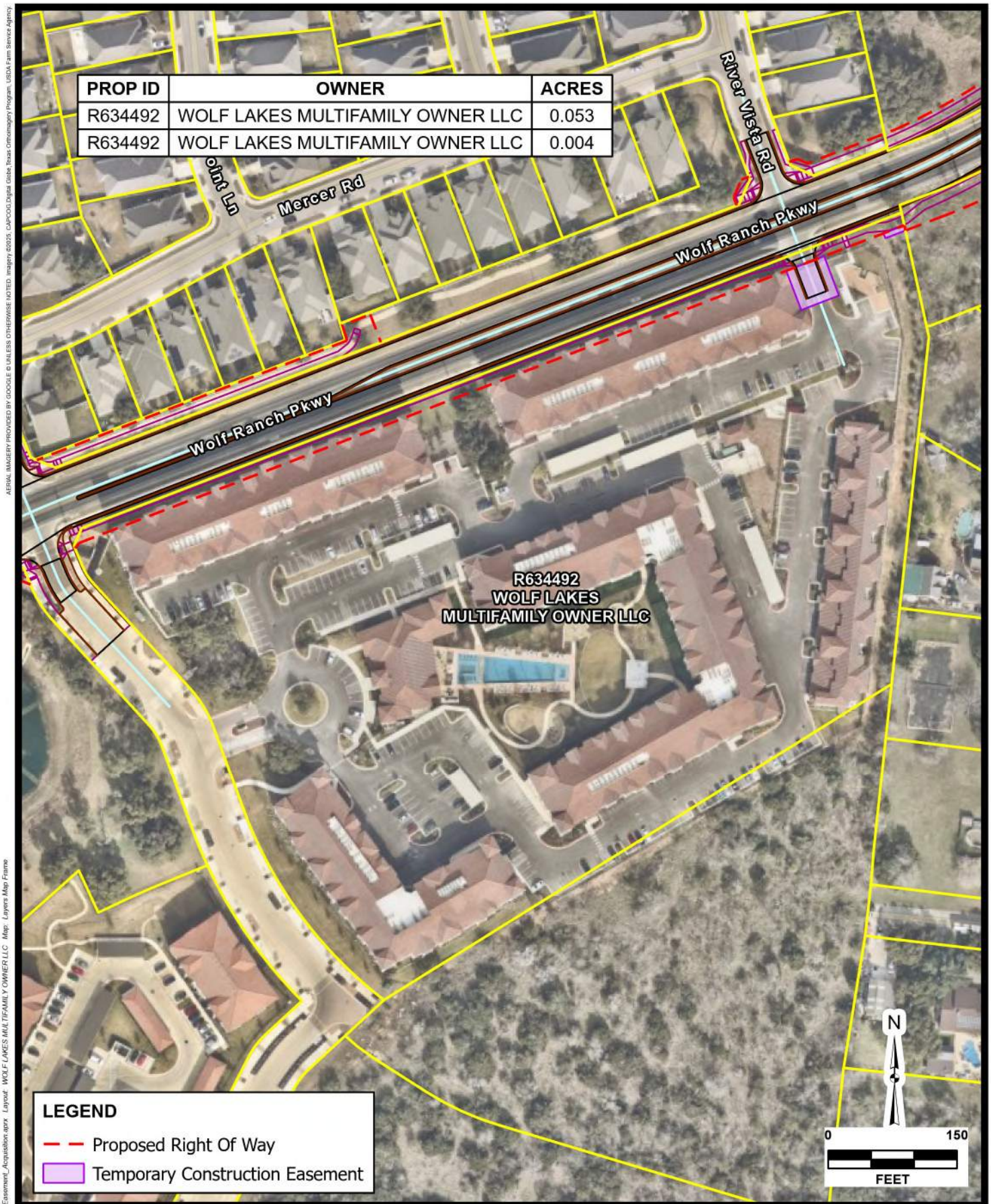
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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PARCEL PLAT SHOWING
PARCEL P11

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 8

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REFERENCE:



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Date: Jun 04, 2025 4:59 PM User: ehaster
File: H:\Projects\51423\04\SIR\ROW_Easement_Acquisition.aprx Layout: WOLF LAKES MULTIFAMILY OWNER LLC Map: Layers Map Frame

JOB NO.	51423-04
DATE	Jun 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

WOLF LAKES MULTIFAMILY OWNER LLC

CITY OF GARLAND

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P12

0.1705 OF AN ACRE, (7,425 SQUARE FEET) TRACT OF LAND OUT OF OPEN SPACE LOT 16, A CALLED 0.710 OF AN ACRE IN BLOCK M, WOLF RANCH WEST, SECTION 2, PHASE 2, A SUBDIVISION IN THE CITY OF GEORGETOWN, RECORDED IN INSTRUMENT NUMBER (INST.) 2018051828 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 16 BEING PLATTED OUT OF A CALLED 59.611 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM H4 WR, LP, A TEXAS LIMITED PARTNERSHIP, TO H4WR PHASE 2, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNERSHIP RETAINED) EXECUTED SEPTEMBER 27, 2017, RECORDED IN INST. 2017089587, O.P.R.W.Co.TX., SAID 0.1705 OF AN ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Tangency (P.T.) on the existing east Right-Of-Way (R.O.W.) line of Sunset Vista Drive, (50' R.O.W.), as established in Inst. 2018051828 O.P.R.W.Co.TX., being the west line of Lot 1;

THENCE, along and with the existing east R.O.W. line of Sunset Vista Drive, being the west line of Lot 1, the following Two (2) courses and distances:

South 22º24'56" East, (Record North 22°24'56" West), a distance of 23.98 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point-of-Intersection, (P.I.), corner;

South 65º51'20" East, (Record North 65º515'20" West), a distance of 6.28 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north R.O.W. line of Wolf Ranch Parkway, for the southwest corner of Lot 1, being the westernmost corner of Lot 16, same being the westernmost corner and POINT OF BEGINNING of the herein described Parcel P12, said point having surface coordinates of N 10,207,436.81, and E 3,125,238.23;

(1) THENCE, North 69º06'04" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the south lines of Lot 1, Lot 2, & Lot 3, all of said Wolf Ranch West, Section 2, Phase 2, a distance of 184.17 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the easternmost corner of Lot 3, being the southernmost corner of Lot 4;

EXHIBIT "A"

(2) THENCE, North 68º58'18" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the south lines of Lot 4, Lot 5, & Lot 6, all of said Wolf Ranch West, Section 2, Phase 2, a distance of 153.00 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the easternmost corner of Lot 6, being the southernmost corner of Lot 7;

(3) THENCE, North 68º56'15" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the south line of Lot 7, a distance of 49.61 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the easternmost corner of Lot 7, being an interior corner of Lot 12; corner of Lot 7;

(4) THENCE, North 17º03'04" West, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the east line of Lot 7, a distance of 20.05 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for the southernmost corner of Lot 8;

(5) THENCE, North 68º58'18" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the south line of Lot 8, a distance of 35.62 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson);

(6) THENCE, North 68º58'18" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, same being the north line of Lot 16, being the south line of Lot 8, a distance of 35.62 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson);

(7) THENCE, South 21º02'07" East, traversing over, across, and through Lot 16, a distance of 36.03 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), on the existing north R.O.W line of Wolf Ranch Parkway, (Variable width R.O.W.), as established in Inst. 2018051828, O.P.R.W.Co.TX., being the south line of Lot 16;

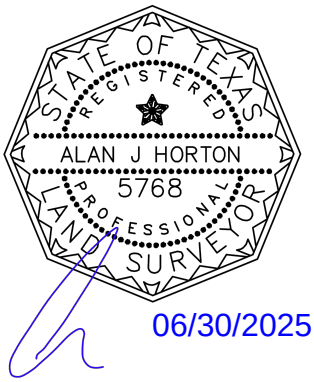
(8) THENCE, South 68º57'37" West, along and with the existing north R.O.W. line of Wolf Ranch Parkway, being the south line of Lot 16 a distance of 406.81 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), at the intersection of the existing north R.O.W. line of Wolf Ranch Parkway and the existing east R.O.W. line of Sunset Vista Drive;

(9) THENCE, North 66º51'20" West, along and with the existing east R.O.W. line of Sunset Vista Drive, being the westernmost line of Lot 16, a distance of 23.68 feet to the POINT OF BEGINNING and containing 0.1705 of an acre (7,425 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
DATE:	June 30, 2025
JOB NO.	51423-04
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P12 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

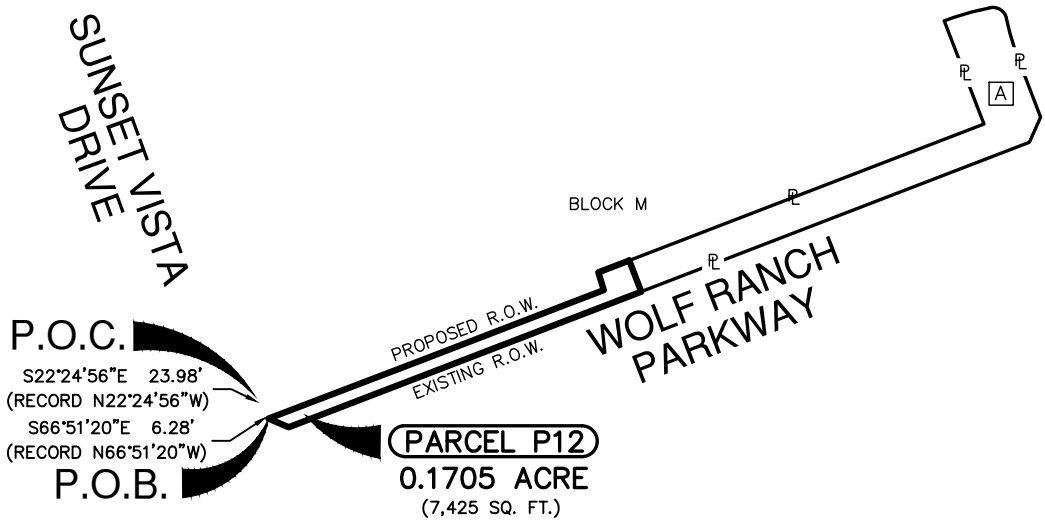
LEGEND:

CAB	CABINET
DOC.	DOCUMENT NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— - - —	RECORD R.O.W. PARCEL LINE
——◇——	CHAIN LINK FENCE

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN



[A] OPEN SPACE LOT 16
CALLED 0.710 ACRE
BLOCK M
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P12	0.710	0.1705 (7,425)	498	N/A	0.5395 LT

PARCEL PLAT SHOWING
PARCEL P12

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 6

Date: Jun 25, 2025, 11:20am User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P12.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503753
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 3, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. DOES NOT AFFECT
b. AS SHOWN
c. SUBJECT TO (WHEN APPLICABLE)
d. NOT A SURVEY MATTER
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. UNBUILDABLE
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. UNBUILDABLE, MAY AFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. UNBUILDABLE, MAY AFFECT
q. UNBUILDABLE, MAY AFFECT
r. BLANKET TYPE, EFFECTED BY
s. DOES NOT AFFECT
t. DOES NOT AFFECT
u. DOES NOT AFFECT
v. DOES NOT AFFECT
w. DOES NOT AFFECT
x. NOT A SURVEY MATTER
y. NOT A SURVEY MATTER
z. SUBJECT TO AND SHOWN HEREON (WHEN APPLICABLE)
aa. NOT A SURVEY MATTER
bb. NOT A SURVEY MATTER
cc. NOT A SURVEY MATTER
dd. NOT A SURVEY MATTER
ee. NOT A SURVEY MATTER
ff. NOT A SURVEY MATTER
gg. NOT A SURVEY MATTER
hh. NOT A SURVEY MATTER
ii. NOT A SURVEY MATTER
jj. NOT A SURVEY MATTER
kk. SUBJECT TO
ll. NOT A SURVEY MATTER
mm. NOT A SURVEY MATTER
nn. SUBJECT TO
oo. NOT A SURVEY MATTER
pp. SUBJECT TO

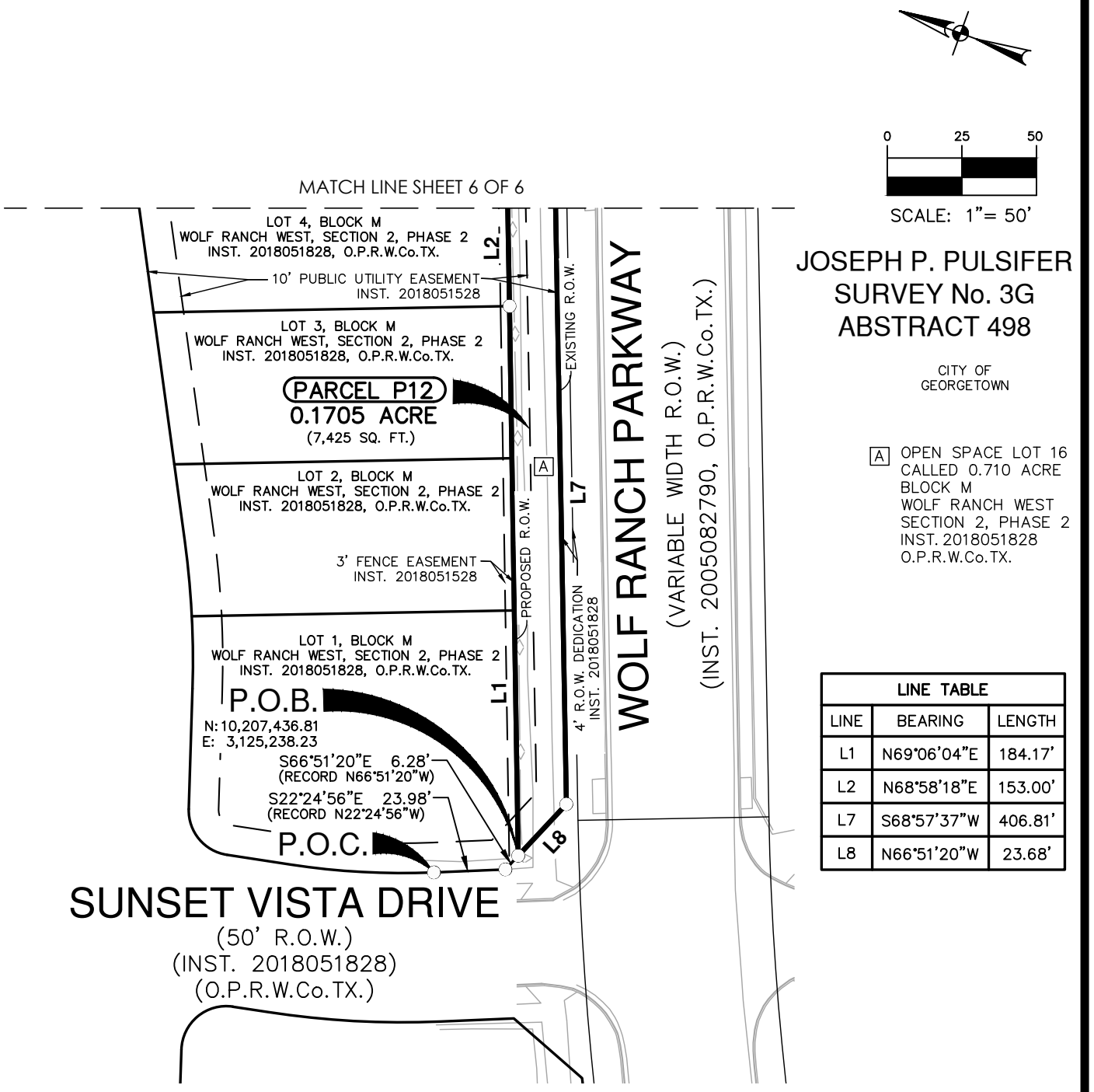
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P12

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 7

REFERENCE:

Date: Jun 25, 2025, 11:20am User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P12.dwg



0 25 50

SCALE: 1"= 50'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

[A] OPEN SPACE LOT 16
CALLED 0.710 ACRE
BLOCK M
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°06'04"E	184.17'
L2	N68°58'18"E	153.00'
L7	S68°57'37"W	406.81'
L8	N66°51'20"W	23.68'

PAPE-DAWSON ENGINEERS

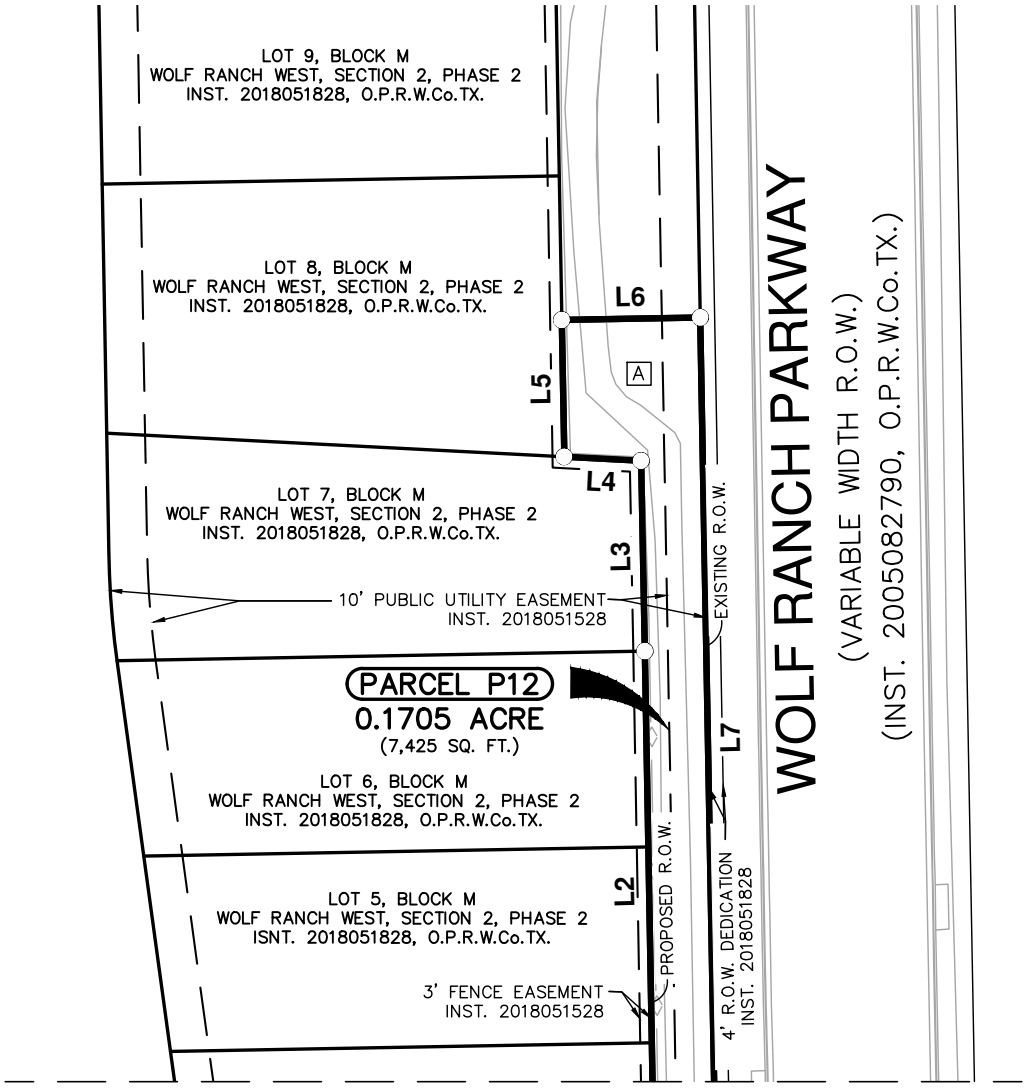
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P12

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

Date: Jun 25, 2025, 11:20am User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P12.dwg

REFERENCE:



MATCH LINE SHEET 5 OF 6

0 25 50

SCALE: 1"= 50'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

[A] OPEN SPACE LOT 16
CALLED 0.710 ACRE
BLOCK M
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°06'04"E	184.17'
L2	N68°58'18"E	153.00'
L3	N68°56'15"E	49.61'
L4	N17°03'04"W	20.05'
L5	N68°58'18"E	35.62'
L6	S21°02'07"E	36.03'
L7	S68°57'37"W	406.81'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P12

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

REFERENCE:

Date: Jun 25, 2025, 11:20am User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P12.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P13

0.0070 OF AN ACRE, (304 SQUARE FEET), TRACT OF LAND OUT OF OPEN SPACE LOT 16, A CALLED 0.710 OF AN ACRE, IN BLOCK M, OF WOLF RANCH WEST, SECTION 2, PHASE 2, A SUBDIVISION IN THE CITY OF GEORGETOWN, RECORDED IN INSTRUMENT NUMBER, (INST.), 2018051828 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID WOLF RANCH WEST, SECTION 2, PHASE 2, BEING PLATTED OUT OF A CALLED 59.611 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM H4 WR, LP, A TEXAS LIMITED PARTNERSHIP, TO H4WR PHASE 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, (OWNERSHIP RETAINED), EXECUTED SEPTEMBER 27, 2017, RECORDED IN INST. 2017089587, O.P.R.W.Co.TX., SAID 0.0070 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Tangency, (P.T.), on the existing west Right-Of-Way, (R.O.W.), line of River Vista Road, (50' R.O.W.), as established in Inst. 2018051828 O.P.R.W.Co.TX., being the east line of Lot 16;

THENCE, South 21º01'14" East, (Record South 21º01'14" East) along and with the existing west R.O.W. River Vista Road, being the east line of Lot 16, a distance of 59.41 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north R.O.W. line of Wolf Ranch Parkway, for the northernmost east corner and POINT OF BEGINNING of the herein described Parcel P13, said point having surface coordinates of N 10,207,766.07, and E 3,126,068.23;

THENCE, continuing along and with existing west R.O.W. line of River Vista Road, being the east line of Lot 16, the following Two (2) courses and distances:

(1) South 21º01'14" East, a distance of 4.83 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for a Point-of-Intersection, (P.I.), corner;

(2) South 23º58'11" West, a distance of 29.70 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for a P.I. corner; on the existing west R.O.W. line of Wolf Ranch Parkway, (Variable Width R.O.W.), as established in Inst. 2005082790, O.P.R.W.Co.TX., being the south line of Lot 16;

(3) THENCE, South 68º57'37" West, along and with the existing west R.O.W. line Wolf Ranch Parkway, being the south line of Lot 16, a distance of 4.14 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson);

EXHIBIT "A"

THENCE, along and with the proposed west R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 16, the following Three (3) courses and distances:

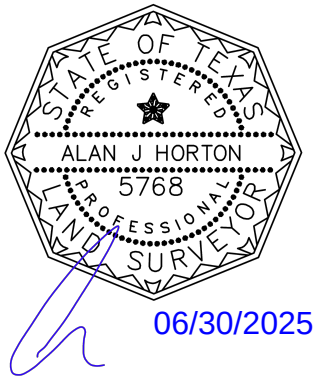
(4) THENCE: North 21º02'23" West, a distance of 10.00 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), on the proposed north R.O.W line of Wolf Ranch Parkway, for P.I. corner;

(5) North 23º58'11" East, a distance of 22.42 feet to a set 5/8 inch iron rod with yellow cap stamped (Pape-Dawson), for a P.I. corner;

(6) North 69º07'15" East, a distance of 9.29 feet to the POINT OF BEGINNING and containing 0.0070 of an acre (304 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P13 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

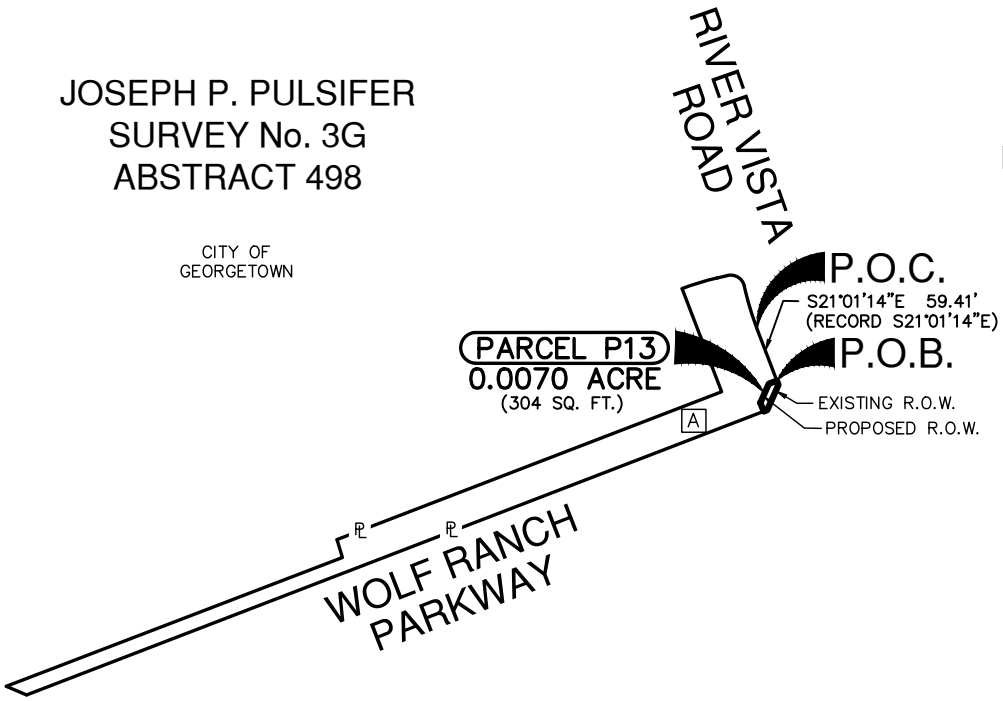
LEGEND:

CAB	CABINET
INST.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— - - —	RECORD R.O.W. PARCEL LINE
——◇——	CHAIN LINK FENCE

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN



A OPEN SPACE LOT 16
CALLED 0.710 ACRE
BLOCK M
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P13	0.710	0.0070 (304)	498	N/A	0.703 LT

PARCEL PLAT SHOWING
PARCEL P13

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 4

REFERENCE:

Date: Jun 25, 2025, 1:37pm User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P13.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503753
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 3, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. DOES NOT AFFECT
b. AS SHOWN
c. SUBJECT TO (WHEN APPLICABLE)
d. NOT A SURVEY MATTER
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. UNBUILDABLE
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. UNBUILDABLE, MAY EFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. UNBUILDABLE, MAY EFFECT
q. UNBUILDABLE, MAY EFFECT
r. BLANKET TYPE, EFFECTED BY
s. DOES NOT AFFECT
t. DOES NOT AFFECT
u. DOES NOT AFFECT
v. DOES NOT AFFECT
w. DOES NOT AFFECT
x. NOT A SURVEY MATTER
y. NOT A SURVEY MATTER
z. SUBJECT TO AND SHOWN HEREON (WHEN APPLICABLE)
aa. NOT A SURVEY MATTER
bb. NOT A SURVEY MATTER
cc. NOT A SURVEY MATTER
dd. NOT A SURVEY MATTER
ee. NOT A SURVEY MATTER
ff. NOT A SURVEY MATTER
gg. NOT A SURVEY MATTER
hh. NOT A SURVEY MATTER
ii. NOT A SURVEY MATTER
jj. NOT A SURVEY MATTER
kk. SUBJECT TO
ll. NOT A SURVEY MATTER
mm. NOT A SURVEY MATTER
nn. SUBJECT TO
oo. NOT A SURVEY MATTER
pp. SUBJECT TO

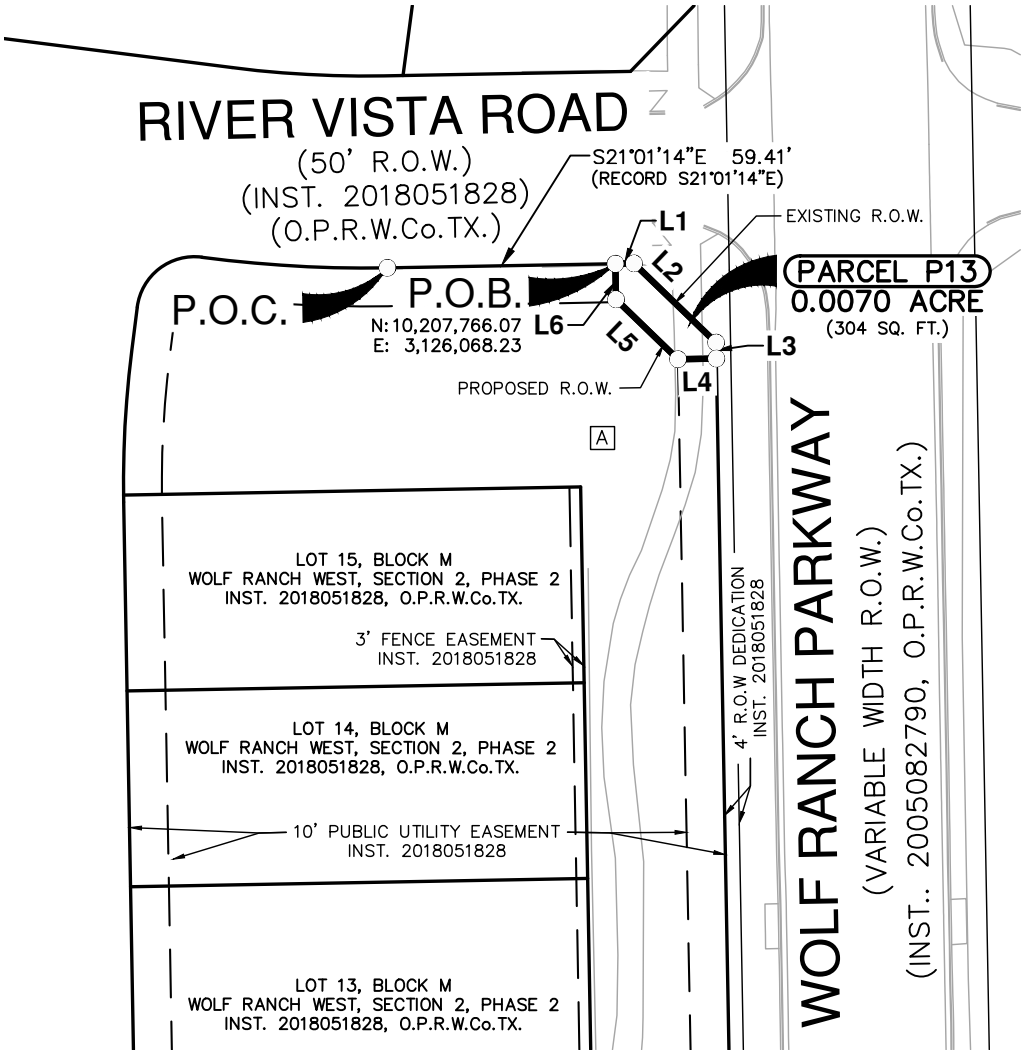
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P13

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 5

REFERENCE:

Date: Jun 25, 2025, 1:37pm User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P13.dwg



0 25 50

SCALE: 1"= 50'

JOSEPH P. PULSIFER SURVEY No. 3G ABSTRACT 498

CITY OF GEORGETOWN

[A] OPEN SPACE LOT 16
CALLED 0.710 ACRE
BLOCK M
WOLF RANCH WEST
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP,
a Texas limited partnership
TO
H4WR PHASE 2, LLC
a Texas limited liability company
(OWNERSHIP RETAINED)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°01'14"E	4.83'
L2	S23°58'11"W	29.70'
L3	S68°57'37"W	4.14'
L4	N21°02'23"W	10.00'
L5	N23°58'11"E	22.42'
L6	N69°07'15"E	9.29'

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P13

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 5

REFERENCE:

Date: Jun 25, 2025, 1:37pm User ID: ypuga
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P13.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P14

0.0398 OF AN ACRE, (1,732 SQUARE FEET), TRACT OF LAND OUT OF OPEN SPACE LOT 80, A CALLED 0.187 ACRE IN BLOCK J, WOLF RANCH WEST, SECTION 2, PHASE 2, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2018051828, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID WOLF RANCH WEST, SECTION 2, PHASE 2, BEING PLATTED OUT OF A CALLED 59.611 ACRES DESCRIBED IN A SPECIAL WARRANTY DEED, FROM H4 WR, LP, A TEXAS LIMITED PARTNERSHIP, TO H4WR PHASE 2, LLC, A TEXAS LIMITED LIABILITY COMPANY (OWNERSHIP, RETAINED), EXECUTED SEPTEMBER 25, 2017, RECORDED IN INST. 2017089587, O.P.R.W.Co.TX., SAID 0.0398 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found "X" cut in concrete sidewalk for the northwest corner of Lot 80, being the southwest corner of Lot 79, Block J, Wolf Ranch West, Section 2, Phase 2, being on the existing east Right-Of-Way, (R.O.W.), line of River Vista Road, (50-feet R.O.W.), as established in Inst. 2018051828 O.P.R.W.Co.TX.;

THENCE South 21º01'14" East, (Record South 21º01'14" East), along and with the existing east R.O.W. line of River Vista Road, being the west line of Lot 80, a distance of 55.11 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north R.O.W. line of Wolf Ranch Parkway, being the northwest corner and POINT OF BEGINNING of the herein described Parcel P14, said point having surface coordinates of N 10,207,783.38, and E 3,126,115.14;

THENCE, traversing over, across, and through Lot 80, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, the following Three (3) courses and distances:

(1) North 68º58'46" East, a distance of 10.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Intersection, (P.I.), corner;

(2) South 66º01'49" East, a distance of 12.92 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(3) North 68º57'37" East, a distance of 95.80 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the east line of Lot 80, being the west line of Lot 2, Block A, The Rivery Phase One, as recorded in Cabinet, (Cab.), X, Slide(s), (Sld.), 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX.;

EXHIBIT "A"

(4) THENCE, South 12º22'40" East, along and with the east line of Lot 80, being the west line of Lot 2, a distance of 16.18 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the southeast corner of Lot 80, being on the west line of Lot 2, and being a northerly east corner of an existing 4-feet R.O.W. dedication as establish in Wolf Ranch West, Section 2, Phase 2, from which a found iron rod with cap stamped "UDG 2463", for the southernmost corner of Lot 2, and a southerly east corner of an existing 4-feet R.O.W. dedication, bears South 12º22'40" East, 4.05 feet;

(5) THENCE, South 68º57'37" West, along and with the existing north R.O.W. line of a 4-feet dedication, a distance of 91.51 to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the existing north R.O.W. line of a 4-feet dedication, being on the existing east R.O.W. line of River Vista Road, for a P.I. corner;

THENCE, along and with the existing east R.O.W. line of River Vista Road, the following Two (2) courses and distances:

(6) North 66º01'49" West, a distance of 29.69 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(7) North 21º01'14" West, a distance of 4.14 feet to the POINT OF BEGINNING and containing 0.0398 of an acre (1,732 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



06/30/2025

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P14 M&B.docx

NOTES:

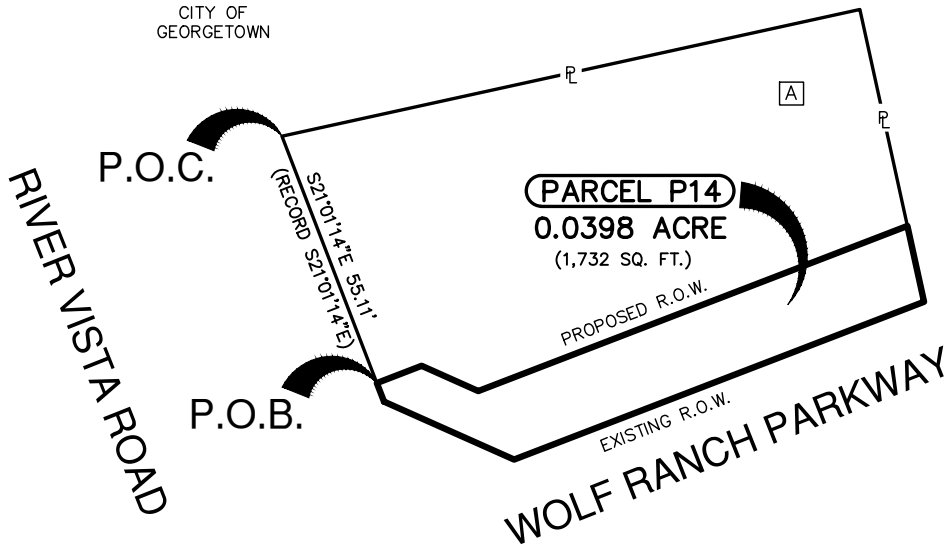
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB.	CABINET
DOC.	DOCUMENT
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
SLD.	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— – – —	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498



PARENT TRACT

[A] OPEN SPACE
LOT 80
CALLED 0.187 ACRE
BLOCK J
WOLF RANCH WEST,
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP, a Texas limited partnership
TO
H4WR PHASE 2, LLC, a Texas limited liability company
(Ownership Retained)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P14	0.187	0.0398 (1,732)	498	N/A	0.147 LT

PARCEL PLAT SHOWING
PARCEL P14

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 5

REFERENCE:

Date: Jun 25, 2025, 2:05pm User ID: ypuga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P14.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503753
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 3, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. DOES NOT AFFECT
b. AS SHOWN
c. SUBJECT TO (WHEN APPLICABLE)
d. NOT A SURVEY MATTER
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. UNBUILDABLE
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. UNBUILDABLE, MAY AFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. UNBUILDABLE, MAY AFFECT
q. UNBUILDABLE, MAY AFFECT
r. BLANKET TYPE, EFFECTED BY
s. DOES NOT AFFECT
t. DOES NOT AFFECT
u. DOES NOT AFFECT
v. DOES NOT AFFECT
w. DOES NOT AFFECT
x. NOT A SURVEY MATTER
y. NOT A SURVEY MATTER
z. SUBJECT TO AND SHOWN HEREON (WHEN APPLICABLE)

aa. NOT A SURVEY MATTER
bb. NOT A SURVEY MATTER
cc. NOT A SURVEY MATTER
dd. NOT A SURVEY MATTER
ee. NOT A SURVEY MATTER
ff. NOT A SURVEY MATTER
gg. NOT A SURVEY MATTER
hh. NOT A SURVEY MATTER
ii. NOT A SURVEY MATTER
jj. NOT A SURVEY MATTER
kk. SUBJECT TO
ll. NOT A SURVEY MATTER
mm. NOT A SURVEY MATTER
nn. SUBJECT TO
oo. NOT A SURVEY MATTER
pp. SUBJECT TO

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

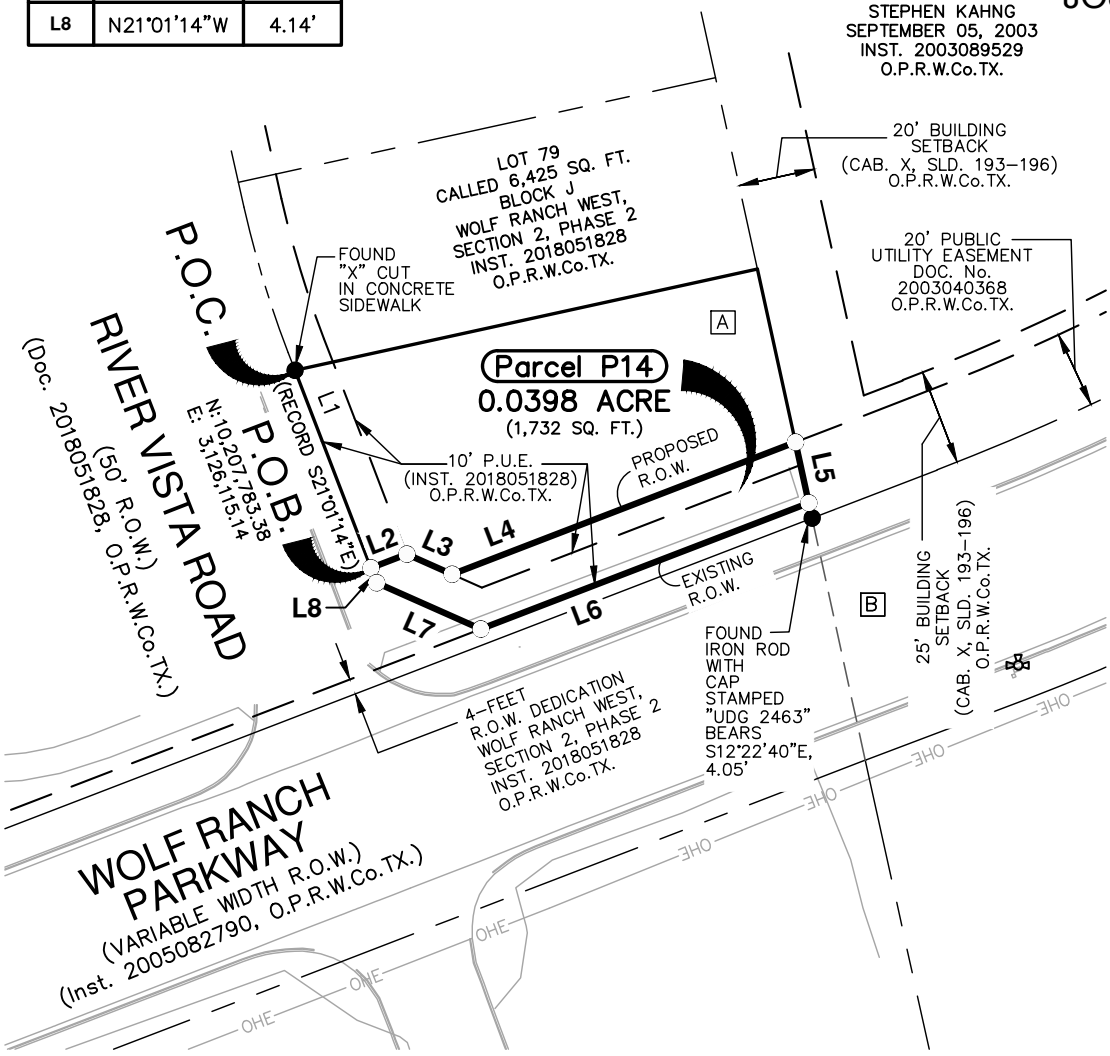
PARCEL PLAT SHOWING
PARCEL P14

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 5

REFERENCE:

Date: Jun 25, 2025, 2:05pm User ID: yruga
File: C:\Users\LOCAL_~1\Temp\AcPublish_14248\Parcel P14.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°01'14"E	55.11'
L2	N68°58'46"E	10.00'
L3	S66°01'49"E	12.92'
L4	N68°57'37"E	95.80'
L5	S12°22'40"E	16.18'
L6	S68°57'37"W	91.51'
L7	N66°01'49"W	29.69'
L8	N21°01'14"W	4.14'



PARENT TRACT

A OPEN SPACE
LOT 80
CALLED 0.187 ACRE
BLOCK J
WOLF RANCH WEST,
SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP, a Texas
limited partnership
TO
H4WR PHASE 2, LLC,
a Texas limited
liability company
(Ownership Retained)
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

B WOLF RANCH PARKWAY
PLATTED AS
HACIA LOS LOBOS BLVD.
64' R.O.W.
CABINET X. SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

Date: Jun 25, 2025, 2:05pm User ID: yruga
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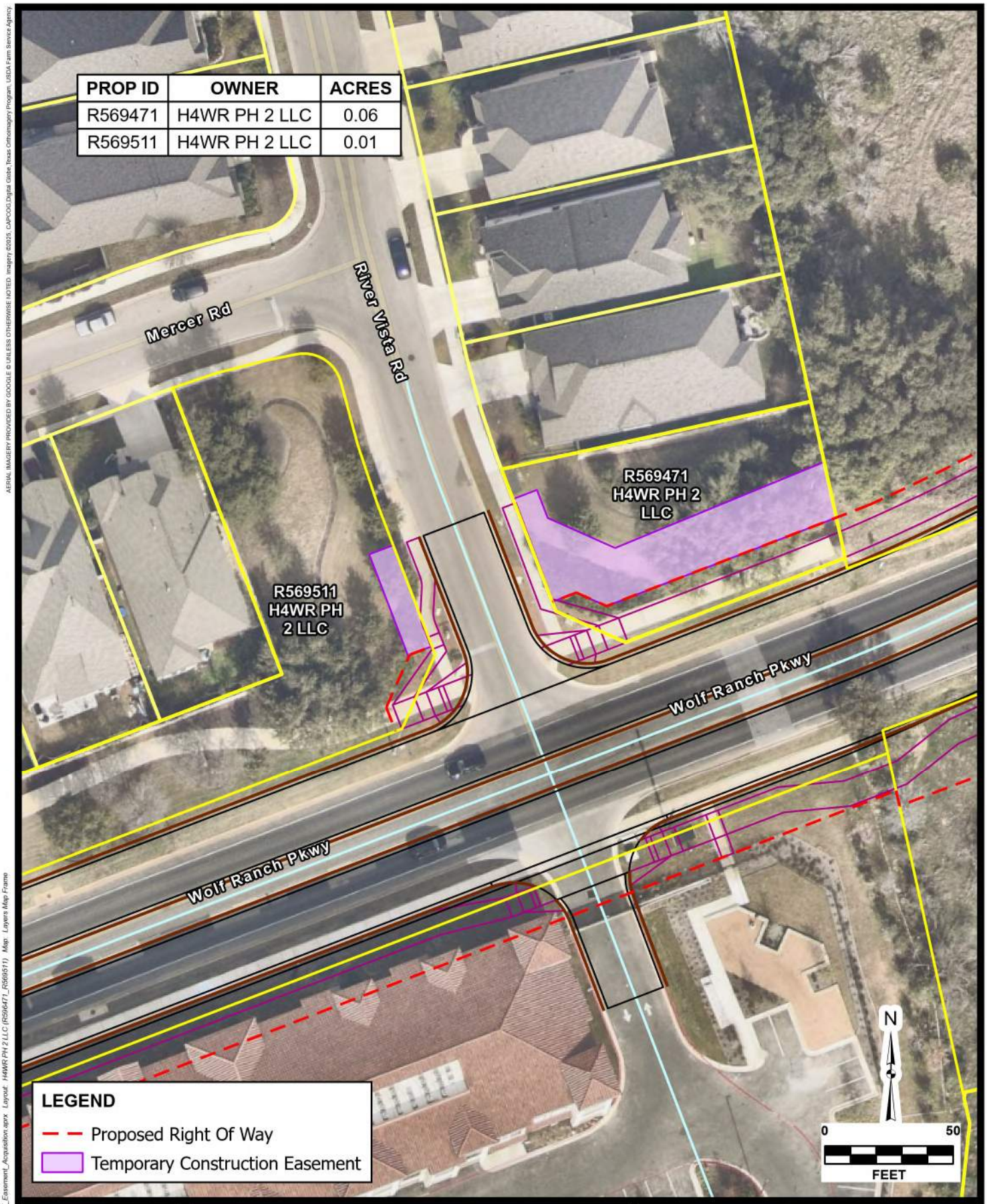
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P14

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 5

REFERENCE:



AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 22, 2025 8:32 AM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: H4WR PH 2 LLC (R596471_R569511) Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

H4WR PH 2 LLC (R596471/R569511)

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P15

0.6110 OF AN ACRE, (26,614 SQUARE FEET), TRACT OF LAND OUT OF LOT 2, A CALLED 13.256 ACRES IN BLOCK A, THE RIVERY PHASE ONE, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN CABINET, (CAB.), X, SLIDE(S), (SLD.), 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 2 BEING DESCRIBED IN A SPECIAL WARRANTY DEED, FROM QUORUM RIVERY, INC., A TEXAS CORPORATION, TO STEPHEN KAHNG, EXECUTED SEPTEMBER 05, 2003, RECORDED IN INST. 2003089529, O.P.R.W.Co.TX., SAID 0.6110 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northernmost corner of Lot 2, being the southwest corner of Lot 1, Block A, The Rivery Phase One, from which a found Mag Nail with a washer stamped "Chaparral Boundary" bears South 41º33'53" West, 0.23 feet;

THENCE, South 64º57'26" East, (Record North 64º56'55" West), along and with the north line of Lot 2, being the south line of Lot 1 a distance of 718.58 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed west Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, being the northwest corner and POINT OF BEGINNING of the herein described Parcel P15, said point having surface coordinates of N 10,208,703.08, and E 3,126,848.22;

(1) THENCE, continuing South 64º57'26" East, along and with the north line of Lot 2, being the south line of Lot 1, a distance of 21.67 feet to a calculated point, on the existing west R.O.W. line of Wolf Ranch Parkway (64-feet R.O.W., platted as Hacia Los Lobos Boulevard), as established in Cab. X, Sld. 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX. for the northeast corner of Lot 2, being the southeast corner of Lot 1, from which a found iron rod with an illegible cap bears South 27º48'27" West, 0.31 feet;

THENCE, along and with the existing west R.O.W. line of Wolf Ranch Parkway, being the east line of Lot 2, the following Three (3) courses and distances:

(2) South 25º05'30" West, a distance of 629.50 feet to a found iron rod with cap stamped "UDG 2463", for a Point of Curvature, (P.C.), for a curve to the right;

(3) 473.68 feet along the arc of said curve to the right, having a radius of 618.00 feet, a delta angle of 43°54'56", a chord bearing of South 47º03'20" West, a distance of 462.17 feet to a found iron rod with cap stamped "UDG 2463", for a Point-of-Tangency, (P.T.);

EXHIBIT "A"

(4) South 68º51'30" West, a distance of 34.91 feet to a found iron rod with cap stamped "UDG 2463", for the southernmost corner of Lot 2, being the westernmost corner of a 4-feet R.O.W. dedication as establish in Wolf Ranch West, Section 2, Phase 2, as recorded in Inst. 2018051828, O.P.R.W.Co.TX, existing west R.O.W. line of Wolf Ranch Parkway;

(5) THENCE, North 12º22'40" West, along and with the existing west R.O.W. line of Wolf Ranch Parkway, and the east line of Open Space, Lot 80, Block J, Wolf Ranch West, Section 2, Phase 2, a distance of 20.23 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson";

THENCE, traversing over, across, and through Lot 2, along and with the proposed west R.O.W. line of Wolf Ranch Parkway, the following Three (3) courses and distances:

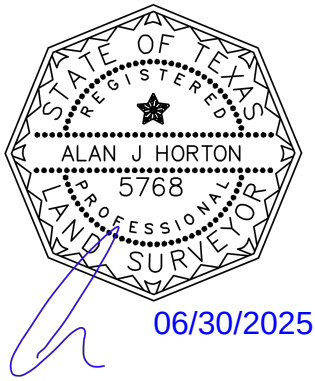
(6) North 68º57'37" East, a distance of 13.33 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Curvature, (P.C.) for a curve to the left;

(7) 528.17 feet along and with the arc of a curve to the left, having a radius of 738.00 feet, a delta angle of 41°00'19", a chord bearing of North 45º26'59" East, a distance of 516.97 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson";

(8) North 24º56'50" East, a distance of 572.97 feet to the POINT OF BEGINNING and containing 0.6110 of an acre (26,614 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



06/30/2025

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P15 M&B.docx

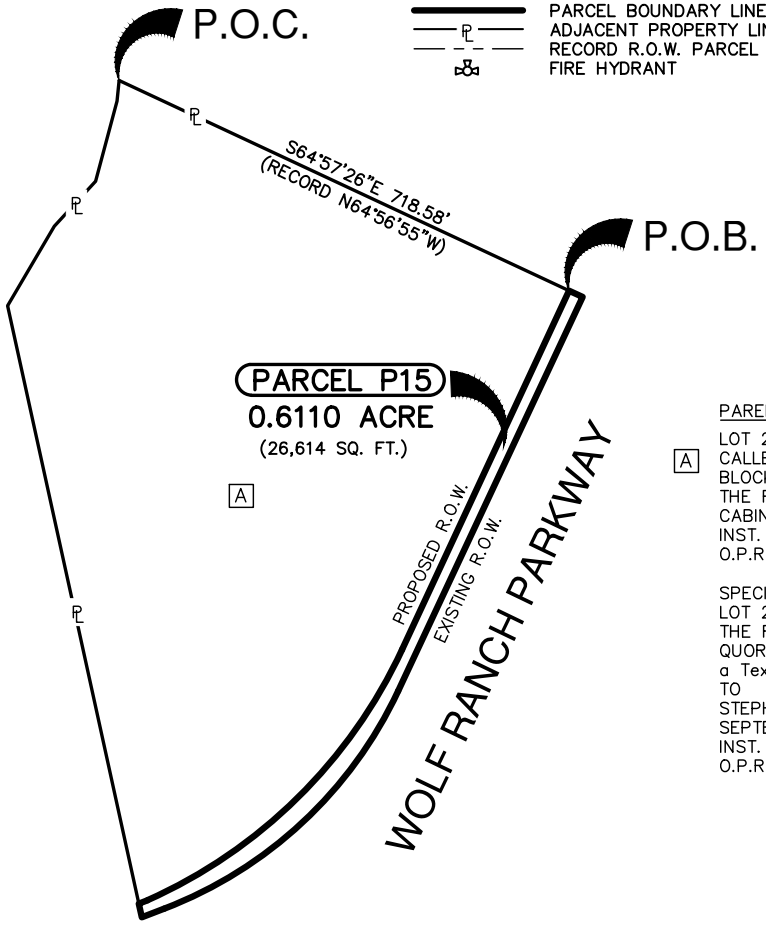
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN _____ 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB.	CABINET
DOC.	DOCUMENT
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
SLD.	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— – – —	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.



JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

PARENT TRACT

A LOT 2
CALLED 13.256 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 2 BLOCK A
THE RIVERY, PHASE ONE
QUORUM RIVERY, INC.,
a Texas corporation
TO
STEPHEN KAHNG
SEPTEMBER 05, 2003
INST. 2003089529
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P15	13.256	0.6110 (26,614)	498	N/A	12.645 LT

PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 8

Date: Jun 27, 2025, 11:29am User ID: doballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P15.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503755
Texan Title Insurance Company
Date Effective: May 21, 2025
Date Issued: June 5, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AS SHOWN
b. SUBJECT TO AS SHOWN
c. NOT A SURVEY ISSUE
d. NOT A SURVEY ISSUE
e. NOT A SURVEY ISSUE
f. TERMS, PROVISIONS AND CONDITIONS APPLY
g. NOT A SURVEY ISSUE
h. SUBJECT TO
i. NOT A SURVEY ISSUE
j. NOT A SURVEY ISSUE
k. SUBJECT TO
l. NOT A SURVEY ISSUE
m. SUBJECT TO

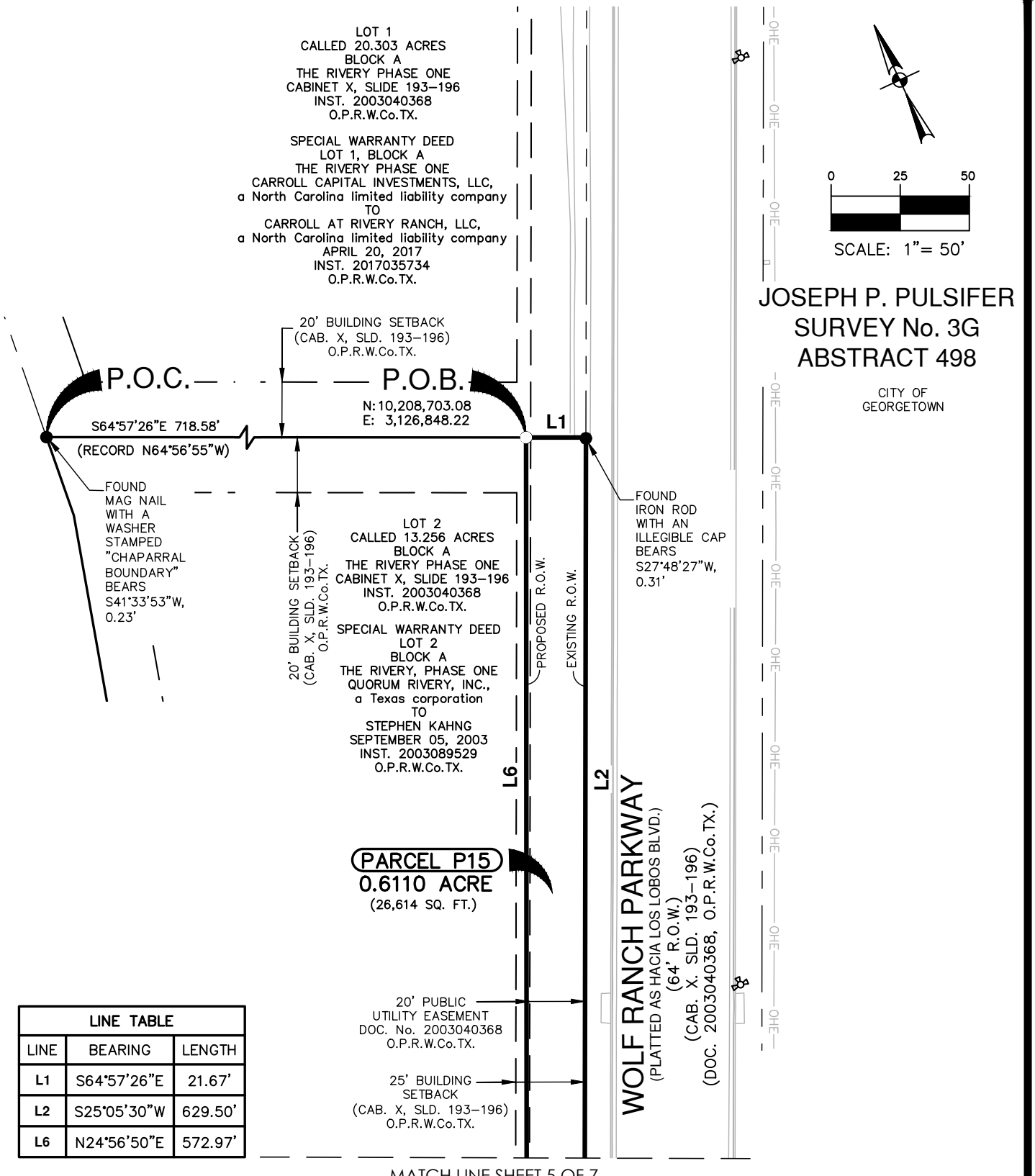
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 8

Date: Jun 27, 2025, 11:29am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P15.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°57'26"E	21.67'
L2	S25°05'30"W	629.50'
L6	N24°56'50"E	572.97'

MATCH LINE SHEET 5 OF 7

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

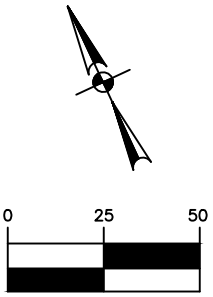
PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 8

Date: Jun 27, 2025, 11:29am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P15.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L2	S25°05'30"W	629.50'
L6	N24°56'50"E	572.97'



SCALE: 1"= 50'

MATCH LINE SHEET 4 OF 7

LOT 2
CALLED 13.256 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 2
BLOCK A
THE RIVERY, PHASE ONE
QUORUM RIVERY, INC.,
a Texas corporation
TO
STEPHEN KAHNG
SEPTEMBER 05, 2003
INST. 2003089529
O.P.R.W.Co.TX.

PROPOSED R.O.W.

EXISTING R.O.W.

L6

L2

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X. SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

PARCEL P15
0.6110 ACRE
(26,614 SQ. FT.)

OHE

HILLVIEW DRIVE
(64' R.O.W.)
(CAB. X. SLD. 193–196)
(INST. 2003040368, O.P.R.W.Co.TX.)

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

MATCH LINE SHEET 6 OF 7

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 8

REFERENCE:

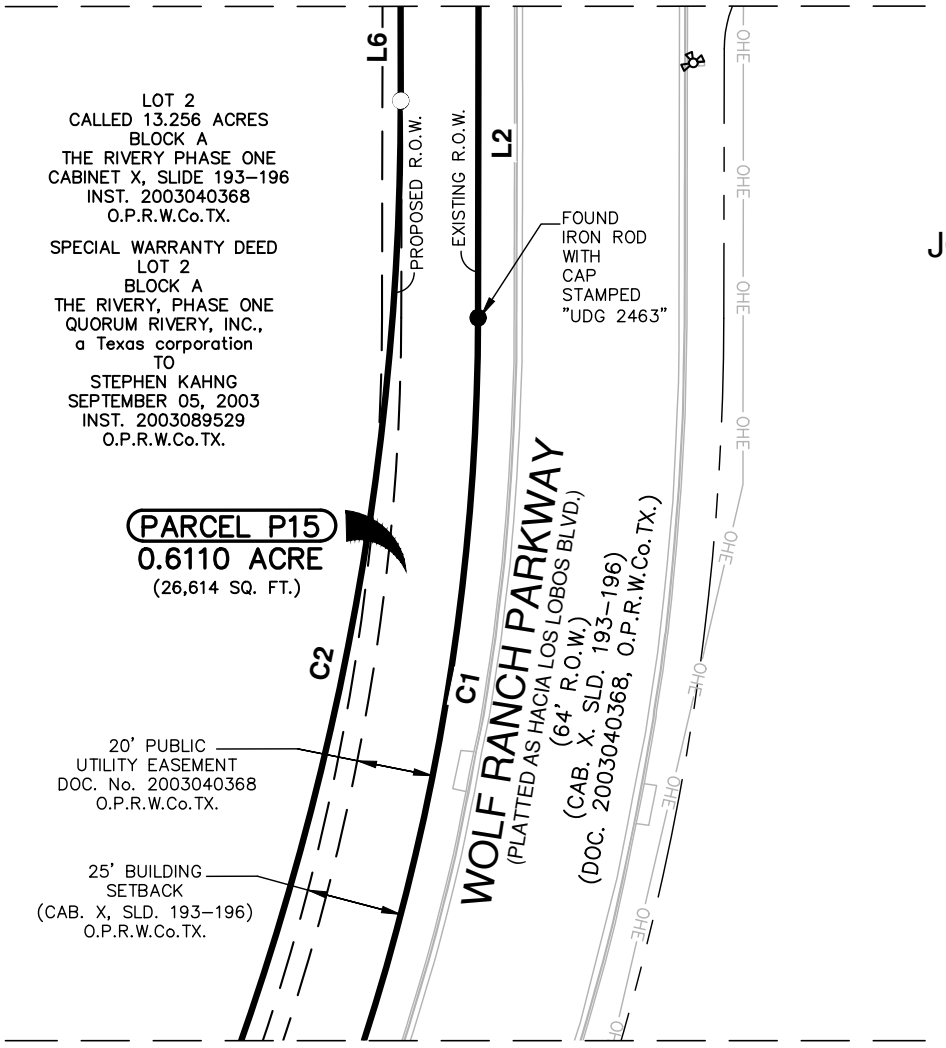
Date: Jun 27, 2025, 11:30am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P15.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L2	S25°05'30"W	629.50'
L6	N24°56'50"E	572.97'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	473.68'	618.00'	43°54'56"	S47°03'20"W	462.17'
C2	528.17'	738.00'	41°00'19"	N45°26'59"E	516.97'

0 25 50

SCALE: 1"= 50'



CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 8

Date: Jun 27, 2025, 11:30am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P15.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L3	S68°51'30"W	34.91'
L4	N12°22'40"W	20.23'
L5	N68°57'37"E	13.33'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	473.68'	618.00'	43°54'56"	S47°03'20"W	462.17'
C2	528.17'	738.00'	41°00'19"	N45°26'59"E	516.97'





SCALE: 1"= 50'

MATCH LINE SHEET 6 OF 7

LOT 2
CALLED 13.256 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 2
BLOCK A
THE RIVERY, PHASE ONE
QUORUM RIVERY, INC.,
a Texas corporation
TO
STEPHEN KAHNG
SEPTEMBER 05, 2003
INST. 2003089529
O.P.R.W.Co.TX.

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

PARCEL P15
0.6110 ACRE
(26,614 SQ. FT.)

C2

PROPOSED R.O.W.

EXISTING R.O.W.

C1

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

20' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

L5

L4

L3

FOUND
IRON ROD
WITH
CAP
STAMPED
"UDG 2463"

FOUND
IRON ROD
WITH
CAP
STAMPED
"UDG 2463"

A

10' P.U.E.
(INST. 2018051828
O.P.R.W.Co.TX.

4-FEET
R.O.W.
DEDICATION
WOLF RANCH
WEST,
SECTION 2,
PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

OHE

A OPEN SPACE
LOT 80
CALLED 0.187 ACRE
BLOCK J
WOLF RANCH WEST, SECTION 2, PHASE 2
INST. 2018051828
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 59.611 ACRES
H4 WR, LP, a Texas limited partnership
TO
H4WR PHASE 2, LLC,
a Texas limited liability company
SEPTEMBER 25, 2017
INST. 2017089587
O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS

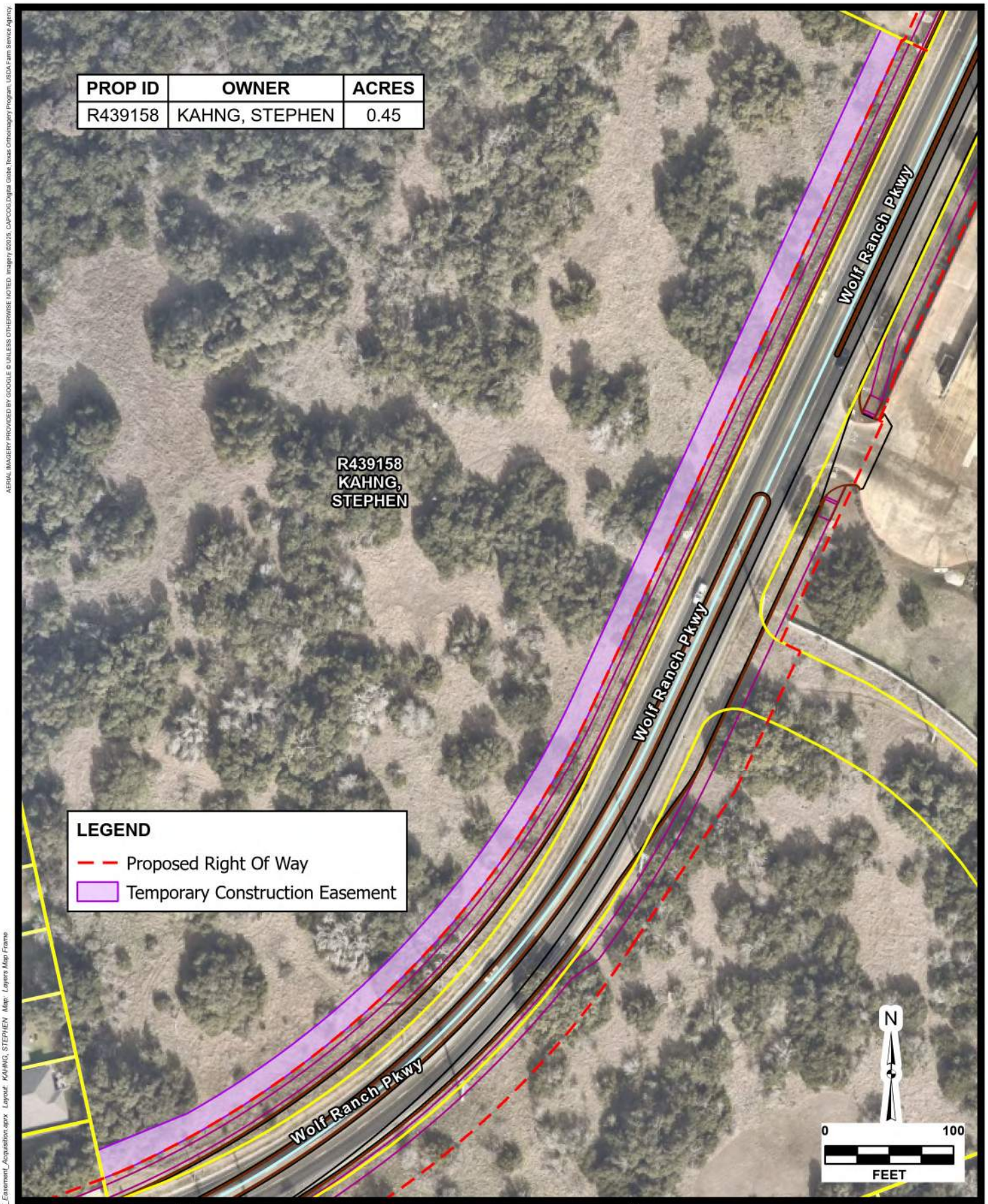
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P15

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 8

REFERENCE:

Date: Jun 27, 2025, 11:30am User ID: doballero
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AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 4:30 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: KAHNG, STEPHEN Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

KAHNG, STEPHEN

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P16

0.5019 OF AN ACRE (21,862 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, A CALLED 4.246 ACRES IN BLOCK C, THE RIVERY PHASE ONE, A SUBDIVISION IN THE CITY OF GEORGETOWN, AS RECORDED IN CABINET X, SLIDE 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), LOT 1, BEING DESCRIBED AS TRACT II, IN A GENERAL WARRANTY DEED FROM RIVERY TOWNE CROSSING, L.P., A TEXAS LIMITED PARTNERSHIP, TO INLAND WESTERN GEORGETOWN RIVERY LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, EXECUTED OCTOBER 10, 2006, RECORDED IN INST. 2006089971, O.P.R.W.Co.TX., (SAID GRANTEE LATER KNOWN AS RPAI GEORGETOWN RIVERY GP., L.L.C., LATER KNOWN AS KRG GEORGETOWN RIVERY, LLC, PER INST. 2024083049 O.P.R.W.Co.TX.), SAID 0.5019 OF AN ACRE TRACT BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the southernmost corner of Lot 1, being a point of intersection (P.I.) on the east line of Lot 1, a called 11.793 acres, of Wolf Lakes Village, Section 5, as described in Inst. 2022098185 O.P.R.W.Co.TX.;

THENCE, North 12º28'10" West, (Record North 12º22'57" West) along and with the west line of Lot 1 (The Rivery Phase One), being the east line of Lot 1 (Wolf Lakes Village Section 5), a distance of 126.74 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed south Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, for the southwest corner and POINT OF BEGINNING of the herein described Parcel 16, said point having surface coordinates of N 10,207,703.69, and E 3,126,250.42;

(1) THENCE, continuing North 12º28'10" West, along and with the west line of Lot 1 (The Rivery Phase One), being the east line of Lot 1 (Wolf Lakes Village Section 5), passing at a distance of 21.24 feet a found iron rod with cap stamped "CEC INC Boundary", for the northeast corner of a called 0.213 acre, 9-feet dedicated R.O.W., as establish in Wolf Lakes Village, Section 5, being the northernmost corner of Lot 1 (Wolf Lakes Village, section 5), continuing for a total distance of 30.31 feet to a found 5/8 inch iron rod with yellow cap stamped (Pape-Dawson) on the existing south R.O.W. line of Wolf Ranch Parkway, (64-feet R.O.W., platted as Hacia Los Lobos Boulevard), as established in The Rivery Phase one Subdivision, for the northwest corner of said 0.213 acre dedicated 9-feet R.O.W. and the northwest corner of Lot 1 (The River Phase One);

EXHIBIT "A"

THENCE, along and with the existing south R.O.W. line of Wolf Ranch Parkway, and the south R.O.W. line of Hillview Drive (60' R.O.W. – Unimproved) as established in The Rivery Phase One., being the north line of Lot 1 (The Rivery Phase One), the following Five (5) courses and distances:

(2) North 69º16'33" East, a distance of 44.56 feet to a found 1/2 inch iron rod, for a Point of Curvature (P.C.) of a curve to the left;

(3) 522.81 feet along and with the arc of said curve to the left, having a radius of 682.00 feet, a delta angle of 43°55'19", a chord bearing of North 47º02'34" East, a distance of 510.10 feet to a found iron rod with cap (illegible), for a Point of Tangency (P.T.);

(4) North 25º05'30" East, a distance of 70.23 feet to calculated point for a P.C. of a curve the right, from which a found 1/2 inch iron rod (leaning), Bears: South 58º28'57" West, a distance of 0.38 feet;

(5) 47.12 feet along and with the arc of said curve to the right, having a radius of 30.00 feet, a delta angle of 89°59'24", a chord bearing of North 70º05'12" East, a distance of 42.42 feet to a found iron rod with cap stamped (UDG), for a P.T.;

(6) South 64º55'06" East, a distance of 14.66 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" from which a found 1/2 inch iron rod for a P.C. of a curve to the right bears South 64º55'06" East, a distance of 21.09 feet;

THENCE, traversing over, across, and through Lot 1 (The Rivery Phase One), along and with the proposed south R.O.W. line of Wolf Ranch Parkway, the following Four (4) courses and distances:

(7) South 25º00'04" West, a distance of 56.73 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Intersection (P.I.) corner;

(8) South 33º42'45" West, a distance of 142.98 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.C. of a non-tangent curve to the right;

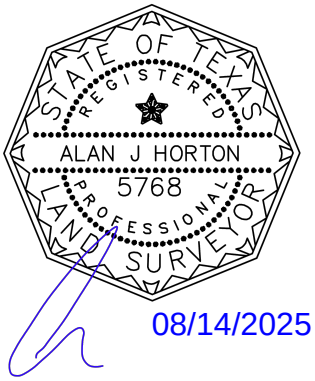
(9) 448.13 feet along and with the arc of said curve to the right, having a radius of 712.00 feet, a delta angle of 36°03'43", a chord bearing of South 50º59'04" West, a distance of 440.77 feet to a set 5/8 inch rod with yellow cap stamped (Pape-Dawson), for a P.T.;

(10) South 69º16'33" West, a distance of 48.91 feet to the POINT OF BEGINNING and containing 0.5019 of an acre (21,862 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
DATE:	August 14, 2025
JOB NO.	51423-04
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P16 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

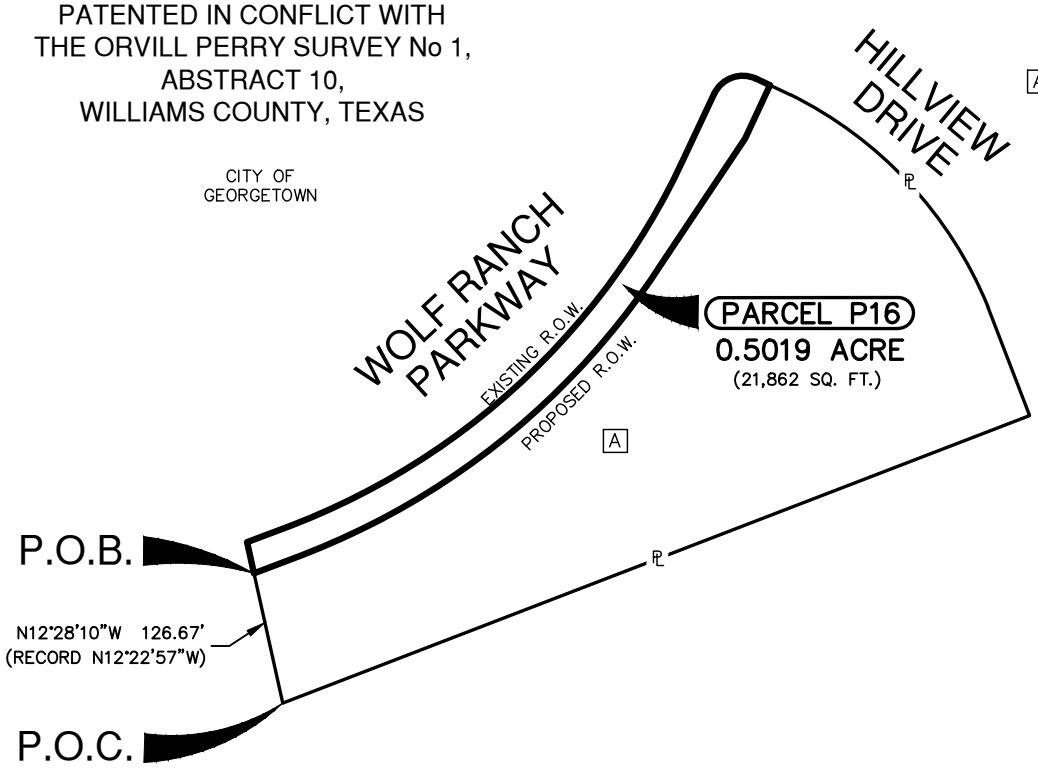
LEGEND:

CAB	CABINET
DOC.	DOCUMENT
F.D.	FOUND
INST.	INSTRUMENT
I.R.	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND IRON ROD (AS NOTED).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	RECORD R.O.W. PARCEL LINE
	CHAIN LINK FENCE
	FIRE HYDRANT

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN



A LOT 1
CALLED 4.246 ACRES
BLOCK C
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
TRACT II
LOT 1
CALLED 4.246 ACRES
BLOCK C
RIVERY TOWNE CROSSING, L.P.,
a Texas limited partnership
TO
INLAND WESTERN GEORGETOWN
RIVERY LIMITED PARTNERSHIP,
An Illinois limited partnership
OCTOBER 10, 2006
INST. 2006089971
O.P.R.W.Co.TX.

AFFIDAVIT OF NAME CHANGE
INLAND WESTERN GEORGETOWN
RIVERY LIMITED PARTNERSHIP
later known as
RPAI GEORGETOWN
RIVERY GP., L.L.C.
later known as
KRG GEORGETOWN RIVERY, LLC
DOC. 2024083049
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/14/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P16	4.246	0.5019 (21,862)	498	N/A	3.744 RT

PARCEL PLAT SHOWING
PARCEL P16

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 7

REFERENCE:

Date: Aug 14, 2025, 8:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P16.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503756
Texan Title Insurance Company
Date Effective: July 8, 2025
Date Issued: August 5, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. SUBJECT TO AS SHOWN
f. SUBJECT TO AS SHOWN
g. SUBJECT TO
h. SUBJECT TO AS SHOWN
i. MAY BE SUBJECT TO
j. MAY BE SUBJECT TO
k. SUBJECT TO
l. SUBJECT TO
m. NOT A SURVEY MATTER
n. NOT A SURVEY MATTER
o. NOT A SURVEY MATTER

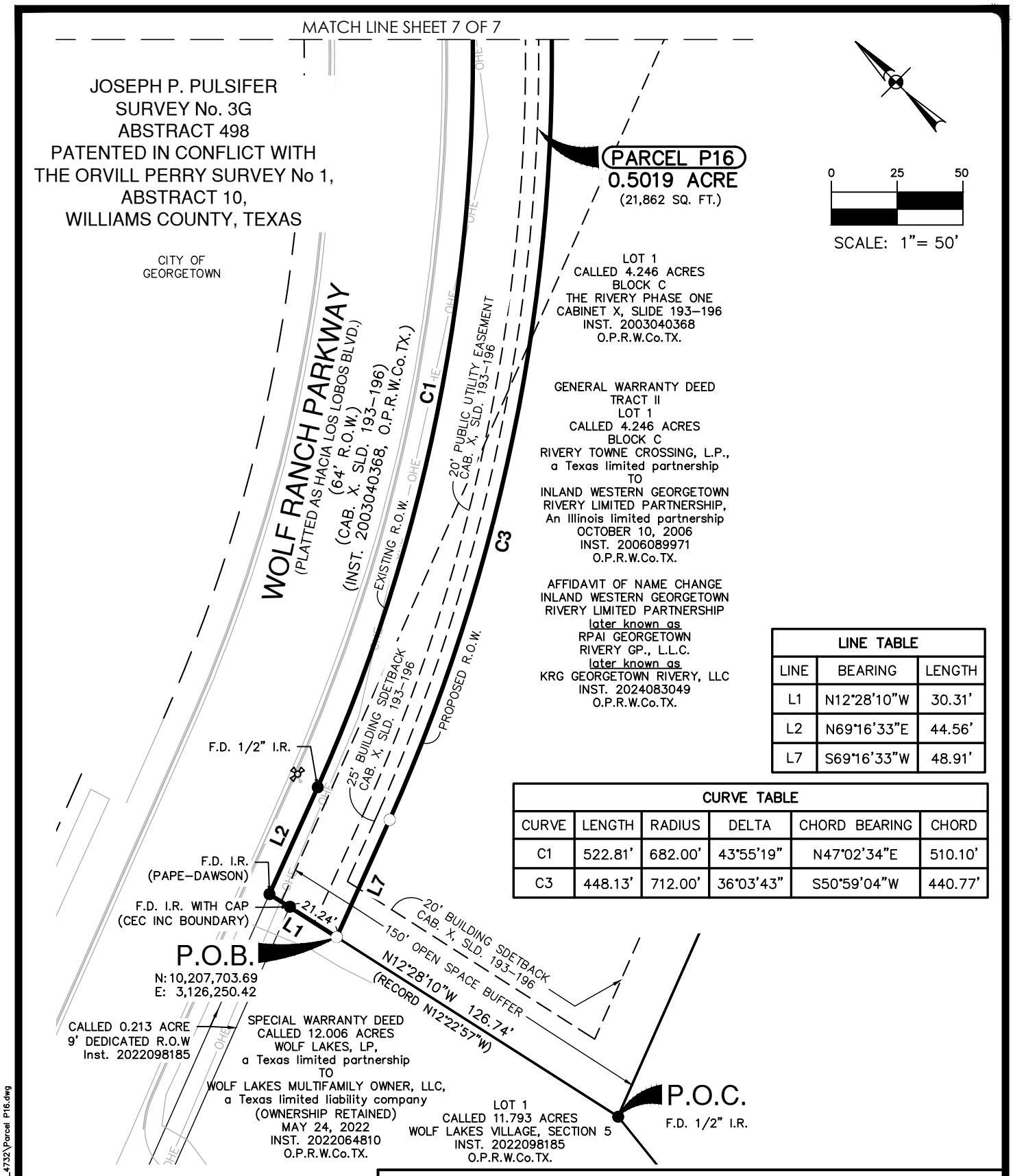
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P16

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 7

Date: Aug 14, 2025, 8:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P16.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°28'10"W	30.31'
L2	N69°16'33"E	44.56'
L7	S69°16'33"W	48.91'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	522.81'	682.00'	43°55'19"	N47°02'34"E	510.10'
C3	448.13'	712.00'	36°03'43"	S50°59'04"W	440.77'

PAPE-DAWSON ENGINEERS

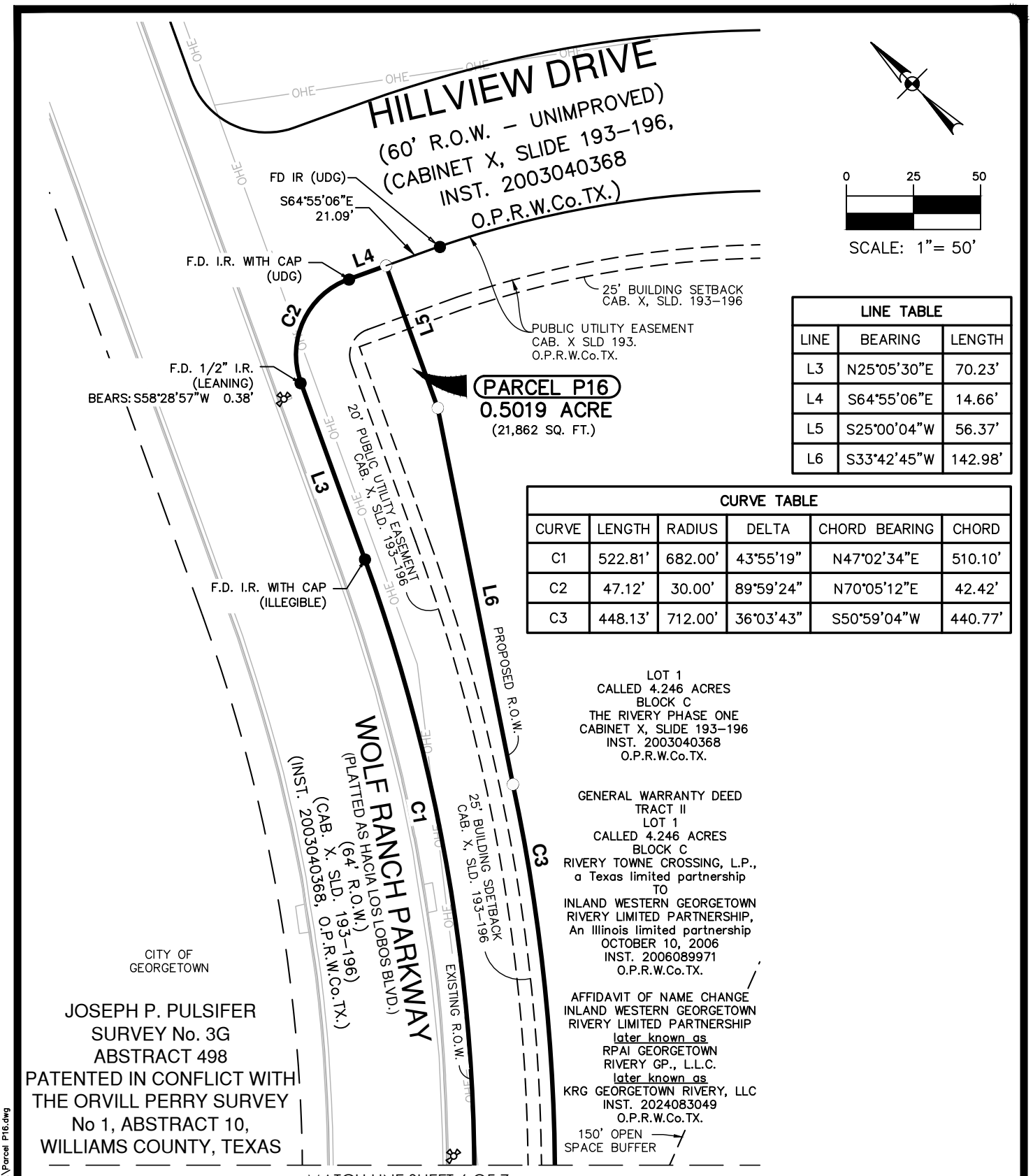
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P16

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

Date: Aug 14, 2025, 8:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P16.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L3	N25°05'30"E	70.23'
L4	S64°55'06"E	14.66'
L5	S25°00'04"W	56.37'
L6	S33°42'45"W	142.98'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	522.81'	682.00'	43°55'19"	N47°02'34"E	510.10'
C2	47.12'	30.00'	89°59'24"	N70°05'12"E	42.42'
C3	448.13'	712.00'	36°03'43"	S50°59'04"W	440.77'

MATCH LINE SHEET 6 OF 7

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P16

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

Date: Aug 14, 2025, 8:49am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P16.dwg

REFERENCE:

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P17

0.5059 OF AN ACRE (22,039 SQUARE FEET) TRACT OF LAND OUT OF LOT 4, A CALLED 23.556 ACRES IN BLOCK B, THE RIVERY PHASE ONE, A SUBDIVISION IN THE CITY OF GEORGETOWN, RECORDED IN CABINET X, SLIDE 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 4 BEING PLATTED OUT OF A CALLED 23.556 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED FROM RIVERY TOWNE CROSSING, L.P., A TEXAS LIMITED PARTNERSHIP, TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE COPORTATION (OWNERSHIP RETAINED), EXECUTED JUNE 25, 2002, RECORDED IN, INST. 2002049986, O.P.R.W.Co.TX., SAID 0.5059 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point for a point of tangency (P.T.) on the south line of Lot 4, being the existing north Right-Of-Way, (R.O.W.), line of Hillview Drive (60' R.O.W. – Unimproved), as established in The River Phase One Subdivision, from which a found 1/2 inch iron rod bears: South 05º00'51" West, a distance of 0.26 feet;

THENCE, North 64º55'06" West, (Record South 64º54'35" East) along and with the south line of Lot 4, being the existing north R.O.W line of Hillview Drive, a distance of 21.24 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the southeast corner and POINT OF BEGINNING of the herein described Parcel 17, said point having surface coordinates of N 10,208,222.91, and E 3,126,767.12;

THENCE, along and with the existing north R.O.W. line of Hillview Drive, and the existing east R.O.W. line of Wolf Ranch Parkway, (64-feet R.O.W., platted as Hacia Los Lobos Boulevard), as established in The River Phase One, being the south and west lines of Lot 4, the following Three (3) courses and distances:

(1) North 64º55'06" West, a distance of 14.49 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Curvature (P.C.) of a curve to the right;

(2) 47.13 feet along and with the arc of said curve to the right, having a radius of 30.00 feet, a delta angle of 90°00'36", a chord bearing of North 19º54'48" West, a distance of 42.43 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.T.;

EXHIBIT "A"

(3) North 25º05'30" East, a distance of 973.54 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", in the center line of Rivery Driveway, for the northwest corner of Lot 4, being the southwest corner of Lot 2, The Rivery Phase One Subdivision;

(4) THENCE, South 64º54'35" East, along and with the centerline of Rivery Driveway, being the north line of Lot 4, same being the South line of Lot 2, a distance of 36.08 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed east R.O.W. line of Wolf Ranch Parkway;

THENCE, traversing over, across, and through Lot 4, along and with the proposed east R.O.W. line of Wolf Ranch Parkway, the following Eleven (11) courses and distances:

(5) South 24º56'50" West, a distance of 46.29 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Intersection (P.I.) corner;

(6) South 65º11'34" West, a distance of 22.62 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(7) South 24º56'50" West, a distance of 35.48 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(8) North 65º03'10" West, a distance of 1.72 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(9) South 25º05'30" West, a distance of 274.60 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(10) North 64º54'30" West, a distance of 11.00 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(11) South 25º05'30" West, a distance of 34.51 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(12) South 64º54'30" East, a distance of 11.00 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(13) South 25º05'30" West, a distance of 363.85 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(14) South 16º24'59" West, a distance of 23.03 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

EXHIBIT "A"

(15) South 24º56'50" West, a distance of 15.10 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(16) South 65º03'10" East, a distance of 3.50 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

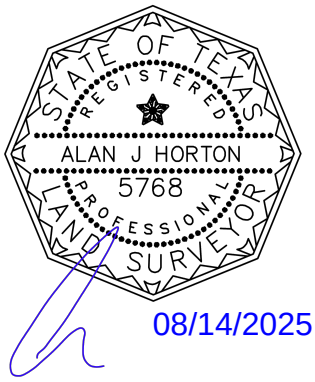
(17) South 24º56'50" West, a distance of 188.78 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(18) South 64º54'30" East, a distance of 16.99 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(19) South 24º56'29" West, a distance of 4.86 feet to the POINT OF BEGINNING and containing 0.5059 of an acre (22,039 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 14, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P17 M&B.docx

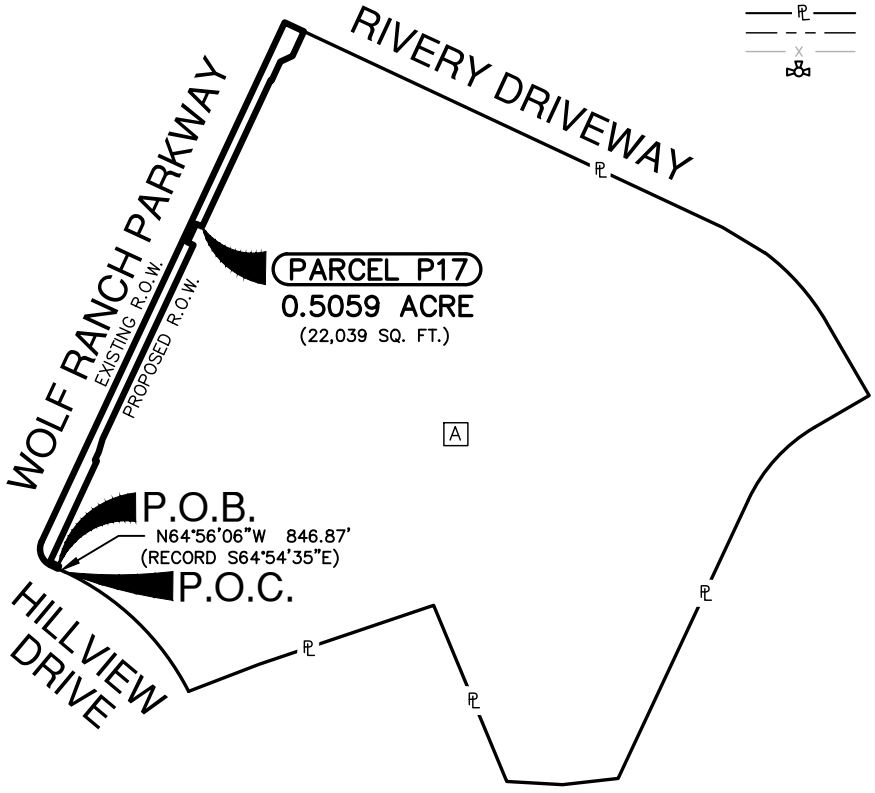
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB	CABINET
DOC.	DOCUMENT
F.D.	FOUND
INST.	INSTRUMENT
I.R.	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.Co.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	RECORD R.O.W. PARCEL LINE
x	WIRE FENCE
	FIRE HYDRANT

N.T.S.



JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

A LOT 4
CALLED 23.556 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 23.556 ACRES
RIVERY TOWNE CROSSING, L.P.
a Texas limited partnership
TO
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware corporation
(OWNERSHIP RETAINED)
JUNE 25, 2002
INST. 2002049986
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/14/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P17	23.556	0.5059 (22,039)	498	N/A	23.050 RT

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 9

Date: Aug 14, 2025, 8:41am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503757
Texan Title Insurance Company
Date Effective: July 6, 2025
Date Issued: July 14, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. SUBJECT TO AS SHOWN
f. SUBJECT TO AS SHOWN
g. SUBJECT TO AS SHOWN
h. TERMS, CONDITIONS, AND PROVISIONS MAY APPLY
i. NOT A SURVEY MATTER
j. NOT A SURVEY MATTER
k. NOT A SURVEY MATTER
l. NOT A SURVEY MATTER

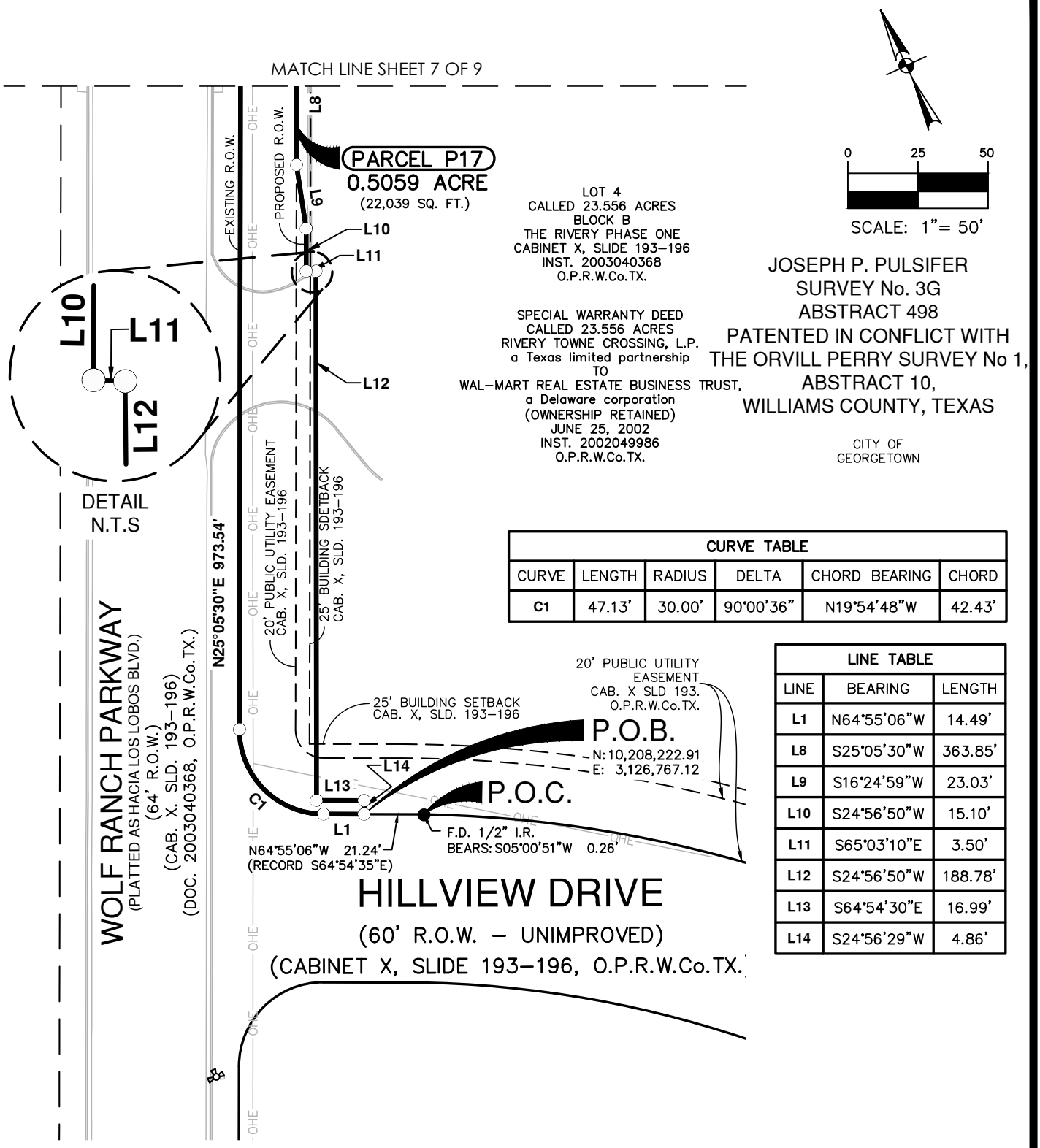
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 9

REFERENCE:

Date: Aug 14, 2025, 8:41am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg



LOT 4
CALLED 23.556 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 23.556 ACRES
RIVERY TOWNE CROSSING, L.P.
a Texas limited partnership
TO
WAL–MART REAL ESTATE BUSINESS TRUST,
a Delaware corporation
(OWNERSHIP RETAINED)
JUNE 25, 2002
INST. 2002049986
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	47.13'	30.00'	90°00'36"	N19°54'48"W	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°55'06"W	14.49'
L8	S25°05'30"W	363.85'
L9	S16°24'59"W	23.03'
L10	S24°56'50"W	15.10'
L11	S65°03'10"E	3.50'
L12	S24°56'50"W	188.78'
L13	S64°54'30"E	16.99'
L14	S24°56'29"W	4.86'

PAPE-DAWSON ENGINEERS

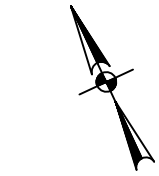
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 9

REFERENCE:

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File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg



0 25 50

SCALE: 1"= 50'

MATCH LINE SHEET 8 OF 9

LINE TABLE		
LINE	BEARING	LENGTH

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X. SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

EXISTING R.O.W.

PROPOSED R.O.W.

20' PUBLIC UTILITY EASEMENT
CAB. X, SLD. 193–196

25' BUILDING SDETBACK
CAB. X, SLD. 193–196

OHE

N25°05'30"E 973.54'

S25°05'30"W 363.85'

LOT 4
CALLED 23.556 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 23.556 ACRES
RIVERY TOWNE CROSSING, L.P.
a Texas limited partnership
TO
WAL–MART REAL ESTATE BUSINESS TRUST,
a Delaware corporation
(OWNERSHIP RETAINED)
JUNE 25, 2002
INST. 2002049986
O.P.R.W.Co.TX.

PARCEL P17
0.5059 ACRE
(22,039 SQ. FT.)

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

MATCH LINE SHEET 6 OF 9

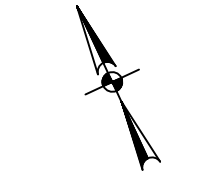
PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO , TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 9

REFERENCE:

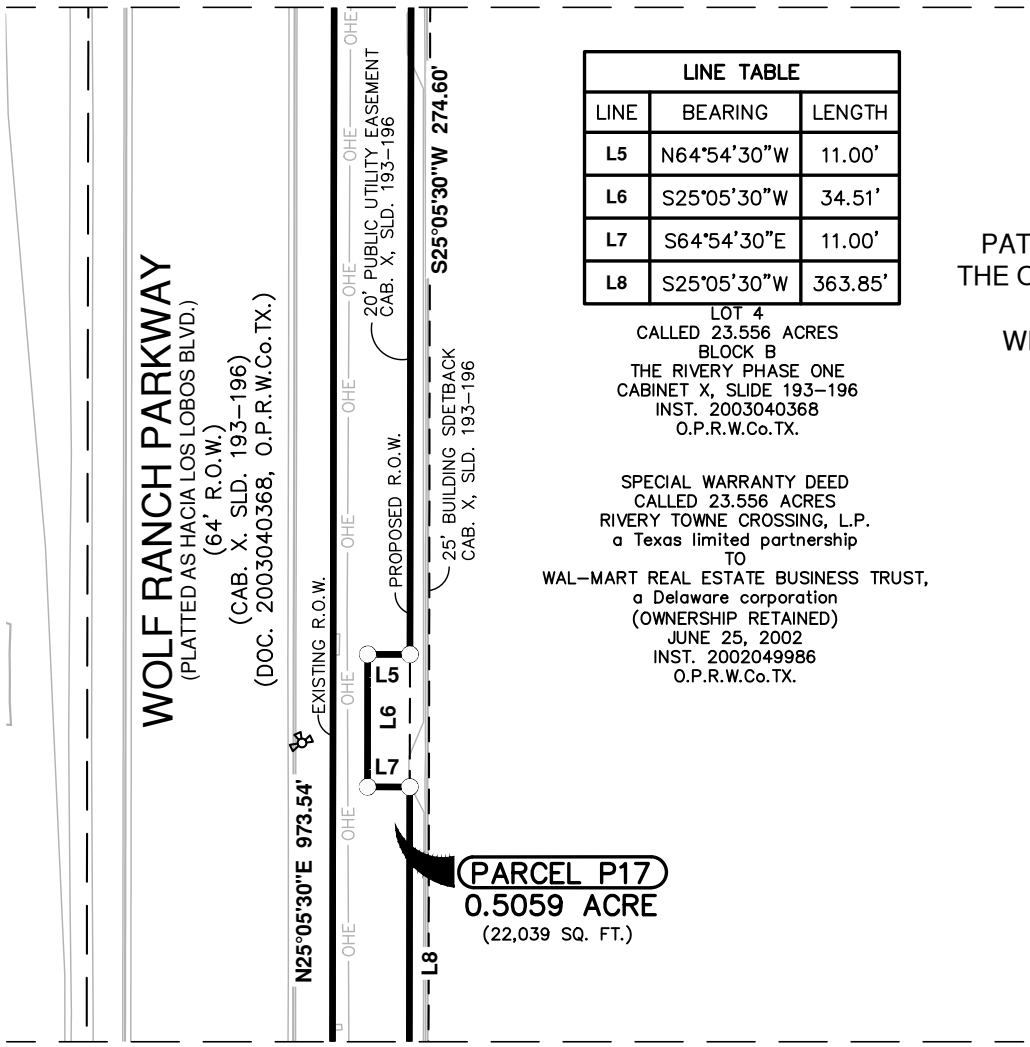
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File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg



0 25 50

SCALE: 1"= 50'

MATCH LINE SHEET 9 OF 9



LINE TABLE		
LINE	BEARING	LENGTH
L5	N64°54'30"W	11.00'
L6	S25°05'30"W	34.51'
L7	S64°54'30"E	11.00'
L8	S25°05'30"W	363.85'

LOT 4
CALLED 23.556 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 23.556 ACRES
RIVERY TOWNE CROSSING, L.P.
a Texas limited partnership
TO
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware corporation
(OWNERSHIP RETAINED)
JUNE 25, 2002
INST. 2002049986
O.P.R.W.Co.TX.

CITY OF GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH
THE ORVILL PERRY SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

MATCH LINE SHEET 7 OF 9

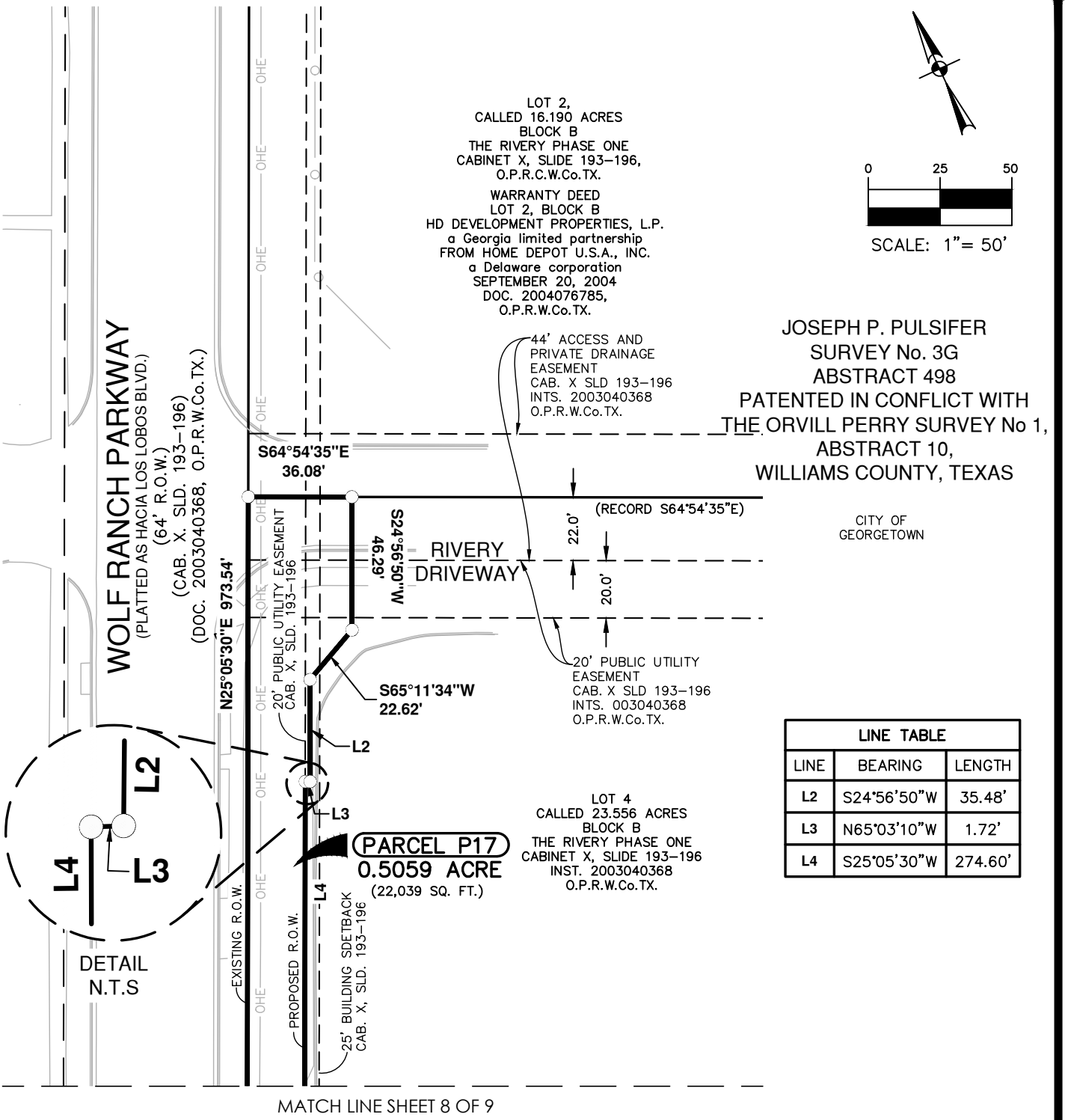
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 9

Date: Aug 14, 2025, 8:41am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L2	S24°56'50"W	35.48'
L3	N65°03'10"W	1.72'
L4	S25°05'30"W	274.60'

MATCH LINE SHEET 8 OF 9

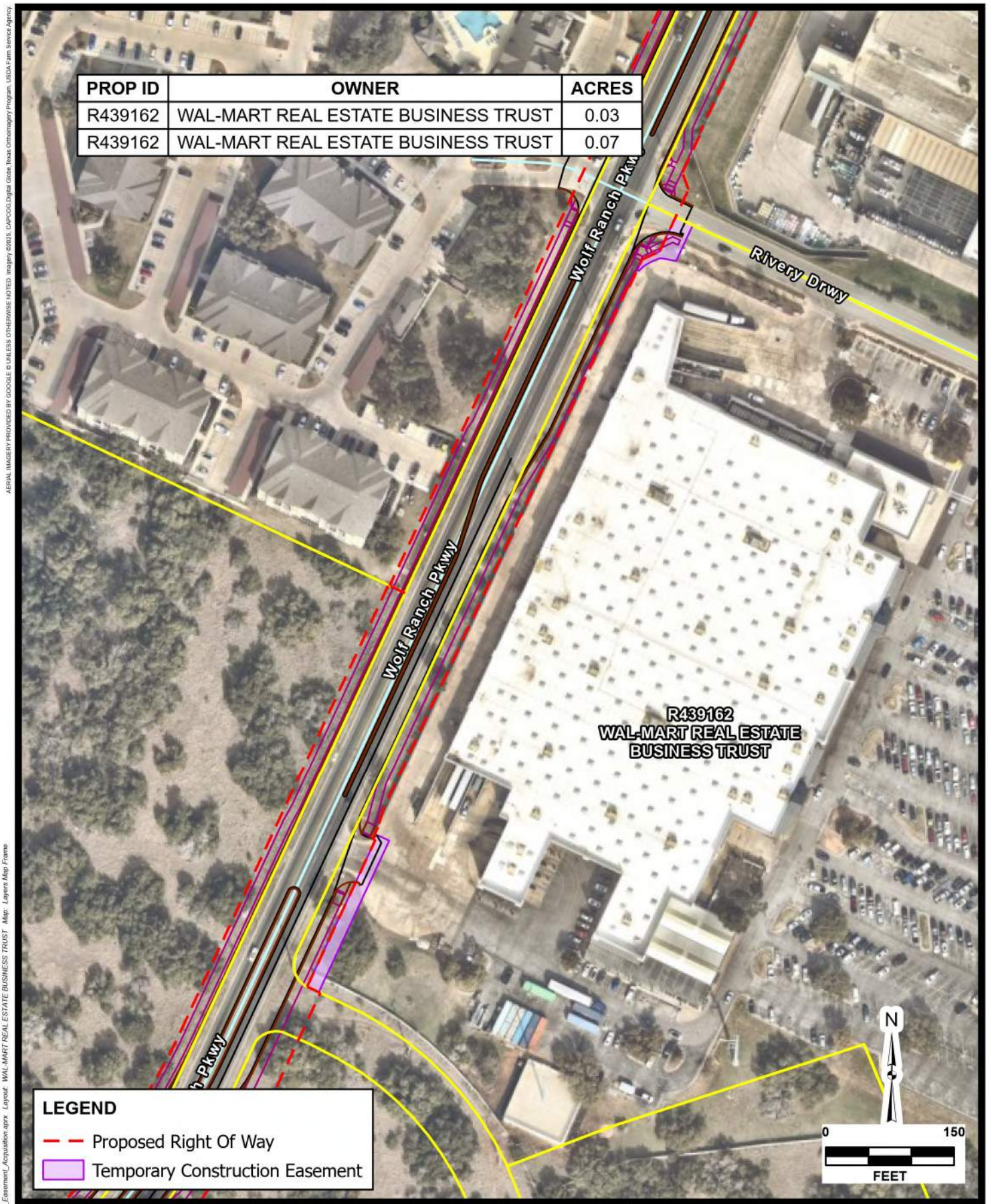
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P17

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					9 OF 9

REFERENCE:

Date: Aug 14, 2025, 8:41am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P17.dwg



PROP ID	OWNER	ACRES
R439162	WAL-MART REAL ESTATE BUSINESS TRUST	0.03
R439162	WAL-MART REAL ESTATE BUSINESS TRUST	0.07

LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO. 51423-04
DATE May 2025
DESIGNER JS
CHECKED BC DRAWN EH
SHEET 1.0

WAL-MART REAL ESTATE BUSINESS TRUST

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:08 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: WAL-MART REAL ESTATE BUSINESS TRUST Map: Layers Map Frame

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EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P18

0.6461 OF AN ACRE, (28,146 SQUARE FEET), TRACT OF LAND OUT OF LOT 1, A CALLED 20.303 ACRES IN BLOCK A, THE RIVERY PHASE ONE, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN CABINET, (CAB.), X, SLIDE(S), (SLD.), 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1 BEING DESCRIBED IN A SPECIAL WARRANTY DEED, FROM CARROLL CAPITAL INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, TO CARROLL AT RIVERY RANCH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, EXECUTED APRIL 20, 2017, RECORDED IN INST. 2017035734, O.P.R.W.Co.TX., SAID 0.6461 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the westernmost corner of Lot 1, being the northernmost corner of Lot 2, Block A, The Rivery Phase One, from which a found Mag Nail with a washer stamped "Chaparral Boundary" bears South 41º33'53" West, a distance of 0.23 feet;

THENCE, South 64º57'26" East, (Record North 64º56'55" West), along and with the south line of Lot 1, being the northeast line of Lot 2, a distance of 720.25 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed northwest Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, being the southwest corner and POINT OF BEGINNING of the herein described Parcel P18, said point having surface coordinates of N 10,208,702.37, and E 3,126,849.73;

THENCE, traversing over, across, and through Lot 1, along and with the proposed northwest R.O.W. line of Wolf Ranch Parkway, the following Two (2) courses and distances:

(1) North 25º05'30" East, a distance of 1069.57 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Curvature, (P.C.) for a curve to the right;

(2) 323.10 feet along the arc of said curve to the right, having a radius of 702.01 feet, a delta angle of 26°22'14", a chord bearing of North 38º16'34" East, a distance of 320.26 feet to set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson", for the north line of Lot 1, being the south line of Lot 6, Block B, Amending Plat of Block "B" of Subdivision Plat of The Rivery Park II, as recorded in Cab. BB, Sld. 72-75, same being Inst. 2005098021, O.P.R.W.Co.TX;

EXHIBIT "A"

(3) THENCE, North 79º47'37" East, along and with the north line of Lot 1, being the south line of Lot 6, a distance of 44.52 feet to a set mag nail with a "Pape-Dawson" washer on the curving existing north R.O.W. line of Wolf Ranch Parkway, (64-feet R.O.W., platted as Hacia Los Lobos Boulevard), as established in Cab. X, Sld. 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX., for the northeast corner of Lot 1, being the southeast corner of Lot 6;

THENCE, along and with the existing north R.O.W. line of Wolf Ranch Parkway, being the southeast line of Lot 1, the following Two (2) courses and distances:

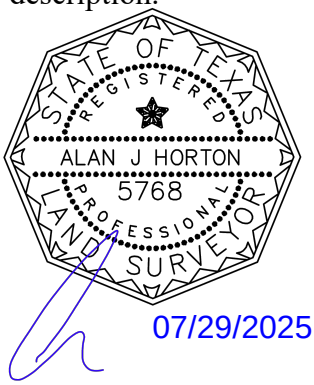
(4) 353.10 feet along the arc of a curve to the left, having a radius of 682.01 feet, a delta angle of 29°39'51", a chord bearing of South 39º55'22" West, a distance of 349.17 feet to found mag nail with a washer stamped "Stantec Boundary" for a Point-of-Tangency, (P.T.);

(5) South 25º05'30" West, a distance of 1069.55 feet to a calculated point, for the southernmost corner of Lot 1, being the easternmost corner of Lot 2, from which a found iron rod with cap (illegible) bears South 27º48'27" West, 0.31 feet;

(6) THENCE, North 64º57'26" West, along and with the south line of Lot 1, being the north line of Lot 2, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.6461 of an acre (28,146 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: July 29, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P18 M&B.docx

NOTES:

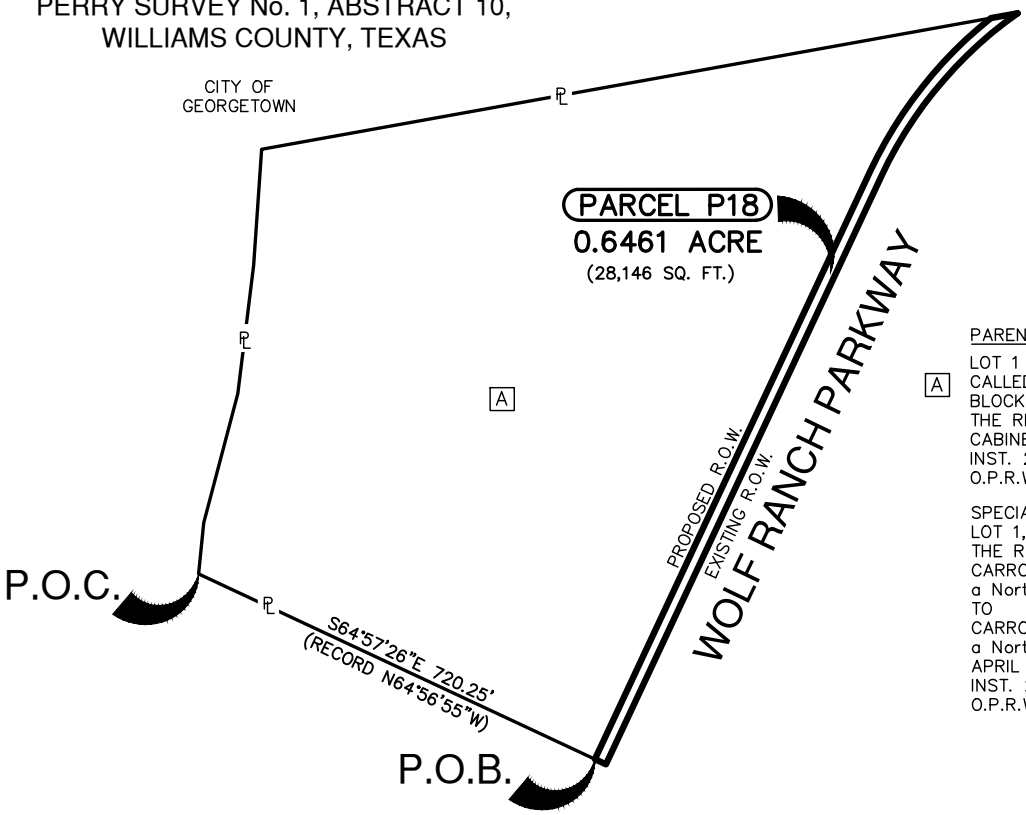
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB.	CABINET
DOC.	DOCUMENT
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SLD.	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
Δ	SET MAG NAIL PAPE-DAWSON WASHER
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS



PARENT TRACT

A LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
THE RIVERY PHASE ONE
CARROLL CAPITAL INVESTMENTS, LLC,
a North Carolina limited liability company
TO
CARROLL AT RIVERY RANCH, LLC,
a North Carolina limited liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

07/29/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P18	20.303	0.6461 (28,146)	498	N/A	19.657 LT

PARCEL PLAT SHOWING
PARCEL P18

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 9

REFERENCE:

Date: Jul 29, 2025, 10:46am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P18.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503758
Texan Title Insurance Company
Date Effective: June 17, 2025
Date Issued: June 26, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT To AS SHOWN
b. SUBJECT TO
c. SUBJECT TO AS SHOWN
d. NOT A SURVEY MATTER
e. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
f. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
g. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
h. SUBJECT TO
i. SUBJECT TO
j. NOT A SURVEY MATTER
k. NOT A SURVEY MATTER
l. NOT A SURVEY MATTER
m. SUBJECT TO
n. SUBJECT TO
o. SUBJECT TO

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P18

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 9

REFERENCE:

Date: Jul 29, 2025, 10:46am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P18.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°05'30"E	1069.57'
L3	S25°05'30"W	1069.55'
L4	N64°57'26"W	20.00'





SCALE: 1"= 50'

MATCH LINE SHEET 6 OF 9

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
THE RIVERY PHASE ONE
CARROLL CAPITAL INVESTMENTS, LLC,
a North Carolina limited liability company
TO
CARROLL AT RIVERY RANCH, LLC,
a North Carolina limited liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

PROPOSED R.O.W.

EXISTING R.O.W.

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

20' BUILDING SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

PARCEL P18
0.6461 ACRE
(28,146 SQ. FT.)

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

CITY OF
GEORGETOWN

L1

L3

L4

P.O.C.

P.O.B.
N: 10,208,702.37
E: 3,126,849.73

S64°57'26"E 720.25'
(RECORD N64°56'55"W)

FOUND
MAG NAIL
WITH A
WASHER
STAMPED
"CHAPARRAL
BOUNDARY"
BEARS
S41°33'53"W,
0.23'

20' BUILDING SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

LOT 2
CALLED 13.256 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 2
BLOCK A
THE RIVERY, PHASE ONE
QUORUM RIVERY, INC.,
a Texas corporation
TO
STEPHEN KAHNG
SEPTEMBER 05, 2003
INST. 2003089529
O.P.R.W.Co.TX.

FOUND
IRON ROD
WITH AN
ILLEGIBLE CAP
BEARS
S27°48'27"W,
0.31'

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

OHE

PARCEL PLAT SHOWING
PARCEL P18

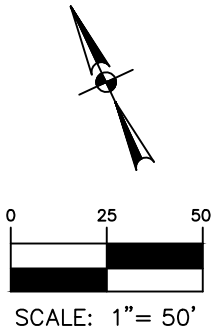
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 9

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jul 29, 2025, 10:46am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P18.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°05'30"E	1069.57'
L3	S25°05'30"W	1069.55'



MATCH LINE SHEET 7 OF 9

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
THE RIVERY PHASE ONE
CARROLL CAPITAL INVESTMENTS, LLC,
a North Carolina limited liability company
TO
CARROLL AT RIVERY RANCH, LLC,
a North Carolina limited liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

PROPOSED R.O.W.

EXISTING R.O.W.

L1

L3

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

PARCEL P18
0.6461 ACRE
(28,146 SQ. FT.)

OHE

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

MATCH LINE SHEET 5 OF 9

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P18

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 9

REFERENCE:

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°05'30"E	1069.57'
L3	S25°05'30"W	1069.55'

0 25 50

SCALE: 1"= 50'

MATCH LINE SHEET 8 OF 9

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
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APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

PROPOSED R.O.W.

EXISTING R.O.W.

L1

L3

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
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OHE

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

PARCEL P18
0.6461 ACRE
(28,146 SQ. FT.)

MATCH LINE SHEET 6 OF 9

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P18

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 9

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L3	S25°05'30"W	1069.55'

0 25 50

SCALE: 1"= 50'

MATCH LINE SHEET 9 OF 9

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
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a North Carolina limited liability company
TO
CARROLL AT RIVERY RANCH, LLC,
a North Carolina limited liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

PROPOSED R.O.W.

EXISTING R.O.W.

L1

L3

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

OHE

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
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DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

PARCEL P18
0.6461 ACRE
(28,146 SQ. FT.)

MATCH LINE SHEET 7 OF 9

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P18

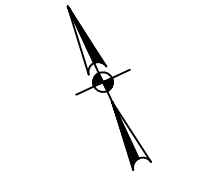
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					8 OF 9

REFERENCE:

Date: Jul 29, 2025, 10:46am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P18.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	323.10'	702.01'	26°22'14"	N38°16'34"E	320.26'
C2	353.10'	682.01'	29°39'51"	S39°55'22"W	349.17'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N79°47'37"E	44.52'



SCALE: 1"= 50'

LOT 6
CALLED 17.569 ACRES
BLOCK B
AMENDING PLAT OF
BLOCK "B"
OF
SUBDIVISION PLAT OF
THE RIVERY PARK II
CABINET BB, SLIDE 72–75
INST. 2005098021
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
LOT 6, BLOCK "B"
RP GEORGETOWN DEVELOPMENT CO., LLC,
a Texas limited liability company
TO
THE SUMMIT II AT RIVERY PARK LTD.,
a Texas limited partnership
AUGUST 14, 2015
INST. 2015071920
O.P.R.W.Co.TX.

L2

PARCEL P18
0.6461 ACRE
(28,146 SQ. FT.)

20' BUILDING SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

C1

C2

PROPOSED R.O.W.

EXISTING R.O.W.

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(DOC. 2003040368, O.P.R.W.Co.TX.)

OHE

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
THE RIVERY PHASE ONE
CARROLL CAPITAL INVESTMENTS, LLC,
a North Carolina limited liability company
TO
CARROLL AT RIVERY RANCH, LLC,
a North Carolina limited liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

CITY OF
GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2003040368
O.P.R.W.Co.TX.

25' BUILDING
SETBACK
(CAB. X, SLD. 193–196)
O.P.R.W.Co.TX.

FOUND
MAG NAIL
WITH A
WASHER
STAMPED
"STANTEC
BOUNDARY"

MATCH LINE SHEET 8 OF 9

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

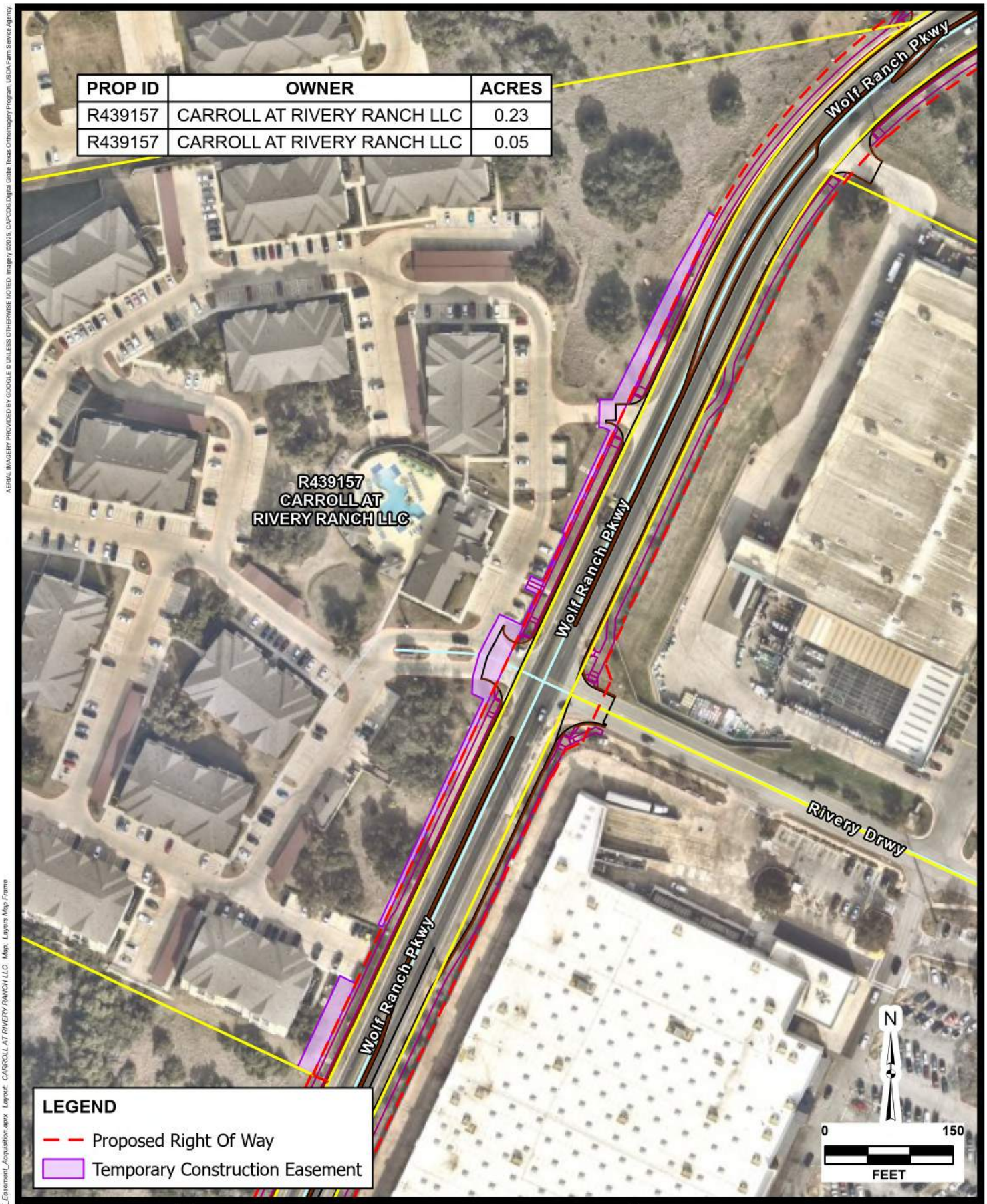
PARCEL PLAT SHOWING
PARCEL P18

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					9 OF 9

REFERENCE:

Date: Jul 29, 2025, 10:46am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P18.dwg

PROP ID	OWNER	ACRES
R439157	CARROLL AT RIVERY RANCH LLC	0.23
R439157	CARROLL AT RIVERY RANCH LLC	0.05



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO. 51423-04
DATE May 2025
DESIGNER JS
CHECKED BC DRAWN EH
SHEET 1.0

CARROLL AT RIVERY RANCH LLC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 5:08 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: CARROLL AT RIVERY RANCH LLC Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR SIDEWALK EASEMENT SE1

0.0039 OF AN ACRE, (168 SQUARE FEET), TRACT OF LAND OUT OF LOT 1, A CALLED 20.303 ACRES IN BLOCK A, THE RIVERY PHASE ONE, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN CABINET, (CAB.), X, SLIDE(S), (SLD.), 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1 BEING DESCRIBED IN A SPECIAL WARRANTY DEED, FROM CARROLL CAPITAL INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, TO CARROLL AT RIVERY RANCH, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, EXECUTED APRIL 20, 2017, RECORDED IN INST. 2017035734, O.P.R.W.Co.TX., SAID 0.0039 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found mag nail with a washer stamped "Stantec Boundary", for a Point-of-Tangency, (P.T.) corner for the east side of said Lot 1, being on the existing west Right-of-Way, (R.O.W.), line of Wolf Ranch Parkway, (64-feet R.O.W., platted as Hacia Los Lobos Boulevard), as established in Cab. X, Sld. 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX.;

THENCE South 25º05'30" West, (record South 25 º05'25" West) along and with the existing west R.O.W., line of Wolf Ranch Parkway, being an east line of Lot 1, a distance of 434.91 feet to a calculated point, from which a found iron rod with an illegible cap bears South 25 º05'30" West a distance of 634.95 feet,

THENCE North 64º54'30" West, traversing over, across, and through Lot 1, a distance of 20.00 feet to a calculated point on the proposed west R.O.W., line of Wolf Ranch Parkway, being the northeast corner and POINT OF BEGINNING of the herein described Sidewalk Easement SE1, said point having surface coordinates of N 10,209,277.13, and E 3,127,118.87;

THENCE, continuing to traverse over, across, and through Lot 1, the following four (4) courses and distances:

(1) South 25º05'30" West, along and with the proposed west R.O.W., line of Wolf Ranch Parkway, a distance of 10.08 feet to calculated point;

(2) North 65º31'34" West, a distance of 16.71 feet to calculated point;

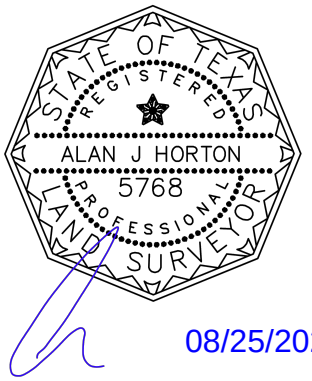
(3) North 24º49'28" East, a distance of 10.05 feet to calculated point;

EXHIBIT "A"

(4) South 65º37'29" East, a distance of 16.76 feet to the POINT OF BEGINNING and containing 0.0039 of an acre (168 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



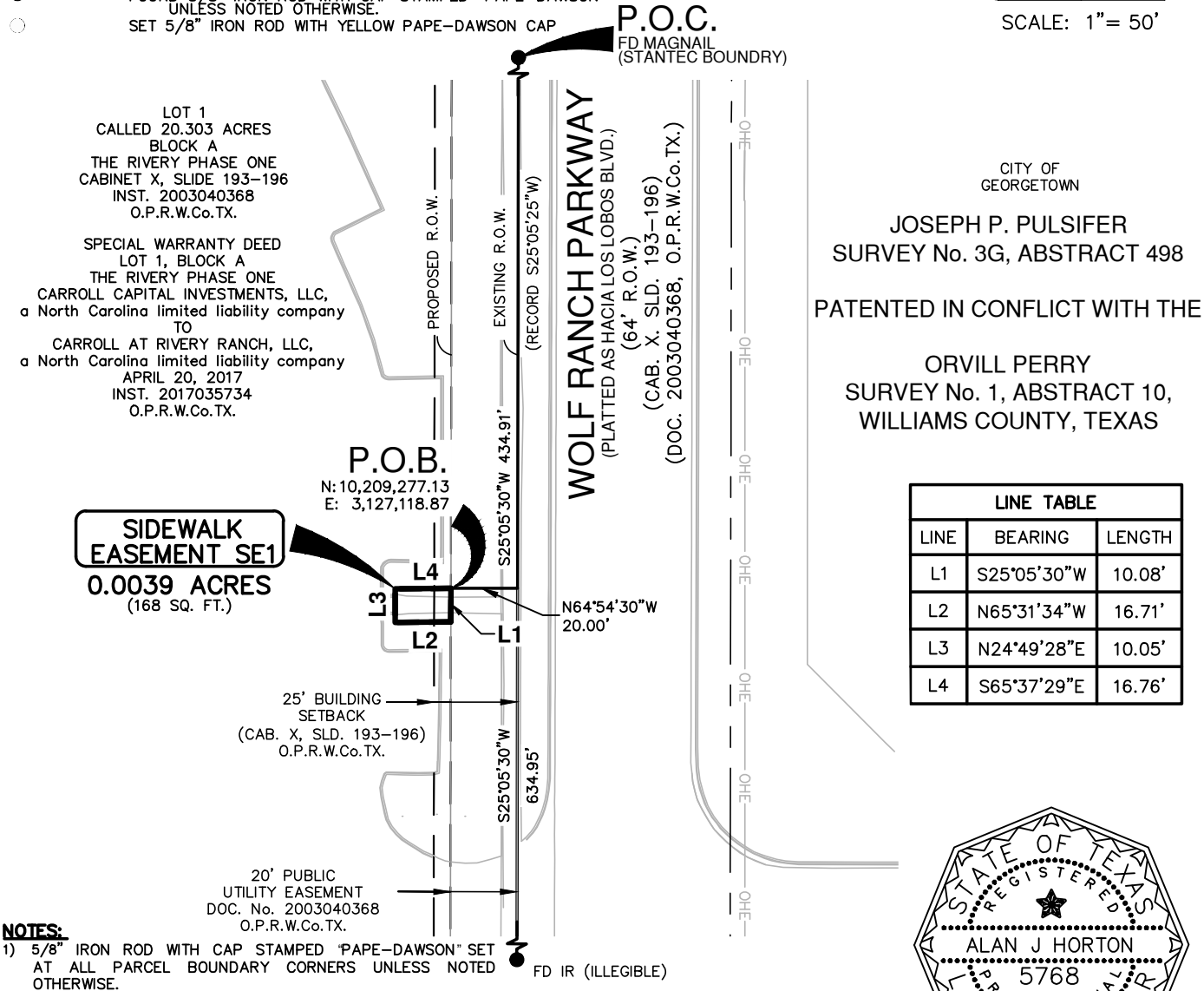
PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 25, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Sidewalk Easement E1 M&B.docx

LEGEND:

C.R. 265	COUNTY ROAD 265 – MEMORIAL DRIVE
S.H. 29	STATE HIGHWAY 29
D.P.R.W.Co.TX.	DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.Co.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD	FOUND
FNC	FENCE
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION FROM DEED OR PLAT
INST.	INSTRUMENT
SLD.	SLIDE
CAB	CABINET
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE–DAWSON" UNLESS NOTED OTHERWISE.
○	SET 5/8" IRON ROD WITH YELLOW PAPE–DAWSON CAP

0 25 50

SCALE: 1"= 50'



CITY OF GEORGETOWN

JOSEPH P. PULSIFER
SURVEY No. 3G, ABSTRACT 498

PATENTED IN CONFLICT WITH THE

ORVILL PERRY
SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°05'30"W	10.08'
L2	N65°31'34"W	16.71'
L3	N24°49'28"E	10.05'
L4	S65°37'29"E	16.76'

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE–DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/25/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY BLD 3 STE 200 | AUSTIN, TX 78759 | 512-454-8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
SIDEWALK EASEMENT SE1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					3 OF 4

Date: Aug 25, 2025, 5:24am User ID: davidscott
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel-Sidewalk Esmt E1.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503758
Texan Title Insurance Company
Date Effective: June 17, 2025
Date Issued: June 26, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AS SHOWN
b. SUBJECT TO – SEE THIS SHEET
c. SUBJECT TO AS SHOWN
d. NOT A SURVEY MATTER
e. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
f. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
g. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
h. SUBJECT TO
i. SUBJECT TO
j. NOT A SURVEY MATTER
k. NOT A SURVEY MATTER
l. NOT A SURVEY MATTER
m. SUBJECT TO
n. SUBJECT TO
o. SUBJECT TO

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY BLD 3 STE 200 | AUSTIN, TX 78759 | 512-454-8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
SIDEWALK EASEMENT SE1

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 4

REFERENCE:

Date: Aug 08, 2025, 7:52am User ID: doballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_16412\Parcel-Sidewalk Esmt E1.dwg

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P19

0.3286 OF AN ACRE (14,313 SQUARE FEET) TRACT OF LAND OUT OF LOT 2, A CALLED 16.190 ACRES IN BLOCK B, THE RIVERY PHASE ONE, A SUBDIVISION IN THE CITY OF GEORGETOWN AS RECORDED IN CABINET X, SLIDE 193-196, SAME BEING INSTRUMENT NUMBER, (INST.), 2003040368, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 2 BEING PLATEED OUT OF TRACT 1, A CALLED 16.190 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, TO HD DEVELOPMENT PROPERTIES, L.P., A GEORGIA LIMITED PARTNERSHIP, (OWNERSHIP RETAINED), EXECUTED SEPTEMBER 20, 2004, RECORDED IN, INST. 2004076785, O.P.R.W.Co.TX., SAID 0.3286 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a northeastern corner of Lot 2, being a south corner of Lot 1C, Block B, Replat of The Rivery Phase One, Block B, Lot 1 Subdivision, a subdivision in the City of Georgetown, Cabinet EE, Slide 9, O.P.R.W.Co.TX.;

THENCE, North 64º56'06" West, (Record South 64º56'06" East), along and with the north line of Lot 2, being the south line of Lot 1C, a distance of 846.87 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the curving proposed east Right-Of-Way, (R.O.W), line of Wolf Ranch Parkway, for the northeast corner and POINT OF BEGINNING of the herein described Parcel P19, said point having surface coordinates of N 10,209,748.60, and E 3,127,473.49;

THENCE, traversing over, across, and through Lot 2, along and with the proposed east R.O.W. line of Wolf Ranch Parkway, the following Six (6) courses and distances:

(1) 143.82' feet along the arc of a curve to the left, having a radius of 599.15 feet, a delta angle of 13°45'13", a chord bearing of South 31º58'50" West, a distance of 143.48 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Tangency (P.T.);

(2) South 25º05'30" West, a distance of 435.02 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Intersection P.I. corner;

(3) South 65º03'10" East, a distance of 1.22 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(4) South 24º56'50" West, a distance of 52.18 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

EXHIBIT "A"

(5) South 20º03'10" East, a distance of 20.67 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.I. corner;

(6) South 24º56'50" West, a distance of 33.50 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the south line of Lot 2, being the north line of Lot 4, Block B, The Rivery Phase One Subdivision, in the apparent center line of Rivery Driveway, a 44 foot access and private drainage easement, as established in the Rivery Phase one Subdivision;

(7) THENCE, North 64º54'35" West, along and with the apparent center line of Rivery Driveway, being the south line of Lot 2, same being the north line of Lot 4, a distance of 36.08 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the existing south R.O.W. line Wolf Ranch Parkway (64 foot Width R.O.W., Platted as Hacia Los Lobos Boulevard) as established The Rivery Phase One Subdivision, being the southwest corner of Lot 2, being the northwest corner of Lot 4;

THENCE, along and with the existing east R.O.W. line of Wolf Ranch Parkway, being the west line of Lot 2, the following Two (2) courses and distances:

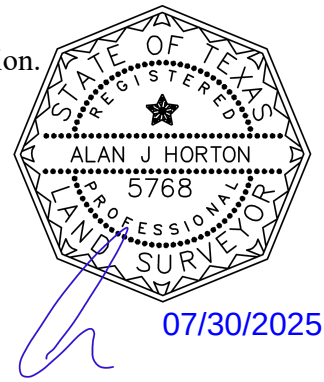
(8) North 25º05'30" East, a distance of 535.28 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.C. of a curve to the right;

(9) 143.72' feet along and with the arc of said curve to the right, having a radius of 618.00 feet, a delta angle of 13°19'30", a chord bearing of North 31º45'11" East, a distance of 143.40 feet to a calculated point, for the northwest corner of Lot 2, being the southwest corner of Lot 1C, from which a found 1/2 inch iron rod bears South 71º01'18" West a distance of 0.17 feet;

(10) THENCE, South 64º56'06"East, along and with the north line of Lot 2, being the south line of Lot 1C, a distance 20.57 feet to the POINT OF BEGINNING and containing 0.3286 of an acre, (14,313 square feet), in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



07/30/2025

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: July 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P19 M&B.docx

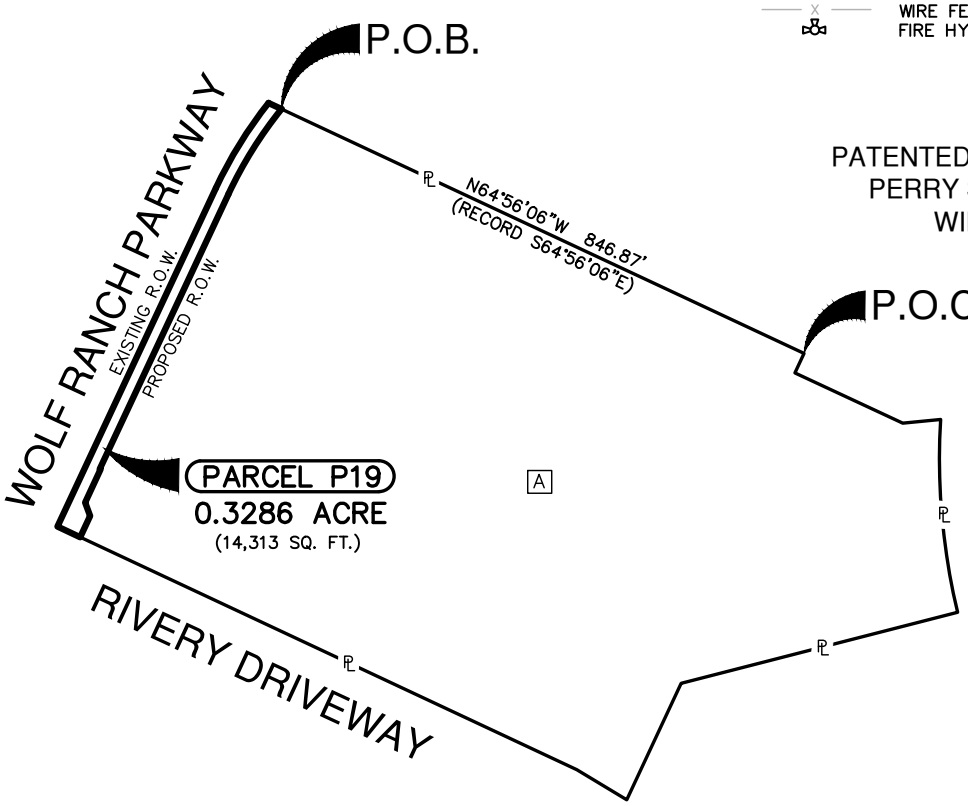
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN MAY, 2025 AND JULY, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB	CABINET
DOC.	DOCUMENT
FD	FOUND
INST.	INSTRUMENT
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.Co.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— — —	RECORD R.O.W. PARCEL LINE
——x——	WIRE FENCE
	FIRE HYDRANT

N.T.S.



JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF GEORGETOWN

A LOT 2
CALLED 16.190 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

WARRANTY DEED
TRACT 1
LOT 2, BLOCK B
HOME DEPOT U.S.A., INC.
a Delaware corporation
TO
HD DEVELOPMENT PROPERTIES, L.P.
a Georgia limited partnership
SEPTEMBER 20, 2004
INST. 2004076785
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

07/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P19	16.190	0.3286 (14,313)	498	N/A	15.861 RT

PARCEL PLAT SHOWING
PARCEL P19

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 7

REFERENCE:

Date: Jul 30, 2025, 7:53am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P19.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503759
Texan Title Insurance Company
Date Effective: July 15, 2025
Date Issued: July 22, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. NOT A SURVEY MATTER
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. SUBJECT TO AS SHOWN
f. SUBJECT TO AS SHOWN
g. SUBJECT TO AS SHOWN
h. SUBJECT TO – SEE THIS PAGE
i. NOT A SURVEY MATTER
j. NOT A SURVEY MATTER
k. NOT A SURVEY MATTER
l. NOT A SURVEY MATTER
m. NOT A SURVEY MATTER
n. MAY BE SUBJECT TO
o. TERMS, CONDITIONS & PROVISIONS MAY APPLY
p. NOT A SURVEY MATTER

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

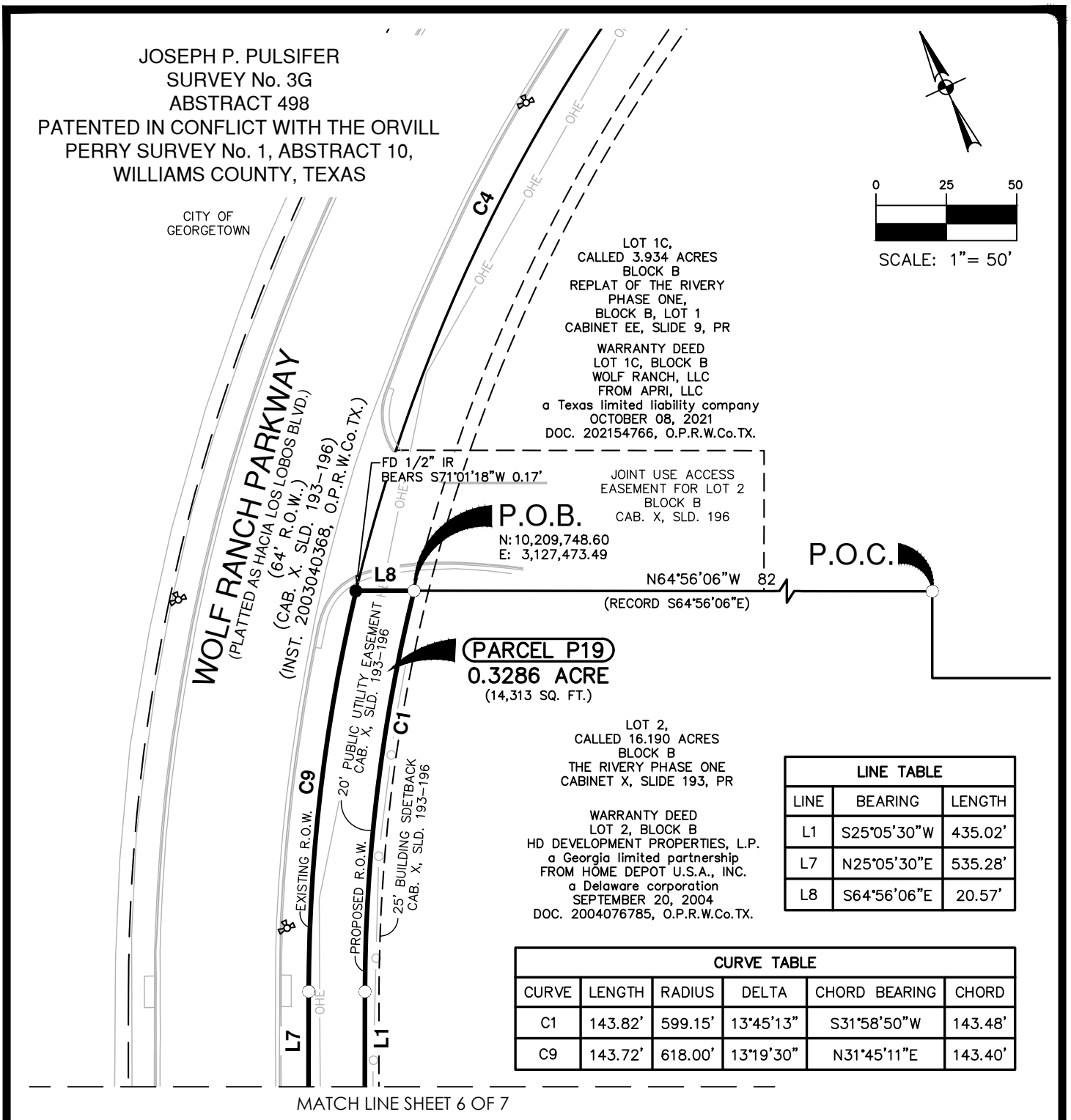
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P19

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 7

Date: Jul 30, 2025, 7:53am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P19.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°05'30"W	435.02'
L7	N25°05'30"E	535.28'
L8	S64°56'06"E	20.57'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	143.82'	599.15'	13°45'13"	S31°58'50"W	143.48'
C9	143.72'	618.00'	13°19'30"	N31°45'11"E	143.40'

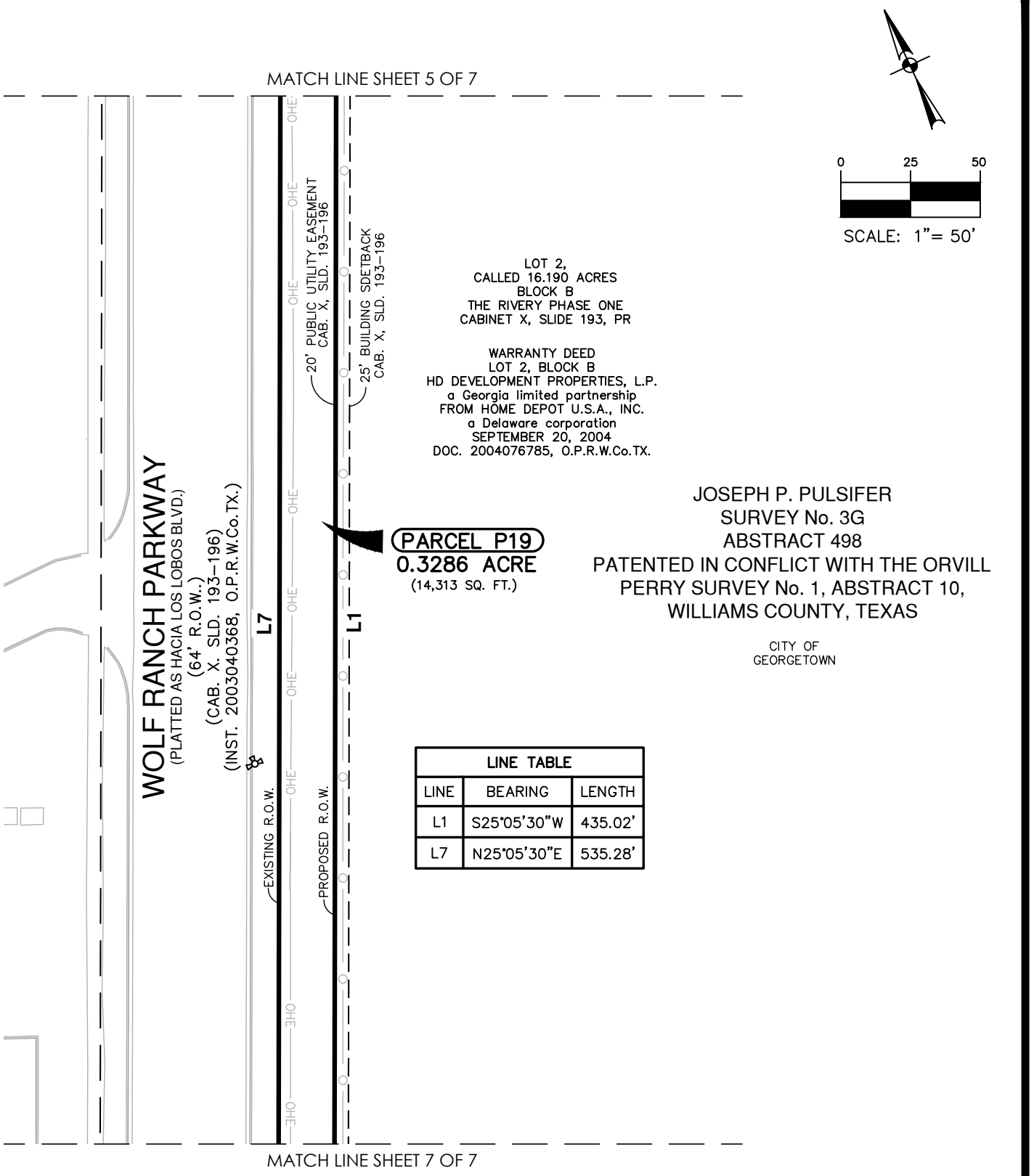
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P19

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 7

Date: Jul 30, 2025, 7:53am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P19.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°05'30"W	435.02'
L7	N25°05'30"E	535.28'

PAPE-DAWSON ENGINEERS

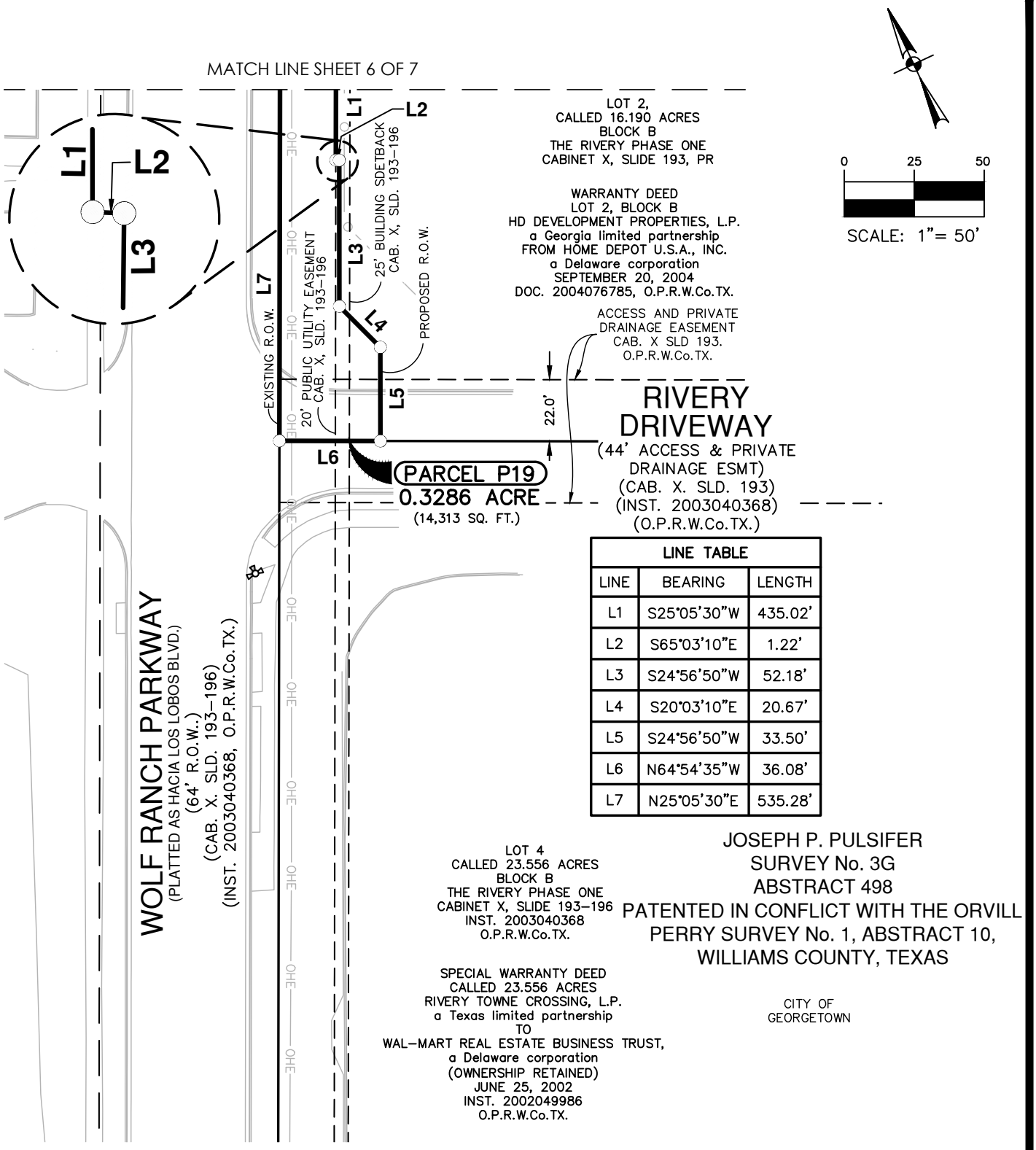
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P19

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

Date: Jul 30, 2025, 7:53am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P19.dwg

REFERENCE:



LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°05'30"W	435.02'
L2	S65°03'10"E	1.22'
L3	S24°56'50"W	52.18'
L4	S20°03'10"E	20.67'
L5	S24°56'50"W	33.50'
L6	N64°54'35"W	36.08'
L7	N25°05'30"E	535.28'

LOT 4
CALLED 23.556 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193-196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
CALLED 23.556 ACRES
RIVERY TOWNE CROSSING, L.P.
a Texas limited partnership
TO
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware corporation
(OWNERSHIP RETAINED)
JUNE 25, 2002
INST. 2002049986
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE ORVILL
PERRY SURVEY No. 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

PARCEL PLAT SHOWING
PARCEL P19

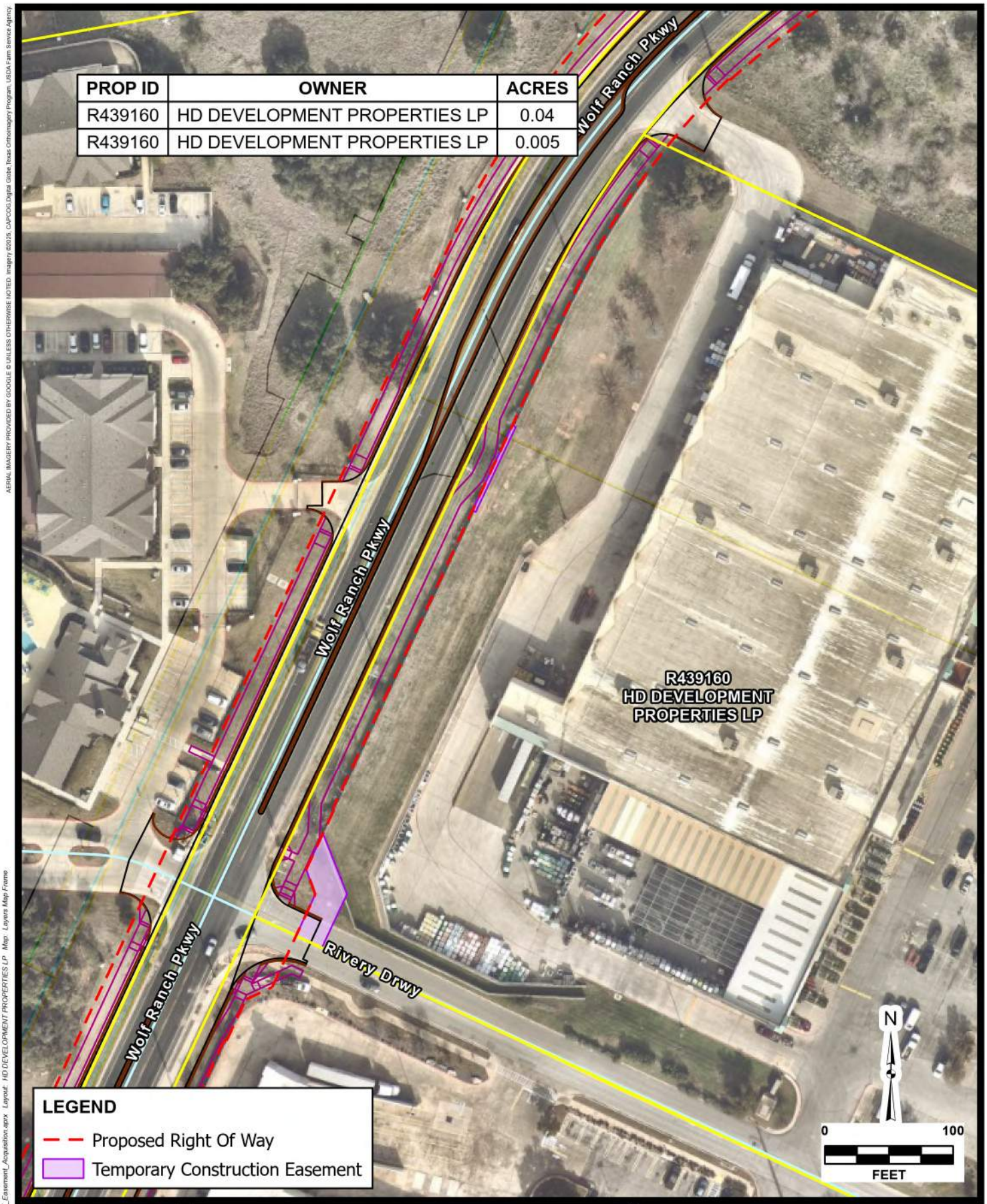
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JULY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLD 3, STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jul 30, 2025, 7:53am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_15796\Parcel P19.dwg

REFERENCE:

PROP ID	OWNER	ACRES
R439160	HD DEVELOPMENT PROPERTIES LP	0.04
R439160	HD DEVELOPMENT PROPERTIES LP	0.005



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO.	51423-04
DATE	Jun 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

HD DEVELOPMENT PROPERTIES LP

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: Jun 09, 2025 4:45 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: HD DEVELOPMENT PROPERTIES LP Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr. – C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P20

0.1682 OF AN ACRE (7,327 SQUARE FEET) TRACT OF LAND OUT OF LOT 1C, A CALLED 3.934 ACRES IN BLOCK B, REPLAT OF THE RIVERY PHASE ONE, A SUBDIVISION IN THE CITY OF GEORGETOWN RECORDED IN CABINET EE, SLIDE 9, SAME BEING INSTRUMENT NUMBERS, (INST.) 2007095672 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1C BEING DESCRIBED IN A SPECIAL WARRANTY DEED AS TRACT 1, FROM APRI, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO WOLF RANCH, LLC, EXECUTED OCTOBER 08, 2021, RECORDED IN INST. 2021154766, O.P.R.W.Co.TX., SAID 0.1682 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER SURVEY No. 3G, ABSTRACT No. 498, PATENTED IN CONFLICT WITH THE ORVILL PERRY SURVEY No. 1, ABSTRACT 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point for an interior corner on the north line of Lot 1C, being a west corner of Lot 6, Block B, of The Rivery Phase One, Subdivision, recorded in Cabinet X, Slide 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX., from which a 1/2 inch iron rod bears, South 21º51'02 East a distance of 0.22 feet;

THENCE, North 30º18'59" West, (Record South 30º18'59" East), along and with the north line of Lot 1C, being a west line of Lot 6, a distance of 85.38 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the curving proposed south Right-Of-Way, (R.O.W), line of Wolf Ranch Parkway, for the westernmost corner and POINT OF BEGINNING of the herein described Parcel P20, said point having surface coordinates of N 10,209,937.47, and E 3,127,740.74;

THENCE, traversing over, across, and through Lot 1C, along and with the proposed south R.O.W. line of Wolf Ranch Parkway, the following Four (4) courses and distances:

(1) 21.92' feet along the arc of a curve to the left, having a radius of 598.00 feet, a delta angle of 2°06'01", a chord bearing of South 69º32'50" West, a distance of 21.92 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Compound Curvature (P.C.C.), for another curve to the left

(2) 237.63 feet along the arc of said curve to the left, having a radius of 794.91 feet, a delta angle of 17°07'40", a chord bearing of South 56º46'34" West, a distance of 236.75 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a Point of Tangency (P.T.);

(3) North 41º47'16" West, a distance of 1.37' to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for a P.C., for a curve to the left

EXHIBIT "A"

(4) 71.03' feet along the arc of said curve to the left, having a radius of 598.00 feet, a delta angle of 6°48'19", a chord bearing of South 42º16'24" West, a distance of 70.99 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the westernmost south line of Lot 1C, being the north line of Lot 2, Block B, The River Phase One Subdivision;

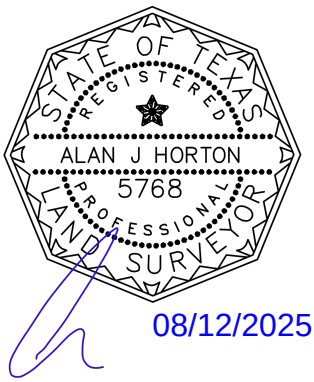
THENCE, North 64º56'06" West, along and with the south line of Lot 1C, being the north line of Lot 2, a distance of 20.57 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the curving existing south R.O.W. line Wolf Ranch Parkway, (Variable Width R.O.W. platted at Hacia Los Lobos Boulevard) as established in Cabinet X, Slide 193-196, same being Inst. 2003040368, O.P.R.W.Co.TX., and for the southwest corner of Lot 1C, being the northwest corner of Lot 2,

THENCE, 343.51 feet along and with the arc of a curve to the right on the existing south R.O.W. line of Wolf Ranch Parkway, being the west line of Lot 1C, having a radius of 624.60 feet, a delta angle of 31°30'40", a chord bearing of North 54º20'38" East, a distance of 339.20 feet to set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", for the northernmost corner of Lot 1C, being the northwest corner of Lot 6;

THENCE, South 30º18'59"East, along and with a north line of Lot 1C, being a west line of Lot 6, a distance of 20.36 feet to the POINT OF BEGINNING and containing 0.1682 of an acre (7,327 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: August 12, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P20 M&B.docx

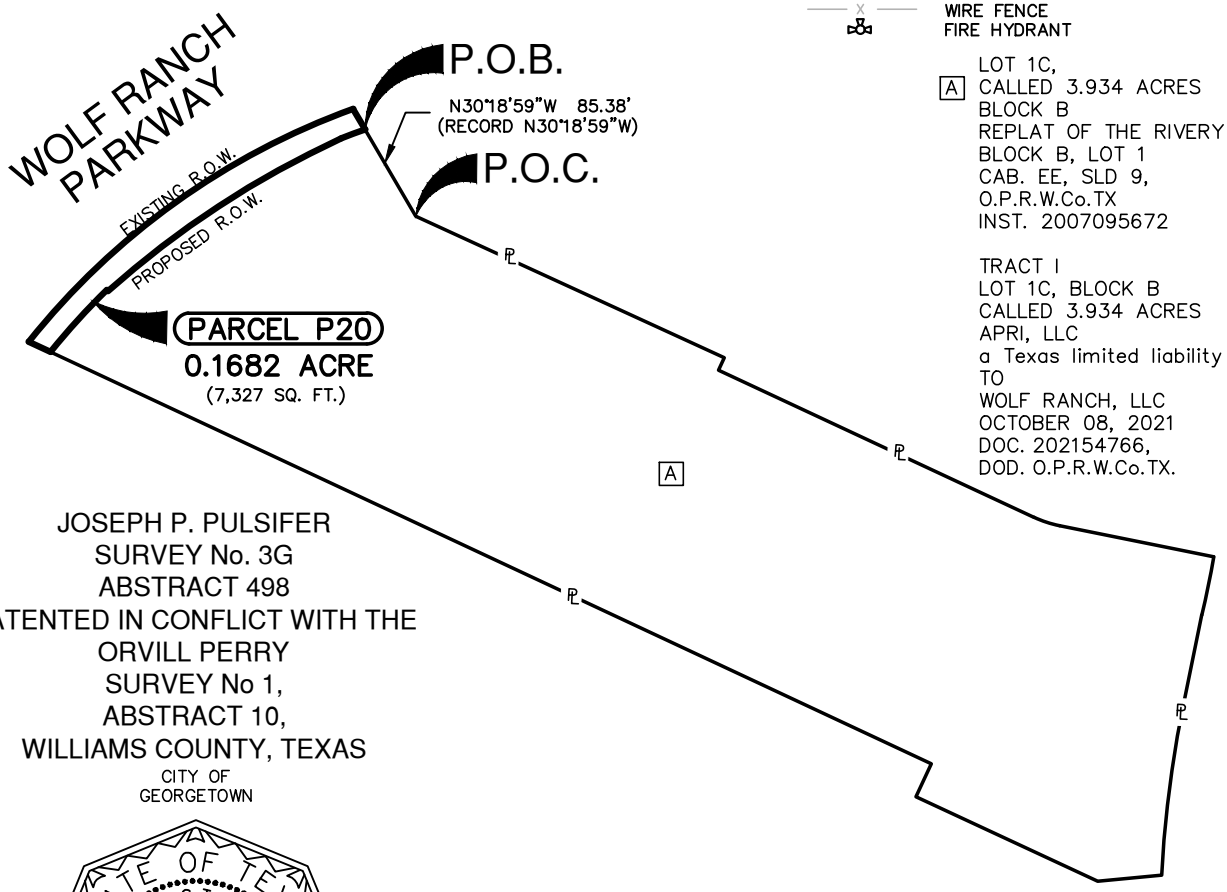
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN MAY, 2025 AND JULY, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB	CABINET
DOC.	DOCUMENT
FD	FOUND
INST.	INSTRUMENT
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.Co.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	RECORD R.O.W. PARCEL LINE
x	WIRE FENCE
	FIRE HYDRANT

N.T.S.



A — LOT 1C,
CALLED 3.934 ACRES
BLOCK B
REPLAT OF THE RIVERY PHASE ONE,
BLOCK B, LOT 1
CAB. EE, SLD 9,
O.P.R.W.Co.TX
INST. 2007095672

TRACT I
LOT 1C, BLOCK B
CALLED 3.934 ACRES
APRI, LLC
a Texas limited liability company
TO
WOLF RANCH, LLC
OCTOBER 08, 2021
DOC. 202154766,
DOD. O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE
ORVILL PERRY
SURVEY No 1,
ABSTRACT 10,
WILLIAMS COUNTY, TEXAS
CITY OF
GEORGETOWN

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

08/12/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P20	3.934	0.1682 (7,327)	498	N/A	3.766 RT

PARCEL PLAT SHOWING
PARCEL P20

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 6

Date: Aug 12, 2025, 10:46am User ID: davidscott
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P20.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503760
Texan Title Insurance Company
Date Effective: July 16, 2025
Date Issued: July 24, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO
b. SUBJECT TO
c. SUBJECT TO
d. SUBJECT TO
e. NOT A SURVEY MATTER
f. NOT A SURVEY MATTER
g. NOT A SURVEY MATTER
h. SUBJECT TO AS SHOWN
i. SUBJECT TO AS SHOWN
j. SUBJECT TO AS SHOWN
k. SUBJECT TO AS SHOWN
l. NOT SUBJECT TO
m. NOT SUBJECT TO
n. NOT SUBJECT TO
o. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
p. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
q. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
r. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
s. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
t. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
u. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
v. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
w. NOT A SURVEY MATTER
x. NOT A SURVEY MATTER
y. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
z. TERMS, CONDITIONS & STIPULATIONS MAY APPLY
aa. NOT A SURVEY ISSUE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

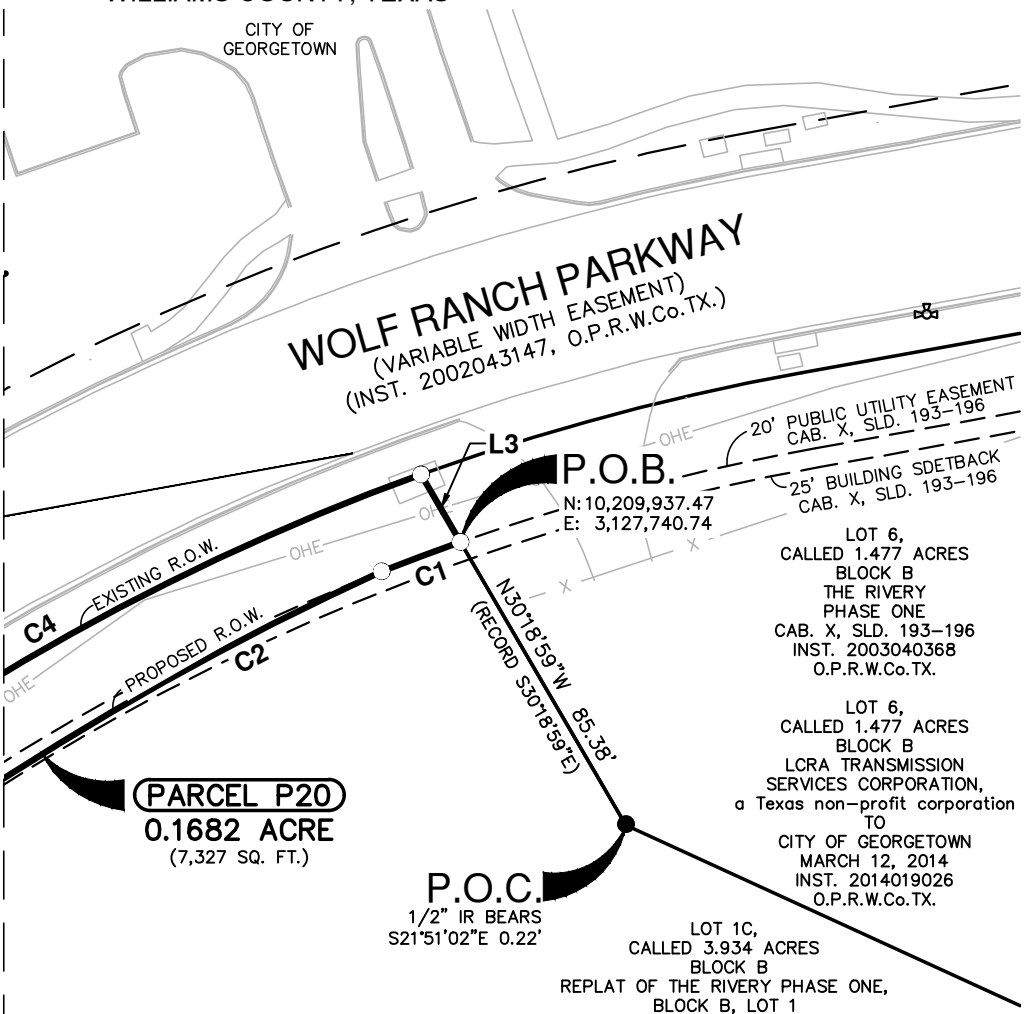
PARCEL PLAT SHOWING
PARCEL P20

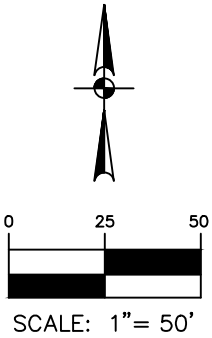
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 6

REFERENCE:

Date: Aug 12, 2025, 9:30am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_4732\Parcel P20.dwg

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498
PATENTED IN CONFLICT WITH THE
ORVILL PERRY
SURVEY No 1, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS





LINE TABLE		
LINE	BEARING	LENGTH
L3	S30°18'59"E	20.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	21.92'	598.00'	2°06'01"	S69°34'50"W	21.92'
C2	237.63'	794.91'	17°07'40"	S56°46'34"W	236.75'
C4	343.51'	624.60'	31°30'40"	N54°20'38"E	339.20'

PAPE-DAWSON ENGINEERS

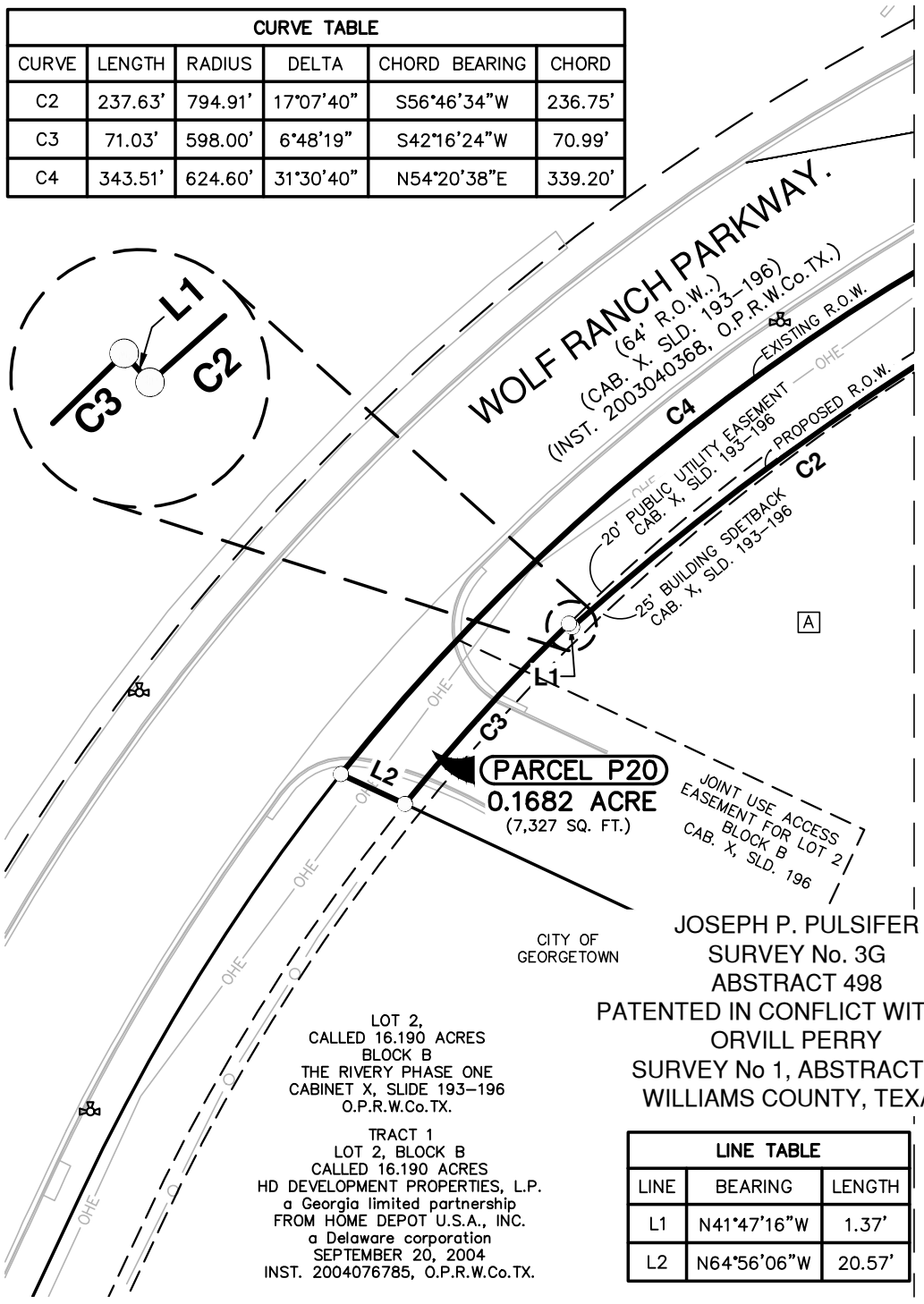
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P20

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 6

Date: Aug 12, 2025, 10:47am User ID: davidscott
File: H:\Survey\CIVIL\51423-04\dwg\Parcels\Parcel P20.dwg

REFERENCE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	237.63'	794.91'	17°07'40"	S56°46'34"W	236.75'
C3	71.03'	598.00'	6°48'19"	S42°16'24"W	70.99'
C4	343.51'	624.60'	31°30'40"	N54°20'38"E	339.20'

A LOT 1C,
CALLED 3.934 ACRES
BLOCK B
REPLAT OF THE RIVERY
PHASE ONE,
BLOCK B, LOT 1
CABINET EE, SLIDE 9,
O.P.R.W.Co.TX.
TRACT I
LOT 1C, BLOCK B
CALLED 3.934 ACRES
WOLF RANCH, LLC
FROM APRI, LLC
a Texas limited
liability company
OCTOBER 08, 2021
INST. 2021154766,
O.P.R.W.Co.TX.

LOT 2,
CALLED 16.190 ACRES
BLOCK B
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
O.P.R.W.Co.TX.

TRACT 1
LOT 2, BLOCK B
CALLED 16.190 ACRES
HD DEVELOPMENT PROPERTIES, L.P.
a Georgia limited partnership
FROM HOME DEPOT U.S.A., INC.
a Delaware corporation
SEPTEMBER 20, 2004
INST. 2004076785, O.P.R.W.Co.TX.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°47'16"W	1.37'
L2	N64°56'06"W	20.57'

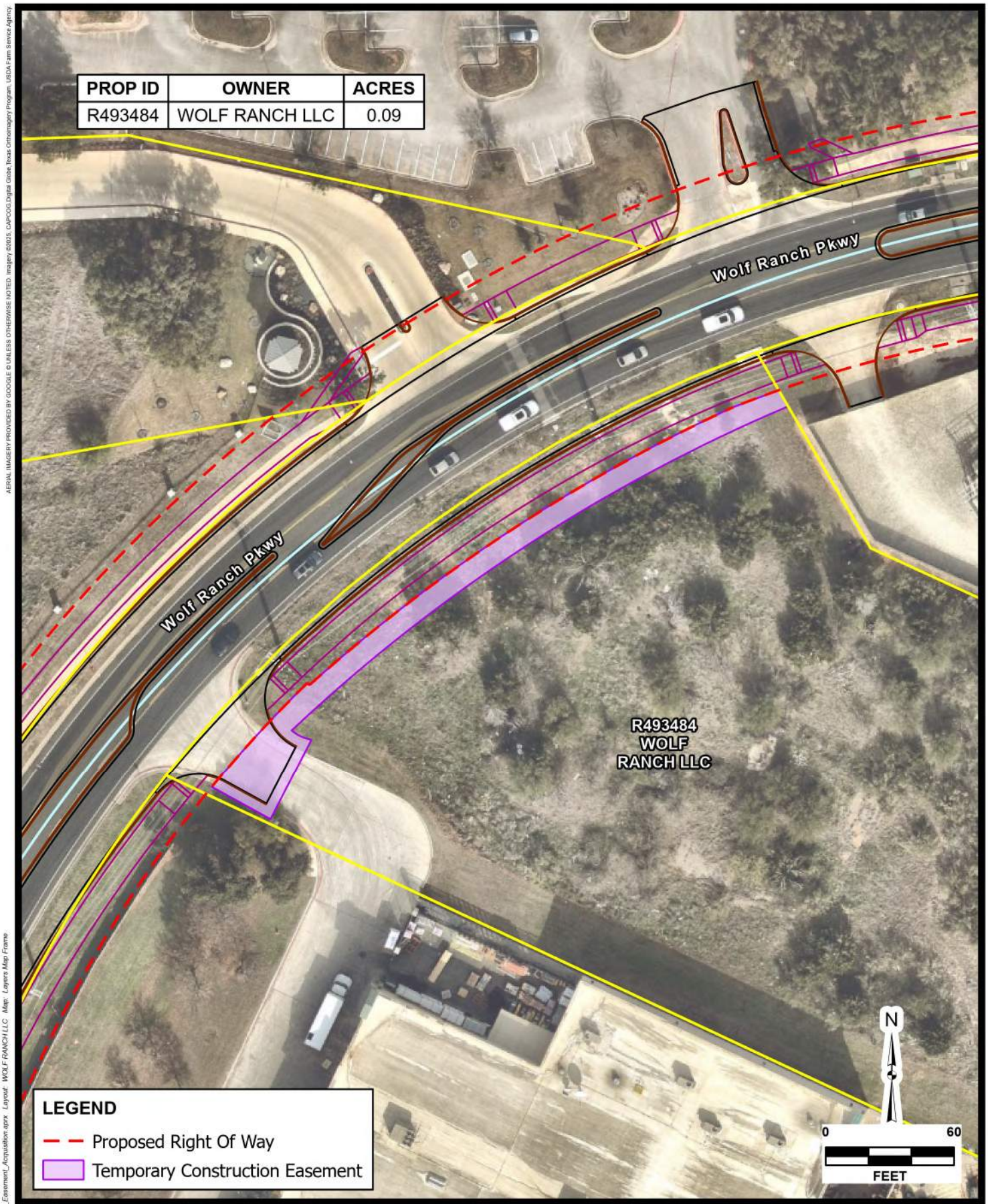
PARCEL PLAT SHOWING
PARCEL P20

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	AUGUST 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 6

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO , TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: Aug 12, 2025, 10:47am User ID: davidscott
File: H:\Survey\CIVIL\51-423-04\dwg\Parcels\Parcel P20.dwg

REFERENCE:



AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:04 PM User: ehaster
File: H:\Projects\514\23\04\GIS\ROW_Easement_Acquisition.aprx Layout: WOLF RANCH LLC Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

WOLF RANCH LLC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P21

0.0727 OF AN ACRE (3,167 SQUARE FEET) TRACT OF LAND OUT OF LOT 6, A CALLED 17.569 ACRES, IN BLOCK B, AMENDING PLAT OF BLOCK "B" OF SUBDIVISION PLAT OF THE RIVERY PARK II, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AND BEING RECORDED IN CABINET, (CAB.), BB, SLIDE(S), (SLD.), 72-75, SAME BEING INSTRUMENT NUMBER, (INST.), 2005098021, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 6 BEING DESCRIBED IN A GENERAL WARRANTY DEED FROM RP GEORGETOWN DEVELOPMENT CO., LLC, A TEXAS LIMITED LIABILITY COMPANY, TO THE SUMMIT II AT RIVERY PARK LTD., A TEXAS LIMITED PARTNERSHIP, EXECUTED AUGUST 14, 2015, RECORDED IN INST. 2015071920, O.P.R.W.Co.TX., SAID 0.0727 OF AN ACRE BEING IN THE NICHOLAS PORTER SURVEY, ABSTACT No. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT No. 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point-of-Intersection, (P.I.), corner on the northern line of Lot 6, being an interior corner on the south line of Lot 5A, Block B, Resubdivision Plat of Lot 5, Block B, Amended Plat of Block "B" of Subdivision Plat of Rivery Park II, recorded in Inst. 2023010245, O.P.R.W.Co.TX;

THENCE South 77º39'34" East, (Record South 77º41'19" East), along and with a north line of Lot 6, being the south line of Lot 5A, a distance of 207.13 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, being the northwest corner and POINT OF BEGINNING of the herein described Parcel P21, said point having surface coordinates of N 10,210,009.86, and E 3,127,643.03;

(1) THENCE, continuing South 77º39'34" East, along and with the north line of Lot 6, being the south line of Lot 5A, a distance of 33.90 feet to a calculated point, on the curving existing north R.O.W. line of Wolf Ranch Parkway (Variable Width R.O.W), as establish in Inst. 2002043147, O.P.R.W.Co.TX, for the easternmost corner of Lot 6, being the southernmost corner of Lot 5A, from which a found "X" cut in concrete sidewalk bears North 12º12'49" East, 0.39 feet;

EXHIBIT "A"

(2) THENCE, 149.63 feet along the arc of said curve to the left, being the existing north R.O.W. line of Wolf Ranch Parkway, same being the easternmost south line of Lot 6, having a radius of 682.01 feet, a delta angle of 12°34'13", a chord bearing of South 61º02'24" West, a distance of 149.33 feet to set Mag Nail with a Pape-Dawson washer, being the southeast corner of Lot 6 and the northeast corner of Lot 1, Block A, The Rivery Phase One, recorded in Inst. 2003040368, O.P.R.W.Co.TX;

(3) THENCE, South 79º47'37" West, along and with the south line of Lot 6, being the north line of Lot 1, a distance of 44.52 feet to set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson", on the curving proposed north R.O.W. line of Wolf Ranch Parkway;

(4) THENCE, traversing over, across, and through Lot 6, 166.60 feet along the arc of said curve to the right, being the proposed north R.O.W. line of Wolf Ranch Parkway, having a radius of 702.01 feet, a delta angle of 13°35'51", a chord bearing of North 58º15'36" East, a distance of 166.21 feet to the POINT OF BEGINNING and containing 0.0727 of an acre (3,167 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P21 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN _____ 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

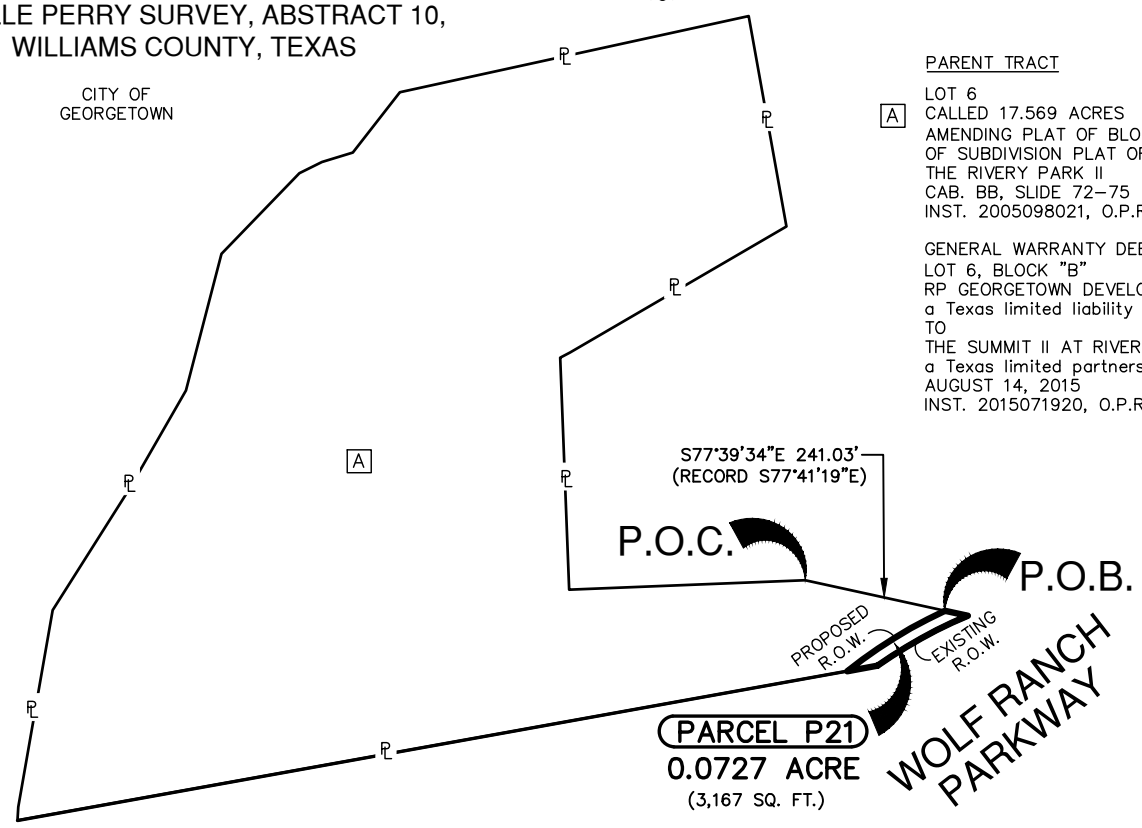
LEGEND:

DOC.	DOCUMENT
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
Δ	SET MAG NAIL PAPE-DAWSON WASHER
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— – – —	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN



PARENT TRACT

A
LOT 6
CALLED 17.569 ACRES
AMENDING PLAT OF BLOCK "B"
OF SUBDIVISION PLAT OF
THE RIVERY PARK II
CAB. BB, SLIDE 72-75
INST. 2005098021, O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
LOT 6, BLOCK "B"
RP GEORGETOWN DEVELOPMENT CO., LLC,
a Texas limited liability company
TO
THE SUMMIT II AT RIVERY PARK LTD.,
a Texas limited partnership
AUGUST 14, 2015
INST. 2015071920, O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P21	17.569	0.0727 (3,167)	498	N/A	17.496 LT

PARCEL PLAT SHOWING
PARCEL P21

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 5

Date: Jun 30, 2025, 12:05pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_1840\Parcel P21.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503761
Texan Title Insurance Company
Date Effective: June 17, 2025
Date Issued: June 27, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. DOES NOT AFFECT
b. SUBJECT TO (SEE THIS SHEET)
c. DOES NOT AFFECT
d. DOES NOT AFFECT
e. NOT A SURVEY MATTER
f. SUBJECT TO AND SHOWN HEREON
g. DOES NOT AFFECT
h. TERMS, PROVISIONS AND CONDITIONS MAY APPLY
i. NOT A SURVEY MATTER
j. TERMS, PROVISIONS AND CONDITIONS MAY APPLY
k. MAY AFFECT
l. NOT A SURVEY MATTER
m. NOT A SURVEY MATTER
n. SUBJECT TO
o. SUBJECT TO
p. NOT A SURVEY MATTER
q. NOT A SURVEY MATTER
r. NOT A SURVEY MATTER
s. SUBJECT TO
t. SUBJECT TO
u. SUBJECT TO

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P21

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					4 OF 5

REFERENCE:

Date: Jun 30, 2025, 12:05pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_1840\Parcel P21.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°39'34"E	33.90'
L2	S79°47'37"W	44.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	149.63'	682.01'	12°34'13"	S61°02'24"W	149.33'
C2	166.60'	702.01'	13°35'51"	N58°15'36"E	166.21'

0 25 50

SCALE: 1"= 50'

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

LOT 5A
CALLED 448,985 SQ. FT.
(10.31 ACRES)
BLOCK B
RESUBDIVISION PLAT OF LOT 5, BLOCK B
AMENDED PLAT OF BLOCK "B" OF
SUBDIVISION PLAT OF RIVERY PARK II
INST. 2023010245
O.P.R.W.Co.TX.

TRACT 1
LOT 5, BLOCK "B"
THE RIVERY PARK II
DENMISS LLC,
a Delaware limited liability company
and
GEORGETOWN CITY LIMITS LLC,
a Delaware limited liability company
TO
STRATEGIC ENTERTAINMENT GROUP,
a Texas joint venture
JANUARY 13, 2022
INST. 2022006421
O.P.R.W.Co.TX.

P.O.C.

P.O.B.
N:10,210,009.86
E: 3,127,643.03

FOUND
"X CUT
IN CONCRETE
SIDEWALK
BEARS"
N12°12'49"E
0.39'

S77°39'34"E 207.13'
(RECORD S77°41'19"E)

L1

LOT 6
CALLED 17.569 ACRES
BLOCK B
AMENDING PLAT OF
BLOCK "B"
OF
SUBDIVISION PLAT OF
THE RIVERY PARK II
CABINET BB, SLIDE 72–75
INST. 2005098021
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
LOT 6, BLOCK "B"
RP GEORGETOWN DEVELOPMENT CO., LLC,
a Texas limited liability company
TO
THE SUMMIT II AT RIVERY PARK LTD.,
a Texas limited partnership
AUGUST 14, 2015
INST. 2015071920
O.P.R.W.Co.TX.

20' PUBLIC
UTILITY EASEMENT
DOC. No. 2002043146
O.P.R.W.Co.TX.

C2

PROPOSED R.O.W.

EXISTING R.O.W.

C1

WOLF RANCH PARKWAY

A

Parcel P21
0.0727 ACRE
(3,167 SQ. FT.)

L2

B

LOT 1
CALLED 20.303 ACRES
BLOCK A
THE RIVERY PHASE ONE
CABINET X, SLIDE 193–196
INST. 2003040368
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1, BLOCK A
THE RIVERY, PHASE ONE
CARROLL CAPITAL
INVESTMENTS, LLC
a North Carolina limited
liability company
TO
CARROLL AT
RIVERY RANCH, LLC
a North Carolina limited
liability company
APRIL 20, 2017
INST. 2017035734
O.P.R.W.Co.TX.

A WOLF RANCH PARKWAY
VARIABLE WIDTH R.O.W.
INST. 2002043147, O.P.R.W.Co.TX.

B WOLF RANCH PARKWAY
PLATTED AS HACIA LOS LOBOS BLVD.
64' R.O.W.
CABINET X. SLIDE 193–196
INST. 2003040368, O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

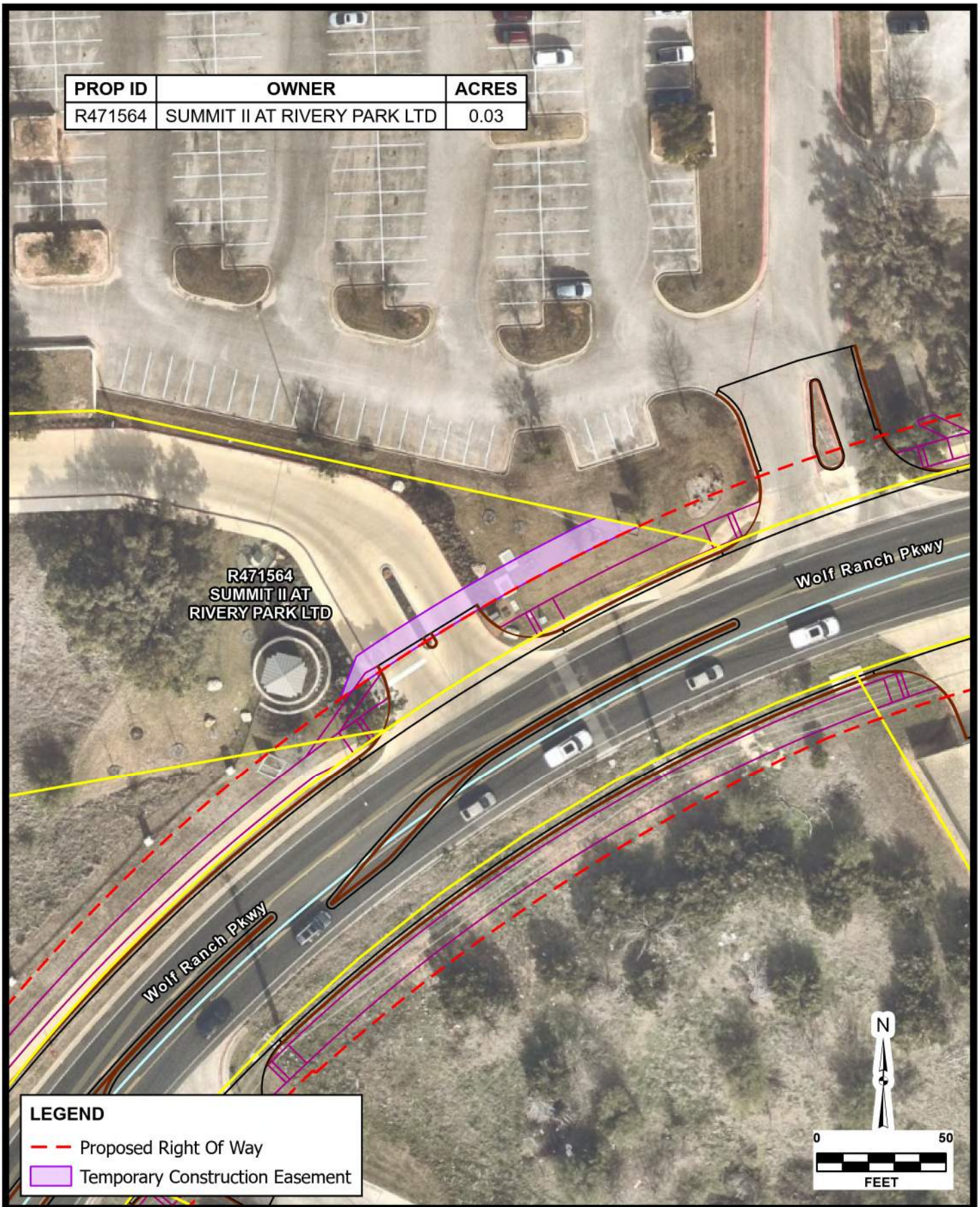
PARCEL PLAT SHOWING
PARCEL P21

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 5

REFERENCE:

Date: Jun 30, 2025, 12:05pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_1840\Parcel P21.dwg

PROP ID	OWNER	ACRES
R471564	SUMMIT II AT RIVERY PARK LTD	0.03



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

SUMMIT II AT RIVERY PARK LTD

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:19 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: SUMMIT II AT RIVERY PARK LTD Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P22

0.1275 OF AN ACRE, (5,554 SQUARE FEET) TRACT, OF LAND OUT OF LOT 5A, A CALLED 448,985 SQUARE FEET IN BLOCK B, RESUBDIVISION PLAT OF LOT 5, BLOCK "B" AMENDED PLAT OF BLOCK "B" OF SUBDIVISION PLAT OF RIVERY PARK II, A SUBDIVISION OF RECORD IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2023010245, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 5A BEING PLATTED OUT OF LOT 5, BLOCK B, THE RIVERY PARK II AND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS TRACT 1, FROM DENMISS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GEORGETOWN CITY LIMITS LLC, A DELAWARE LIMITED LIABILITY COMPANY TO STRATEGIC ENTERTAINMENT GROUP, A TEXAS JOINT VENTURE, EXECUTED JANUARY 13, 2022, RECORDED IN INST. 2022006421, O.P.R.W.Co.TX., SAID 0.1275 OF AN ACRE BEING IN THE JOSEPH P. PULSIFER No. 3G, ABSTRACT No. 498, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point for an interior corner on the eastern line of Lot 5A, being the northwest corner of Lot 5B, Resubdivision Plat of Lot 5, Block B, Amended Plat of Block "B" of subdivision plat of Rivery Park III, from which a found iron rod with an illegible cap bears North 41 º22'30 East a distance of 0.26 feet;

THENCE South 02º10'34" East, (Record North 02º10'34" West), along and with the west of Lot 5B, being the east line of Lot 5A, a distance of 419.57 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the curving proposed north Right-Of-Way, (R.O.W.), line of Wolf Ranch Parkway, being the northeast corner and POINT OF BEGINNING of the herein described Parcel P22, said point having surface coordinates of N 10,210,084.49, and E 3,127,927.36;

(1) THENCE, continuing South 02º10'34" East along and with the east line of Lot 5A, being the west line of Lot 5B, a distance of 20.20 feet to a calculated point on the existing north R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Doc. No. 2002043147, O.P.R.W.Co.TX., being the southeast corner of Lot 5A, being the southwest corner of Lot 5B, from which a found iron rod with a cap stamped "Plummer Assoc." bears North 24º19'43" East a distance of 0.28 feet;

EXHIBIT "A"

THENCE, along and with the existing north R.O.W. line of Wolf Ranch Parkway, being the south line of Lot 5A, the following Two (2) courses and distances:

(2) South 79º48'08" West, a distance of 111.57 feet to a calculated point, for a Point of Curvature, (P.C.), of a curve to the left, from which a found iron rod with a cap stamped "Interstate Surveying" bears North 13º20'35" East a distance of 0.39 feet;

(3) 148.52 feet along the arc of said curve to the left, having a radius of 682.01 feet, a delta angle of 12°28'37", a chord bearing of South 73º33'49" West, a distance of 148.23 feet to a calculated point, for southwest corner of Lot 5A, being the easternmost corner of Lot 6, Block B, Amending Plat of Block "B" Subdivision Plat of The Rivery Park II, a subdivision in the City of Georgetown, from which a found "X" marked in concrete bears North 12º12'49" East a distance of 0.39 feet;

(4) THENCE, North 77º39'34" West, along and with a southwestern line of Lot 5A, being a northern line of Lot 6, a distance of 33.90 feet to a set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson";

THENCE, traversing over, across, and through Lot 5A, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, the following Two (2) courses and distances:

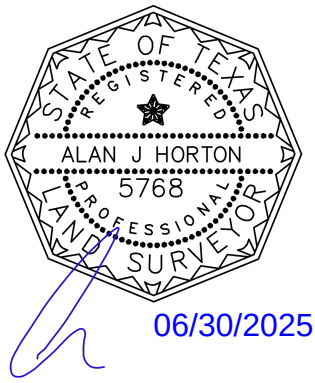
(5) 180.64 feet along the arc of said curve to the right, having a radius of 702.01 feet, a delta angle of 14°44'37", a chord bearing of North 72º25'49" East, a distance of 180.15 feet to a set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson", for a Point of Tangency, (P.T.);

(6) North 79º48'08" East, a distance of 114.39 feet to the POINT OF BEGINNING and containing 0.1275 of an acre (5,554 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
DATE:	June 30, 2025
JOB NO.	51423-04
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P22 M&B.docx

NOTES:

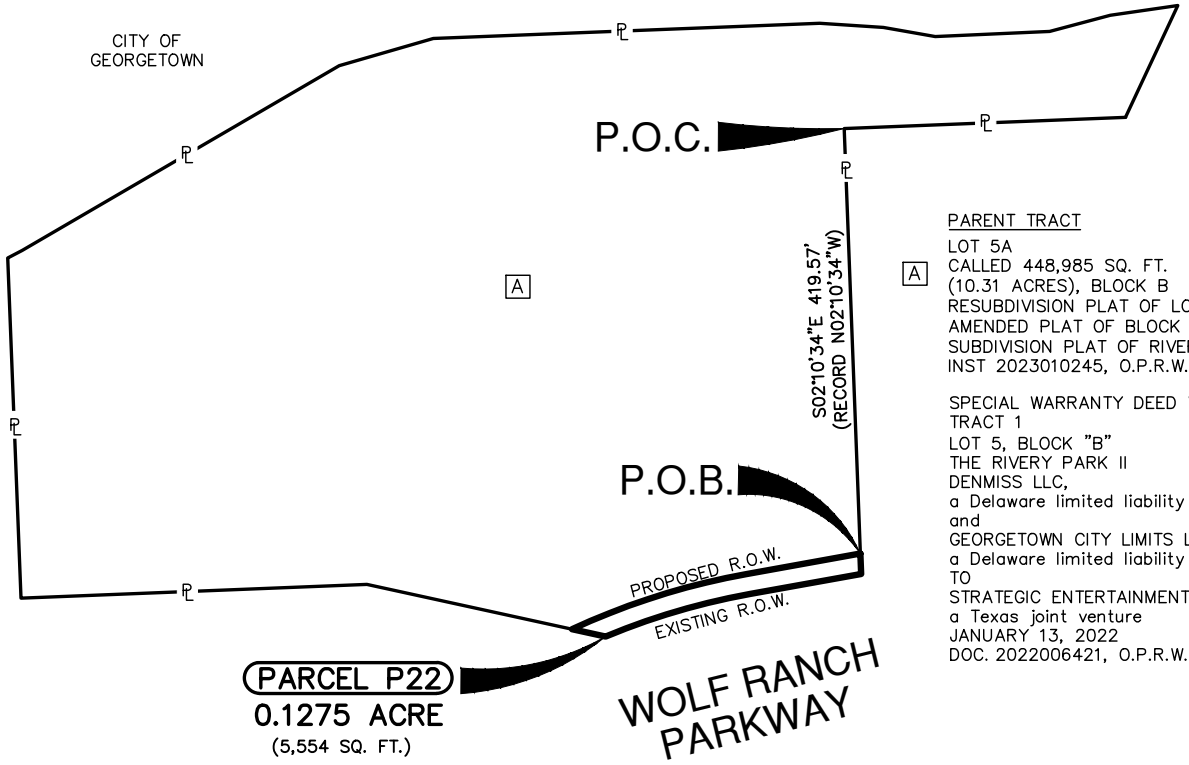
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN JUNE 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

DOC.	DOCUMENT
INST.	INSTRUMENT
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄——	ADJACENT PROPERTY LINE
— — — —	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498



PARENT TRACT
LOT 5A
CALLED 448,985 SQ. FT.
(10.31 ACRES), BLOCK B
RESUBDIVISION PLAT OF LOT 5, BLOCK B
AMENDED PLAT OF BLOCK "B" OF
SUBDIVISION PLAT OF RIVERY PARK II
INST 2023010245, O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
TRACT 1
LOT 5, BLOCK "B"
THE RIVERY PARK II
DENMISS LLC,
a Delaware limited liability company
and
GEORGETOWN CITY LIMITS LLC,
a Delaware limited liability company
TO
STRATEGIC ENTERTAINMENT GROUP,
a Texas joint venture
JANUARY 13, 2022
DOC. 2022006421, O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P22	10.307	0.1275 (5,554)	498	N/A	10.179 LT

PARCEL PLAT SHOWING
PARCEL P22

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 7

Date: Jun 26, 2025, 12:40pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P22.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503723
Texan Title Insurance Company
Date Effective: May 2, 2025
Date Issued: May 13, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO AND SHOWN HERON (WHEN APPLICABLE)
b. NOT A SURVEY MATTER
c. NOT A SURVEY MATTER
d. AS SHOWN
e. AS SHOWN
f. AS SHOWN
g. DOES NOT AFFECT
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. NOT SURVEY RELATED
k. NOT SURVEY RELATED
l. NOT SURVEY RELATED
m. TERMS, PROVISIONS AND CONDITIONS MAY APPLY
n. TERMS, PROVISIONS AND CONDITIONS APPLY
o. TERMS, PROVISIONS AND CONDITIONS MAY APPLY
p. DOES NOT AFFECT
q. NOT A SURVEY ISSUE
r. AS SHOWN
s. NOT A SURVEY ISSUE
t. NOT A SURVEY ISSUE
u. NOT A SURVEY ISSUE
v. NOT A SURVEY ISSUE
w. AFFECTS
x. AFFECTS
y. NOT A SURVEY ISSUE

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P22

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 7

REFERENCE:

Date: Jun 26, 2025, 12:40pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P22.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°10'34"E	20.20'
L2	S79°48'08"W	111.57'
L3	N77°39'34"W	33.90'
L4	N79°48'08"E	114.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	148.52'	682.01'	12°28'37"	S73°33'49"W	148.23'
C2	180.64'	702.01'	14°44'37"	N72°25'49"E	180.15'

0 25 50

SCALE: 1"= 50'

LOT 5A
CALLED 448,985 SQ. FT.
(10.31 ACRES)
BLOCK B
RESUBDIVISION PLAT OF LOT 5, BLOCK B
AMENDED PLAT OF BLOCK "B" OF
SUBDIVISION PLAT OF RIVERY PARK II
INST. 2023010245
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
TRACT 1
LOT 5, BLOCK "B"
THE RIVERY PARK II
DENMISS LLC,
a Delaware limited liability company
and
GEORGETOWN CITY LIMITS LLC,
a Delaware limited liability company
TO
STRATEGIC ENTERTAINMENT GROUP,
a Texas joint venture
JANUARY 13, 2022
INST. 2022006421
O.P.R.W.Co.TX.

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

20' PUBLIC UTILITY EASEMENT
DOC. No. 2002043146
O.P.R.W.Co.TX.

PROPOSED R.O.W.

EXISTING R.O.W.

C2

C1

L3

LOT 6
CALLED 17.569 ACRES
BLOCK B
AMENDING PLAT OF
BLOCK "B"
SUBDIVISION PLAT OF
THE RIVERY PARK II
CAB. BB, SLIDE 72–75
INST. 2005098021
O.P.R.W.Co.TX.

LOT 6,
BLOCK B
RP GEORGETOWN DEVELOPMENT CO., LLC
a Texas limited liability company
TO
THE SUMMIT II AT RIVERY PARK, LTD,
a Texas limited partnership
AUGUST 14, 2015
INST. 2015071920
O.P.R.W.Co.TX.

FD "X" IN CONC BEARS
N12°12'49"E 0.39'

PARCEL P22
0.1275 ACRE
(5,554 SQ. FT.)

WOLF RANCH PARKWAY
(PLATTED AS HACIA LOS LOBOS BLVD.)
(64' R.O.W.)
(CAB. X, SLD. 193–196)
(INST. 2003040368, O.P.R.W.Co.TX.)

OHE

MATCH LINE SHEET 7 OF 7

PARCEL PLAT SHOWING
PARCEL P22

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

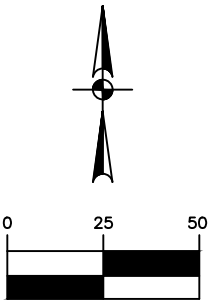
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jun 26, 2025, 12:40pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P22.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°10'34"E	20.20'
L2	S79°48'08"W	111.57'
L3	N77°39'34"W	33.90'
L4	N79°48'08"E	114.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	148.52'	682.01'	12°28'37"	S73°33'49"W	148.23'
C2	180.64'	702.01'	14°44'37"	N72°25'49"E	180.15'



P.O.C.
FD IR (ILLEGIBLE CAP)
BEARS N41°22'30"E 0.26'

JOSEPH P. PULSIFER
SURVEY No. 3G
ABSTRACT 498

CITY OF
GEORGETOWN

LOT 5A
CALLED 448,985 SQ. FT.
(10.31 ACRES)
BLOCK B
RESUBDIVISION PLAT OF LOT 5, BLOCK B
AMENDED PLAT OF BLOCK "B" OF
SUBDIVISION PLAT OF RIVERY PARK II
INST. 2023010245
O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
TRACT 1
LOT 5, BLOCK "B"
THE RIVERY PARK II
DENMISS LLC,
a Delaware limited liability company
and
GEORGETOWN CITY LIMITS LLC,
a Delaware limited liability company
TO
STRATEGIC ENTERTAINMENT GROUP,
a Texas joint venture
JANUARY 13, 2022
INST. 2022006421
O.P.R.W.Co.TX.

(RECORD N02°10'34"W)
S02°10'34"E 419.57'

LOT 5B
CALLED 72,971 SQ. FT.
(1.675 ACRES)
BLOCK B
RESUBDIVISION PLAT OF
LOT 5, BLOCK B AMENDED PLAT OF
BLOCK "B" OF SUBDIVISION PLAT OF
RIVERY PARK II
INST. 2023010245
O.P.R.W.Co.TX.

TRACT 1
LOT 5B, BLOCK B
STRATEGIC ENTERTAINMENT GROUP,
a Texas joint venture
TO
NOVAK LAND OFFICE LLC,
a Texas limited
liability company
FEBRUARY 14, 2023
DOC. 2023011569,
O.P.R.W.Co.TX.

28.0'

P.O.B.
N: 10,210,084.49
E: 3,127,927.36

ACCESS AND UTILITY
EASEMENT
DOC. NO. 2005097362
O.P.R.W.Co.TX.

20' PUBLIC UTILITY EASEMENT
DOC. No. 2002043146
O.P.R.W.Co.TX.

FD IR (PLUMMER
ASSOC.) BEARS
N24°19'43"E 0.28'

L4
L1
L2
C2
C1

PROPOSED R.O.W.
EXISTING R.O.W.

MATCH LINE SHEET 6 OF 7

PARCEL P22
0.1275 ACRE
(5,554 SQ. FT.)

FD IR (INTERSTATE
SURVEYING) BEARS
N13°20'35"E 0.39'

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(INST. 2002043147, O.P.R.W.Co.TX.)

OHE

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

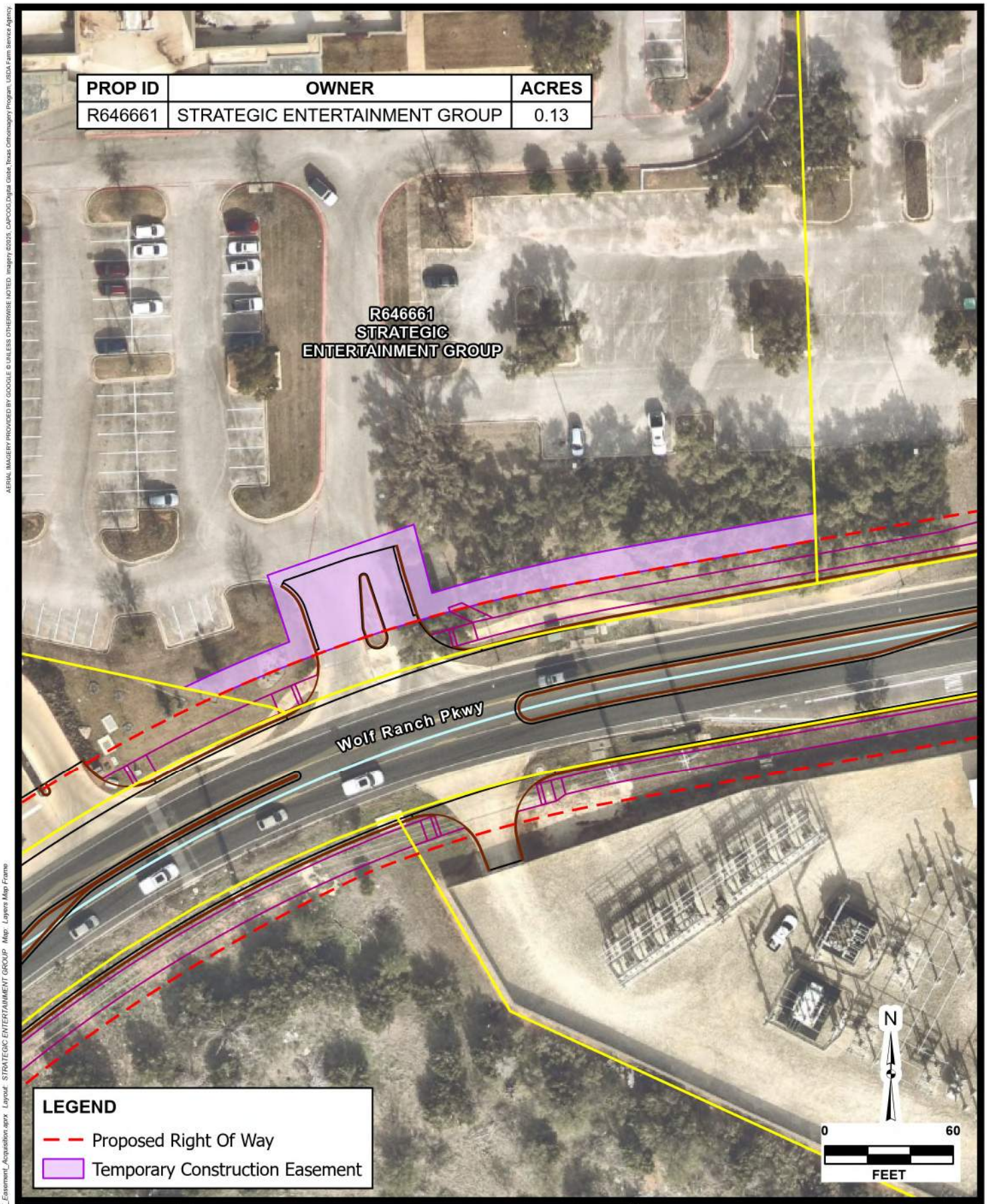
PARCEL PLAT SHOWING
PARCEL P22

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

REFERENCE:

Date: Jun 26, 2025, 12:40pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P22.dwg

PROP ID	OWNER	ACRES
R646661	STRATEGIC ENTERTAINMENT GROUP	0.13



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

STRATEGIC ENTERTAINMENT GROUP

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:15 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: STRATEGIC ENTERTAINMENT GROUP Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P24

0.0399 OF AN ACRE (1,737 SQUARE FEET) TRACT OF LAND OUT OF LOT 5B, A CALLED 72,971 SQUARE FEET TRACT IN BLOCK B, RESUBDIVISION PLAT OF LOT 5, BLOCK "B", AMENDED PLAT OF BLOCK "B" OF SUBDIVISION PLAT OF RIVERY PARK II, A SUBDIVISION IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2023010245, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 5B, BEING DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED FROM STRATEGIC ENTERTAINMENT GROUP, A TEXAS JOINT VENTURE, TO NOVAK LAND OFFICE LLC, A TEXAS LIMITED LIABILITY COMPANY, EXECUTED FEBRUARY 14, 2023, RECORDED IN INST. 2023011569, O.P.R.W.Co.TX., SAID 0.0399 OF AN ACRE TRACT BEING IN THE NICHOLAS PORTER SURVEY, ABSTACT No. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT No. 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated for the westernmost corner of Lot 1, Block B, Amending Plat of Block "B" of Rivery Park II, a subdivision in the City of Georgetown, as recorded in Inst. 2005098021, O.P.R.W.Co.TX., being the interior corner on the east line of Lot 5B, from which a found iron rod with a cap stamped "Cotton Surveying" bears North 22º24'52" East a distance of 0.38 feet;

THENCE, South 10º11'55" East, (called South 10º10'26" East), along and with the southernmost west line of Lot 1, being the southernmost east line of Lot 5B, a distance of 25.61 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north Right-Of-Way, (R.O.W), line of Wolf Ranch Parkway for the northeast corner and POINT OF BEGINNING of the herein described Parcel P24, said point having surface coordinates of N 10,210,099.62, and E 3,128,011.47;

1. THENCE, continuing South 10º11'55" East, along and with the southernmost west line of Lot 1, being the southernmost east line of Lot 5B, a distance of 20.00 feet to a calculated point, on the existing north R.O.W. line of Wolf Ranch Parkway (variable width R.O.W.), as established in Inst. 2002043147, O.P.R.W.Co.TX., for the southwest corner of Lot 1, being the southeast corner of Lot 5B, from which a found iron rod with a cap stamped "Interstate Surveying" bears North 27º06'21" East a distance of 0.30 feet;

EXHIBIT "A"

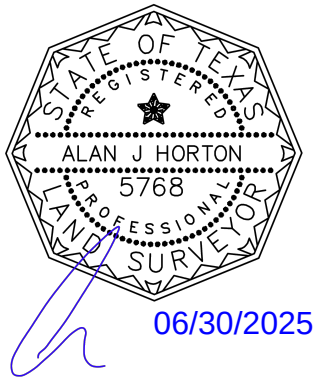
2. THENCE, South 79º48'08" West, along and with the existing north R.O.W. line of Wolf Ranch Parkway, being the south line of Lot 5B, a distance of 88.28 feet to a calculated point, for the southeast corner of Lot 5A, Block B, in said Resubdivision Plat Of Lot 5, Block "B", Amended Plat of Block "B" of Subdivision Plat of Rivery Park II, being the southwest corner of Lot 5B from which a found iron rod with a cap stamped "Plummer Assoc." bears North 24º19'43" East a distance of 0.28 feet;

3. THENCE, North 02º10'34" West, along and with the east line of Lot 5A, being the west line of Lot 5B, a distance of 20.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson", on the proposed north R.O.W. line of Wolf Ranch Parkway;

4. THENCE, North 79º48'08" East, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, traversing over, across, and through Lot 5B, a distance of 85.46 feet to the POINT OF BEGINNING and containing 0.0399 of an acre (1,737 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P24 M&B.docx

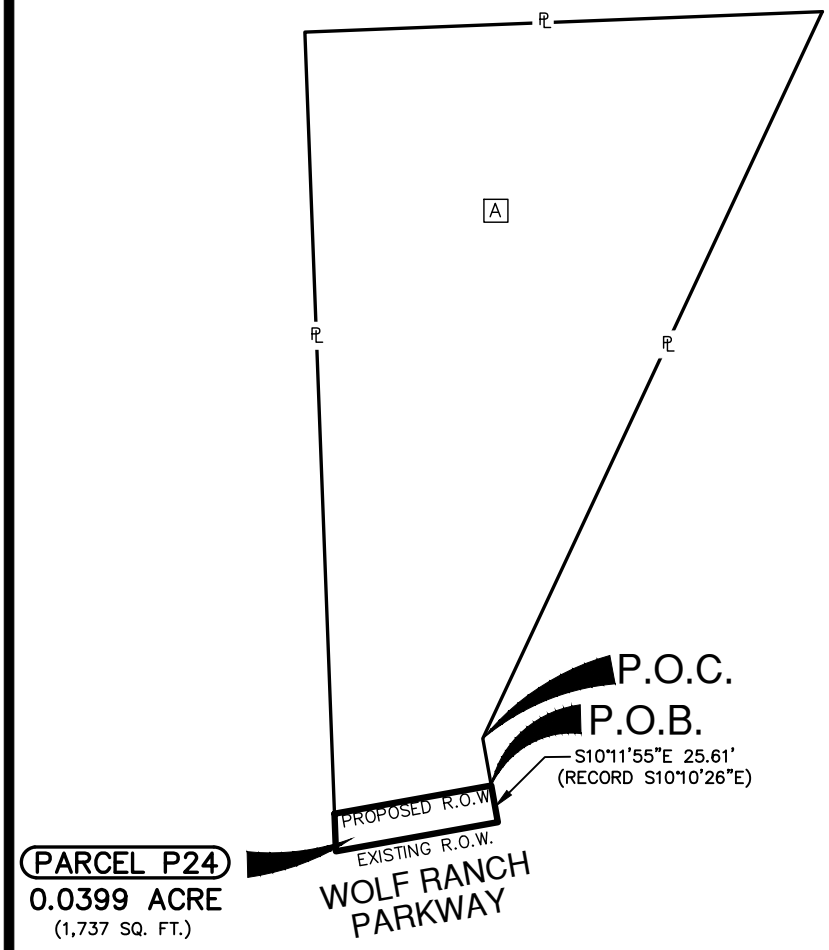
NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN JUNE 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

DOC.	DOCUMENT
INST.	INSTRUMENT
No.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——℄———	ADJACENT PROPERTY LINE
— — — —	RECORD R.O.W. PARCEL LINE
	FIRE HYDRANT

N.T.S.



NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

A LOT 5B
CALLED 72,971 SQ. FT., (1.675 ACRES)
RESUBDIVISION PLAT OF LOT 5, BLOCK B
AMENDED PLAT OF BLOCK "B" OF
SUBDIVISION PLAT OF RIVERY PARK II
INST. 2023010245, O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
TRACT 1
LOT 5B, BLOCK B
RESUBDIVISION PLAT OF
LOT 5, BLOCK "B"
THE RIVERY PARK II
NOVAK LAND OFFICE LLC,
a Texas limited liability company
FROM STRATEGIC ENTERTAINMENT GROUP
a Texas joint venture
FEBRUARY 14, 2023
DOC. 2023011569, O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/13/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAX EXPY BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P24	1.675	0.0399 (1,737)	10	N/A	1.635 LT

PARCEL PLAT SHOWING
PARCEL P24

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 5

Date: Jun 27, 2025, 11:54am User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P24.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503724
Texan Title Insurance Company
Date Effective: May 2, 2025
Date Issued: May 30, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. AS SHOWN
b. NOT A SURVEY ISSUE
c. NOT A SURVEY ISSUE
d. AS SHOWN
e. AS SHOWN
f. SHOWN HEREON
g. DOES NOT AFFECT
h. NOT A SURVEY MATTER
i. DOES NOT AFFECT
j. NOT A SURVEY ISSUE
k. NOT A SURVEY ISSUE
l. NOT A SURVEY ISSUE
m. TERMS, PROVISIONS & CONDITIONS APPLY
n. TERMS, PROVISIONS & CONDITIONS MAY APPLY
o. TERMS, PROVISIONS & CONDITIONS MAY APPLY
p. TERMS, PROVISIONS & CONDITIONS MAY APPLY
q. NOT A SURVEY ISSUE
r. AS SHOWN
s. NOT A SURVEY MATTER
t. EFFECTS
u. NOT A SURVEY ISSUE
v. NOT A SURVEY ISSUE
w. NOT A SURVEY ISSUE
x. EFFECTS
y. NOT A SURVEY ISSUE
z. AFFECTS

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAX EXPY BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

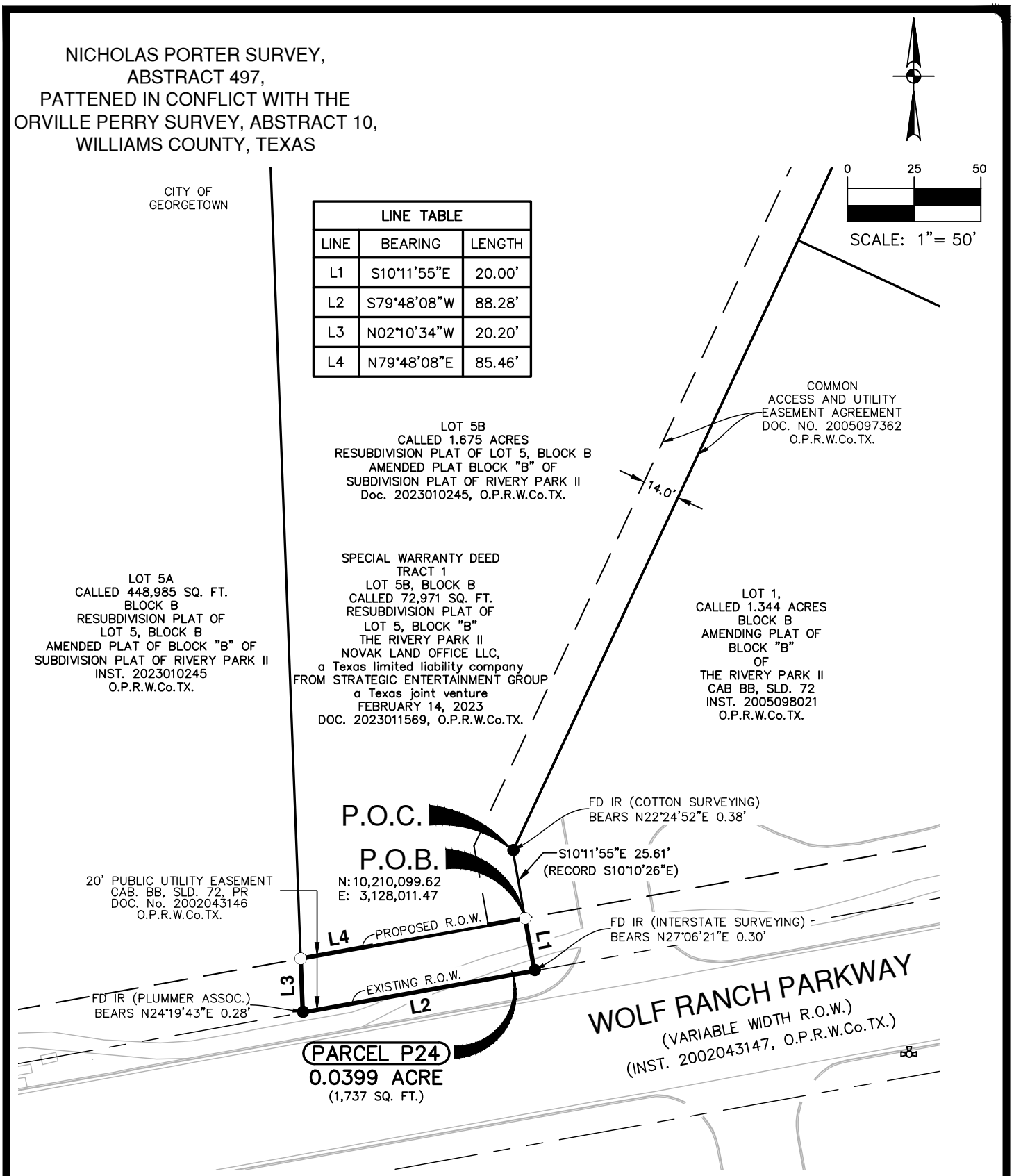
PARCEL PLAT SHOWING
PARCEL P24

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 5

REFERENCE:

Date: Jun 27, 2025, 11:54am User ID: dcabellero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P24.dwg

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°11'55"E	20.00'
L2	S79°48'08"W	88.28'
L3	N02°10'34"W	20.20'
L4	N79°48'08"E	85.46'

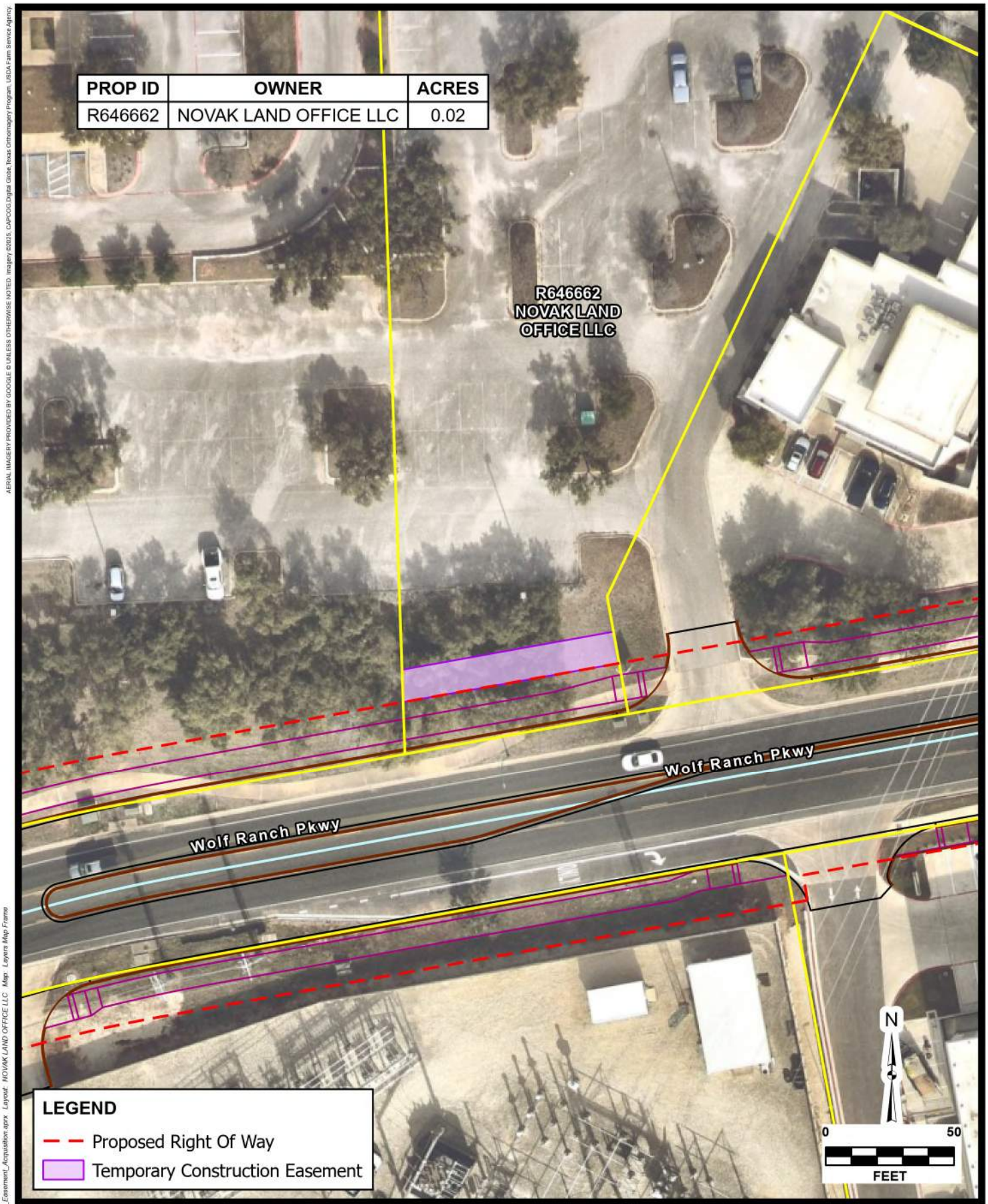
PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAX EXPY BLD 3 STE 200 | AUSTIN , TX 78759 | 512.454.8711
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P24

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	JUNE 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 5

Date: Jun 27, 2025, 11:54am User ID: doballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P24.dwg

REFERENCE:



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Date: May 21, 2025 2:24 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: NOVAK LAND OFFICE LLC Map: Layers Map Frame

JOB NO.	51423-04
DATE	May 2025
DESIGNER	JS
CHECKED	BC
DRAWN	EH
SHEET	1.0

NOVAK LAND OFFICE LLC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P25

0.1675 OF AN ACRE (7,295 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, A CALLED 1.344 ACRE TRACT, IN BLOCK B, AMENDING PLAT OF BLOCK "B" OF SUBDIVISION PLAT OF THE RIVERY PLACE II, A SUBDIVISION IN THE CITY OF GEORGETOWN, AS RECORDED IN CABINET, (CAB.). BB, SLIDE, (SLD.), 72-75, SAME BEING INSTRUMENT NUMBER, (INST.), 2005098021, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), LOT 1 BEING DESCRIBED IN A SPECIAL WARRANTY DEED FROM RP GEORGETOWN DEVELOPMENT CO, LLC, A TEXAS LIMITED LIABILITY COMPANY TO INDEPENDENT BANK GROUP CENTRAL TEXAS, INC., A TEXAS CORPORATION, EXECUTED MAY 07, 2008, RECORDED IN INST. 2008036326, O.P.R.W.Co.TX., SAID 0.1675 OF AN ACRE TRACT BEING IN THE NICHOLAS PORTER SURVEY, ABSTACT No. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT No. 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point, for the interior east corner of Lot 5B, Resubdivision Plat of Lot 5, Block "B" of Subdivision Plat of Rivery Park II, recorded in Inst., 2023010245, O.P.R.W.Co.TX, being the westernmost corner of Lot 1, from which a found iron rod with a cap stamped "Cotton Surveying" bears North 22 º24'52' East a distance of 0.38 feet;

THENCE, South 10º11'55" East, (Record North 10º11'50" West), along and with the east line of Lot 5B, being the southernmost west line of Lot 1, a distance of 25.61 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north Right-Of-Way, (R.O.W), line of Wolf Ranch Parkway for the northwest corner and POINT OF BEGINNING of the herein described Parcel P25, said point having surface coordinates of N 10,210,099.62, and E 3,128,011.47;

THENCE, traversing over, across, and through Lot 1, along and with the proposed north R.O.W. line of Wolf Ranch Parkway, the following Two (2) courses and distances:

(1) North 79º48'08" East, a distance of 320.82 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Intersection, (P.I.), corner;

EXHIBIT "A"

(2) North 34º17'35" East, a distance of 41.67 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the curving east R.O.W. line of Rivery Boulevard, (variable width R.O.W.), as established in Inst. No. 2002098516, O.P.R.W.Co.TX., being an east line of Lot 1, from which a calculated point is located 72.43 feet along the arc of a curve to the left, having a radius of 314.50 feet, a delta angle of 13°11'42", a chord bearing of North 04º23'56" West, a distance of 72.27 feet, from which a iron rod with a cap stamped "Interstate Surveying" bears North 35º47'53" East 0.49 feet;

THENCE, along and with the existing west R.O.W. line of Rivery Boulevard and the existing north R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Doc. No. 2002043147, O.P.R.W.Co.TX. being the east and south lines of Lot 1, the following Three (3) courses and distances:

(3) 29.79 feet along the arc of a curve to the left, having a radius of 314.50 feet, a delta angle of 5°25'39", a chord bearing of South 13º42'36" East, a distance of 29.78 feet to set 5/8 inch iron rod with a yellow cap stamped "Pape Dawson", for a P.I. corner;

(4) South 34º17'35" West, a distance of 28.04 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

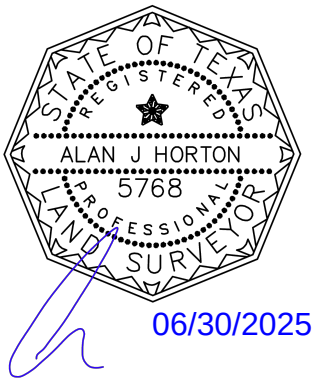
(5) South 79º48'08" West, a distance of 332.20 feet to a calculated point, for the southeast corner of Lot 5B, being the southwest corner of Lot 1, from which a found iron rod with a cap stamped "Interstate Surveying" bears North 27º06'21 East a distance of 0.30 feet;

(6) THENCE, North 10º11'55" West, along and with the east line of Lot 5B, being the southernmost west line of Lot 1, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.1675 of an acre (7,295 square feet) in the City of Georgetown, Williamson County, Texas.

EXHIBIT "A"

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



PREPARED BY:	Pape-Dawson Engineers, Texas Surveying Firm #10028800 10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759 (512) 454-8711
DATE:	June 30, 2025
JOB NO.	51423-01
DOC. ID.	H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P25 M&B.docx

NOTES:

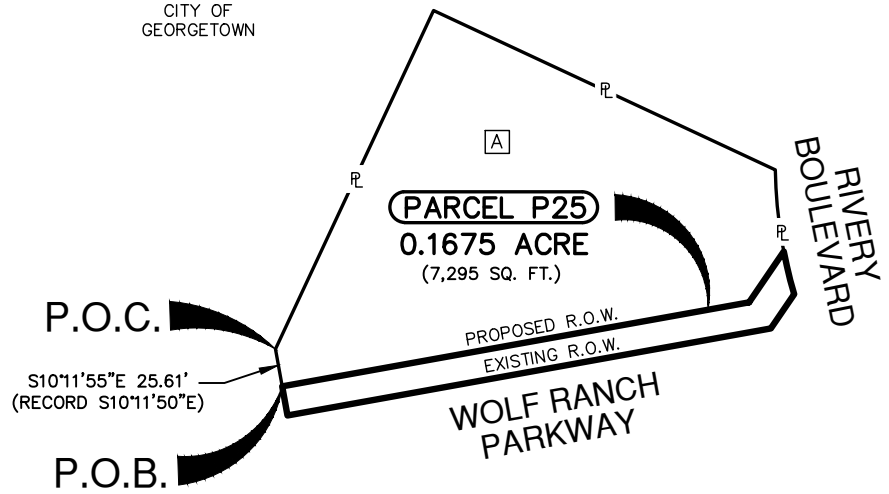
1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 01, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

CAB	CABINET
DOC.	DOCUMENT
FD	FOUND
INST.	INSTRUMENT NUMBER
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.Co.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
INST.	VOLUME
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
———	PARCEL BOUNDARY LINE
——— PL ———	ADJACENT PROPERTY LINE
——— - - - ———	RECORD R.O.W. PARCEL LINE
——— x ———	WIRE FENCE
	FIRE HYDRANT

N.T.S.

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS



A LOT 1,
CALLED 1.344 ACRES
BLOCK B
AMENDING PLAT OF BLOCK B OF
THE RIVERY PARK II
CAB BB, SLD. 72
INST 2005098021, O.P.R.W.Co.TX.

SPECIAL WARRANTY DEED
LOT 1
BLOCK B
RP GEORGETOWN DEVELOPMENT CO, LLC
a Texas limited liability company
TO
INDEPENDENT BANK GROUP CENTRAL TEXAS, INC.,
a Texas CORPORATION
MAY 07, 2008
INSTA. 2008036326,
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P25	1.344	0.1675 (7,295)	10	N/A	1.177 LT

PARCEL PLAT SHOWING
PARCEL P25

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					4 OF 7

Date: Jun 27, 2025, 12:03pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P25.dwg

REFERENCE:

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. 2503725
Texan Title Insurance Company
Date Effective: May 2, 2025
Date Issued: May 13, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. AS SHOWN
b. AS SHOWN
c. AS SHOWN
d. AS SHOWN
e. NOT SURVEY RELATED
f. DOES NOT AFFECT
g. DOES NOT AFFECT
h. DOES NOT AFFECT
i. DOES NOT AFFECT
j. DOES NOT AFFECT
j. DOES NOT AFFECT
k. DOES NOT AFFECT
l. DOES NOT AFFECT
m. DOES NOT AFFECT
n. DOES NOT AFFECT
o. DOES NOT AFFECT
p. DOES NOT AFFECT
q. DOES NOT AFFECT
r. NOT A SURVEY ISSUE
s. Any portion of the herein described property which lies within the boundaries of a road, roadway, railroad or railroad right-of-way.
t. NOT A SURVEY ISSUE
u. NOT A SURVEY ISSUE
v. All visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use. (Owner's Title Policy Only)
w. Rights of Parties in possession. (Owner's Title Policy Only)
x. INTENTIONALLY DELETED

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P25

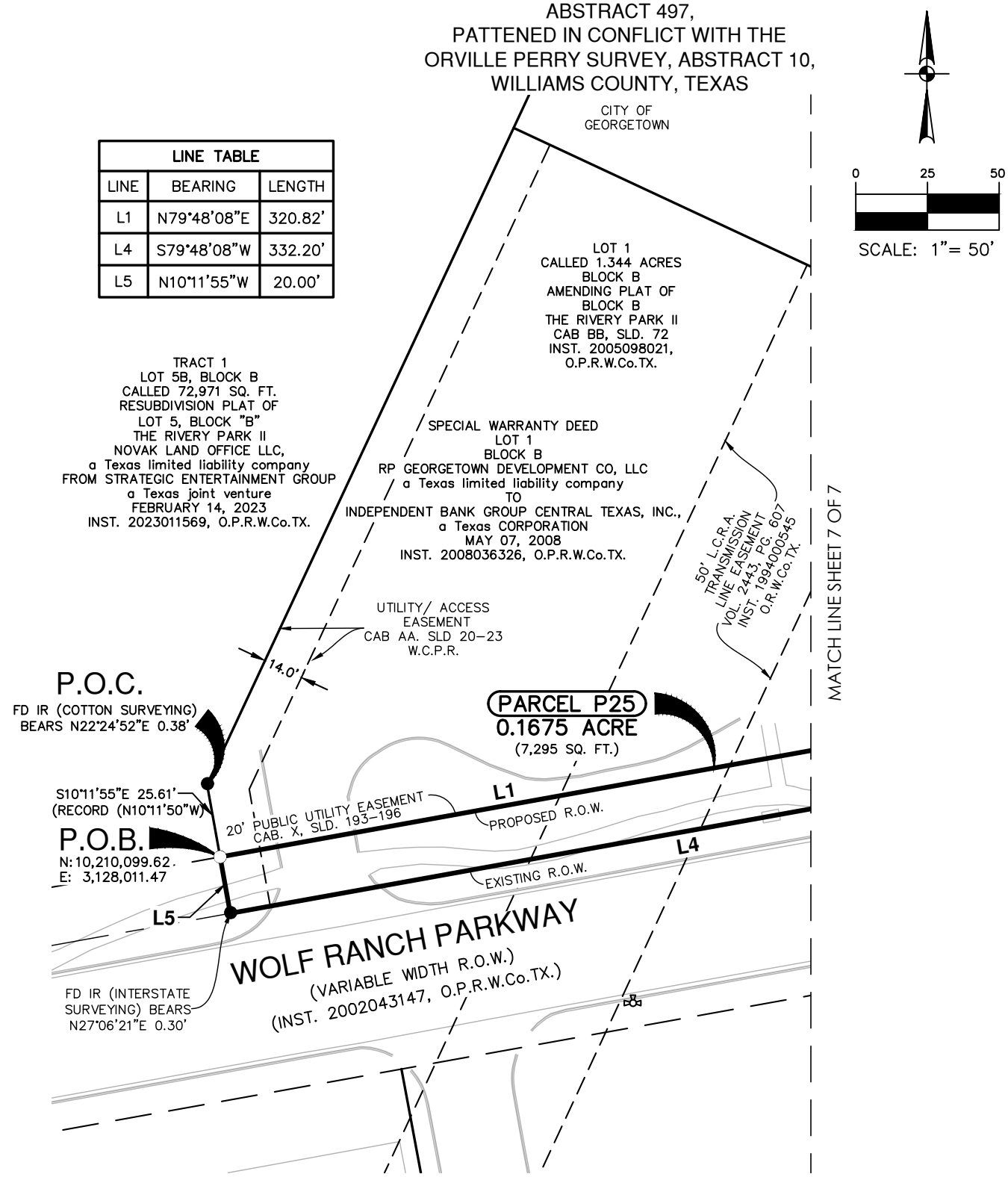
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						5 OF 7

REFERENCE:

Date: Jun 27, 2025, 12:03pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P25.dwg

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°48'08"E	320.82'
L4	S79°48'08"W	332.20'
L5	N10°11'55"W	20.00'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P25

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 7

Date: Jun 27, 2025, 12:03pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P25.dwg

REFERENCE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	29.79'	314.50'	5°25'39"	S13°42'36"E	29.78'
C2	72.43'	314.50'	13°11'42"	N04°23'56"W	72.27'

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

0 25 50

SCALE: 1"= 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°48'08"E	320.82'
L2	N34°17'35"E	41.67'
L3	S34°17'35"W	28.04'
L4	S79°48'08"W	332.20'

CITY OF GEORGETOWN

CALLED 2.479 ACRE
(R.O.W. DEDICATION)
SPECIAL WARRANTY DEED
RIVERY PARTNERS, LTD,
A TEXAS LIMITED PARTNERSHIP
TO
CITY OF GEORGETOWN, TEXAS
A TEXAS HOME-RULE
MUNICIPAL CORPORATION
INST. 2002098516
O.P.R.W.Co.TX.

LOT 1
CALLED 1.344 ACRES
BLOCK "B"
AMENDING PLAT OF
BLOCK B
THE RIVERY PARK II
CAB BB, SLD. 72
INST. 2005098021,
O.P.R.W.Co.TX.

FD IR (INTERSTATE SURVEYING) BEARS N35°47'53"E 0.49'

RIVERY BOULEVARD
(VARIABLE WIDTH R.O.W.)

50' L.C.R.A. TRANSMISSION LINE EASEMENT VOL. 2443, PG. 607 INST. 1994000545 O.R.W.Co.TX.

MATCH LINE SHEET 6 OF 7

SPECIAL WARRANTY DEED
LOT 1
BLOCK B
RP GEORGETOWN DEVELOPMENT CO, LLC
a Texas limited liability company
TO
INDEPENDENT BANK
GROUP CENTRAL TEXAS, INC.,
a Texas CORPORATION
MAY 07, 2008
INST. 2008036326
O.P.R.W.Co.TX.

PARCEL P25
0.1675 ACRE
(7,295 SQ. FT.)

C2 L2 C1 L1 L3

20' PUBLIC UTILITY EASEMENT
CAB. X, SLD. 193-196

PROPOSED R.O.W.

L4 EXISTING R.O.W.

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(INST. 2002043147, O.P.R.W.Co.TX.)

PARCEL PLAT SHOWING
PARCEL P25

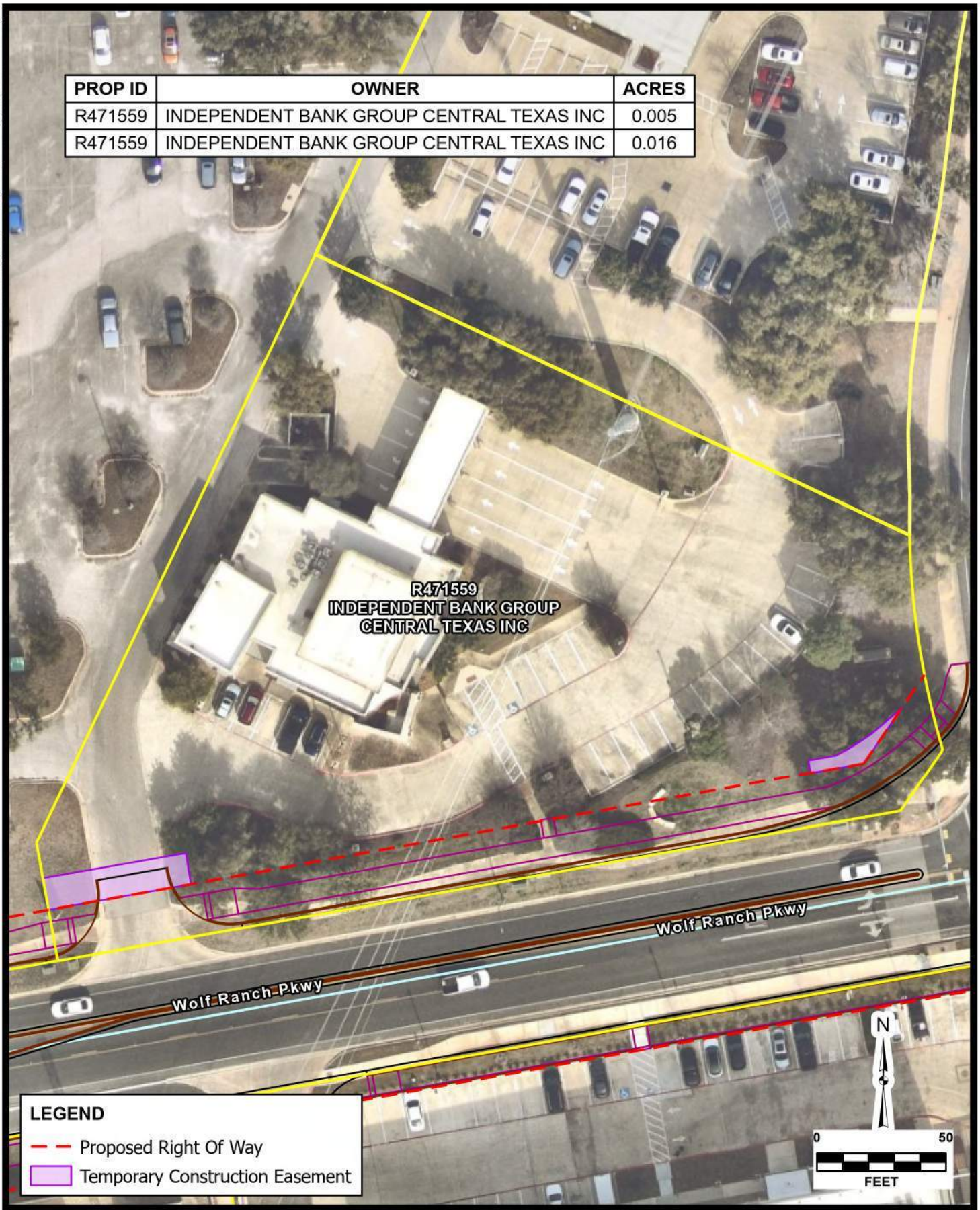
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					7 OF 7

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jun 27, 2025, 12:03pm User ID: dcaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P25.dwg

REFERENCE:

PROP ID	OWNER	ACRES
R471559	INDEPENDENT BANK GROUP CENTRAL TEXAS INC	0.005
R471559	INDEPENDENT BANK GROUP CENTRAL TEXAS INC	0.016



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO. 51423-04
DATE Jun 2025
DESIGNER JS
CHECKED BC DRAWN EH
SHEET 1.0

INDEPENDENT BANK GROUP CENTRAL TEXAS INC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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Date: Jun 03, 2025 4:17 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: INDEPENDENT BANK GROUP CENTRAL TEXAS INC Map: Layers Map Frame

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EXHIBIT "A"

County: Williamson
Roadway: Wolf Ranch Parkway
Project Limits: Memorial Dr./C.R. 265 to Rivery Blvd.

PROPERTY DESCRIPTION FOR PARCEL P26

0.0878 OF AN ACRE (3,825 SQUARE FEET) TRACT OF LAND OUT OF LOT 1D, A CALLED 2.111 ACRES IN BLOCK B, REPLAT OF BLOCK B LOT 1B OF THE REPLAT OF RIVERY PHASE ONE, BLOCK B, LOT 1, A SUBDIVISION IN THE CITY OF GEORGETOWN AS RECORDED IN INSTRUMENT NUMBER, (INST.), 2011061677, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (O.P.R.W.Co.TX.), SAID LOT 1D BEING DESCRIBED IN A GENERAL WARRANTY DEED AS TRACT I, FROM LALANI HOSPITALITY GROUP I, WFTX, LP, A TEXAS LIMITED PARTNERSHIP TO LALANI RIVERY SUITES, LLC, A TEXAS LIMITED LIABILITY COMPANY, EXECUTED OCTOBER 03, 2022, RECORDED IN, INST. 2022117330, O.P.R.W.Co.TX., SAID 0.0878 OF AN ACRE BEING IN THE NICHOLAS PORTER SURVEY, ABSTACT No. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT No. 10, WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a calculated point for an interior corner on the west line of Lot 1D, being an eastern corner of Lot 6, Block B, The Rivery Phase One Subdivision, a subdivision in the City of Georgetown recorded in Cabinet X, Slide 193 - 196, same being Inst. 2003040368, O.P.R.W.Co.TX., from which a found 1/2 inch iron rod bears South 41 º54'44" East, 0.21 feet;

THENCE, North 10º35'17" West, (Record North 10º35'17" West), along and with the west line of Lot 1D, being an east line of Lot 6, a distance of 170.62 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south Right-Of-Way, (R.O.W), line of Wolf Ranch Parkway, for the southwest corner and POINT OF BEGINNING of the herein described Parcel P26, said point having surface coordinates of N 10,210,005.98, and E 3,128,078.41;

(1) THENCE, continuing North 10º35'17" West, along and with the west line of said Lot 1D, being the east line of Lot 6, a distance of 20.00 feet to a set mag nail with a Pape-Dawson washer, in the existing south R.O.W. line of Wolf Ranch Parkway, (variable width R.O.W.), as established in Inst. 2002043147, O.P.R.W.Co.TX., for the northwest corner of Lot 1D, being the northeast corner of Lot 6;

THENCE, along and with the existing south R.O.W. line of Wolf Ranch Parkway as established in Inst. 2002043147 and The Rivery, Phase One Subdivision, being the north and east lines of said Lot 1D, the following Three (3) courses and distances:

(2) North 79º48'08" East, a distance of 302.84 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a Point of Curvature, (P.C.), for a curve to the right;

EXHIBIT "A"

(3) 44.51 feet along the arc of said curve to the right, having a radius of 30.00 feet, a delta angle of 85°00'43", a chord bearing of South 57º41'52" East, a distance of 40.54 feet to set 5/8 inch iron rod with a yellow cap stamped "Pape-Dawson", for a Point of Tangency, (P.T.);

(4) South 15º11'52" East, a distance of 15.57 feet to a set mag nail with a Pape-Dawson washer, for a P.I. corner;

THENCE, traversing over, across, and through Lot 1D, along and with the proposed south R.O.W. line of Wolf Ranch Parkway, the following Six (6) courses and distances:

(5) South 79º48'19" West, a distance of 18.88 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(6) North 10º11'41" West, a distance of 25.67 feet to a set mag nail with a Pape-Dawson washer for a P.I. corner;

(7) North 55º11'41" West, a distance of 10.17 feet a set mag nail with a Pape-Dawson washer for a P.I. corner;

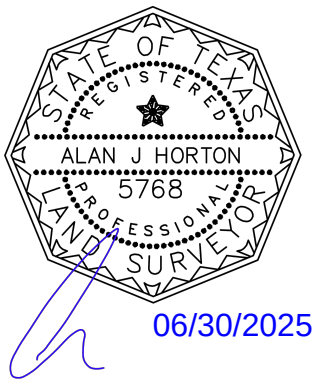
(8) South 79º48'19" West, a distance of 301.45 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(9) South 10º03'50" East, a distance of 9.97 feet to a set 5/8 inch iron rod with yellow cap stamped "Pape-Dawson" for a P.I. corner;

(10) South 79º48'08" West, a distance of 6.41 feet to the POINT OF BEGINNING and containing 0.0878 of an acre (3,825 square feet) in the City of Georgetown, Williamson County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00004.

Note: A parcel plat of even date was prepared in conjunction with this property description.



06/30/2025

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
10801 N. MoPac Expressway, Bldg. 3, Suite 200, Austin, Texas, 78759
(512) 454-8711
DATE: June 30, 2025
JOB NO. 51423-04
DOC. ID. H:\Survey\CIVIL\51423-04\dwg\Parcels\Legal Descriptions\Parcel P26 M&B.docx

NOTES:

1) 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE SURFACE VALUES IN US SURVEY FEET, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00004 APPLIED.
3) ABSTRACTING COMPLETED IN MAY 2025.
4) FIELD SURVEY COMPLETED BETWEEN APRIL 29, 2025 AND MAY 30, 2025
5) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

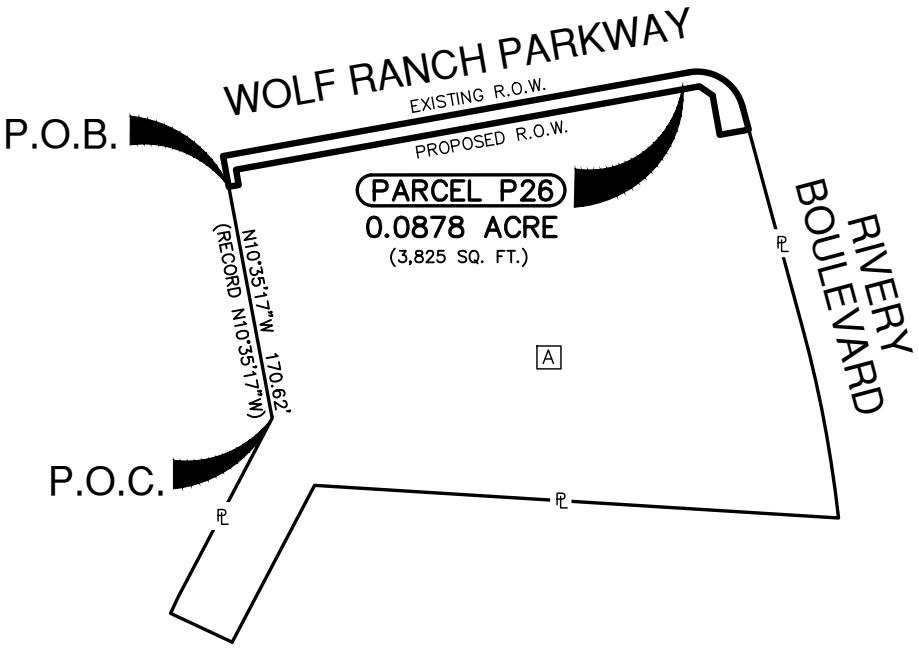
CAB	CABINET
DOC.	DOCUMENT
FD	FOUND
INST.	INSTRUMENT
IR	IRON ROD
N.T.S.	NOT TO SCALE
O.P.R.W.Co.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.Co.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SLD	SLIDE
SQ. FT.	SQUARE FEET
VOL.	VOLUME
( )	RECORD INFORMATION FROM DEED OR PLAT
●	FOUND 5/8" IRON ROD WITH CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE).
○	SET 5/8" IRON ROD WITH YELLOW PAPE-DAWSON CAP
△	SET MAGNAIL WITH PAPE-DAWSON WASHER
	PARCEL BOUNDARY LINE
℄	ADJACENT PROPERTY LINE
	RECORD R.O.W. PARCEL LINE
X	WIRE FENCE
	FIRE HYDRANT

N.T.S.

SET MAG NAIL WITH PAPE-DAWSON WASHER

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN



PARENT TRACT

[A] LOT 1D,
CALLED 2.111 ACRES
BLOCK B
REPLAT OF BLOCK B LOT 1B
OF REPLAT OF
THE RIVERY PHASE ONE
BLOCK B, LOT1
DOC. 2011061677
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
TRACT I
LOT 1D,
BLOCK B
LALANI HOSPITALITY GROUP I, WFTX, LP
a Texas limited partnership
TO
LALANI RIVERY SUITES, LLC
a Texas limited liability company
OCTOBER 03, 2022
DOC. 2022117330
O.P.R.W.Co.TX.

STATE OF TEXAS
REGISTERED
ALAN J HORTON
5768
PROFESSIONAL
LAND SURVEYOR

06/30/2025

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REV. NO.	DATE	DESCRIPTION	BY

WILLIAMSON COUNTY, TEXAS

PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P26	2.111	0.0878 (3,825)	497/10	N/A	2.023 RT

PARCEL PLAT SHOWING
PARCEL P26

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	N.T.S.					3 OF 6

REFERENCE:

Date: Jun 27, 2025, 12:13pm User ID: doballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P26.dwg

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. No. GT2503722
Texan Title Insurance Company
Date Effective: May 1, 2025
Date Issued: May 21, 2025

10. The following matters and all terms of the documents creating or offering evidence of the matters.

a. SUBJECT TO & SHOWN HEREON (WHEN APPLICABLE
b. DOES NOT AFFECT
c. AS SHOWN
d. AS SHOWN
e. AS SHOWN
f. DOES NOT AFFECT
g. DOES NOT AFFECT
h. DOES NOT AFFECT
i. AS SHOWN
j. NOT A SURVEY ISSUE
j. DOES NOT AFFECT
k. DOES NOT AFFECT
l. TERMS, CONDITIONS & PROVISIONS MAY APPLY
m. TERMS, CONDITIONS & PROVISIONS MAY APPLY
n. TERMS, CONDITIONS & PROVISIONS MAY APPLY
o. DOES NOT AFFECT
p. DOES NOT AFFECT
q. DOES NOT AFFECT
r. SUBJECT TO
s. DOES NOT AFFECT
t. TERMS, CONDITIONS & PROVISIONS APPLY
u. SHOWN ON PLAT
v. SHOWN ON PLAT
w. SHOWN ON PLAT
x. SUBJECT TO
y. Any portion of the herein described property which lies within the boundaries of a road, roadway, railroad or railroad right-of-way.
z. Terms, provisions and conditions of any leases not of record.
aa. NOT A SURVEY ISSUE
bb. NOT A SURVEY ISSUE
cc. AFFECTS
dd. AFFECTS
ee. AFFECTS

CITY OF GEORGETOWN AVIGATION EASEMENT

a. GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY NE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIRSPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE GEORGETOWN MUNICIPAL AIRPORT; AND

b. WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OR THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.

c. THE SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL ZONE LEVATION OF 150 FEET ABOVE AIRPORT ELEVATION, OR 937.00 FEET ABOVE MEAN SEA LEVEL.

d. THE MAXIMUM HEIGHT OF ANY STRUCTURE LOCATED IN THE EASEMENT IS {REFER TO CHAPTER 12.36 FOR THE GEORGETOWN MUNICIPAL CODE TO DETERMINE THIS.}

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P26

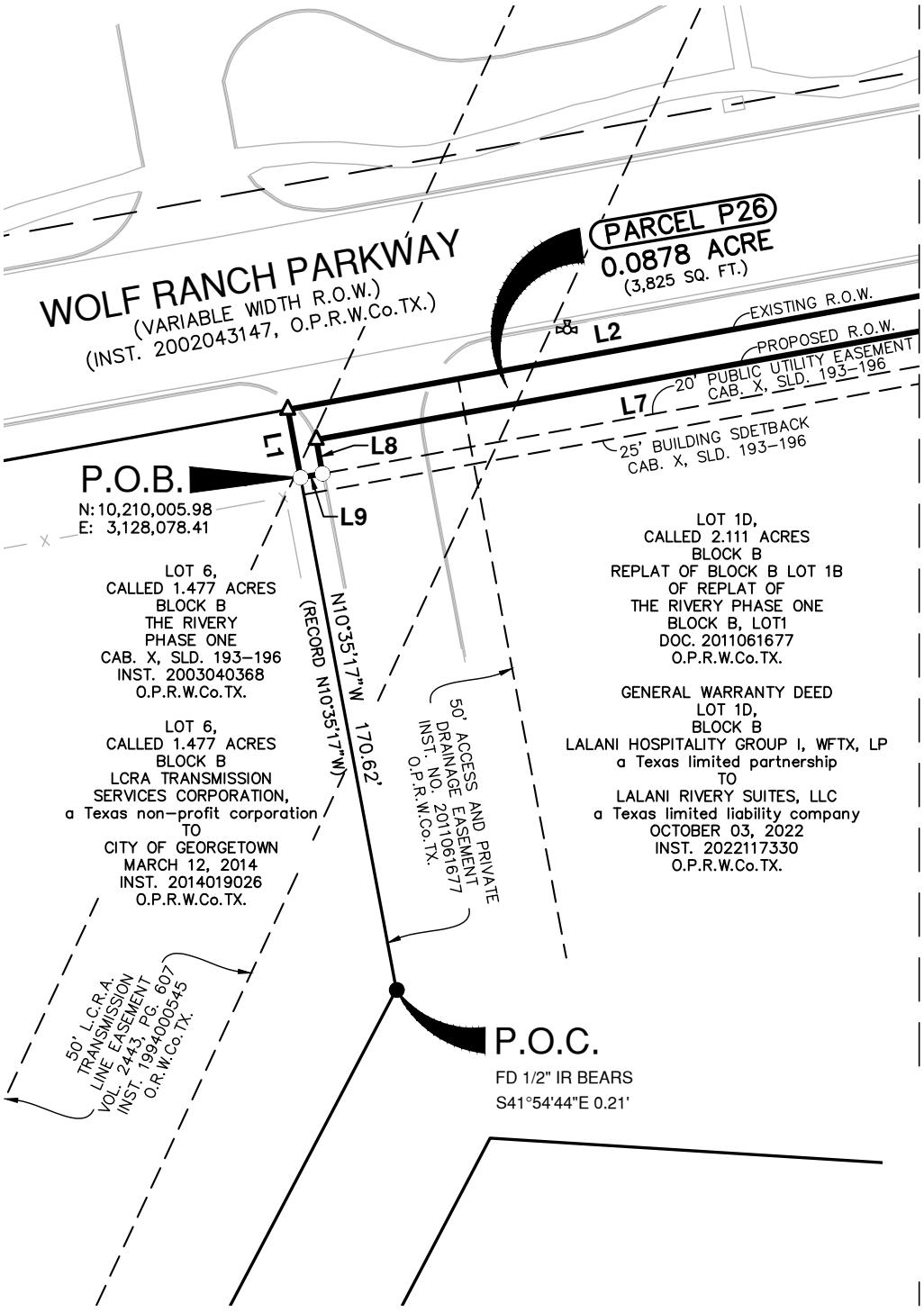
FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
						4 OF 6

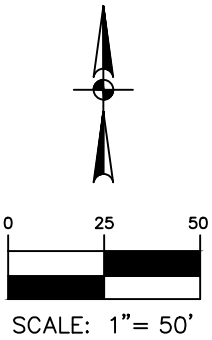
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File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P26.dwg

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN





MATCH LINE SHEET 6OF 6

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°35'17"W	20.00'
L2	N79°48'08"E	302.84'
L7	S79°48'19"W	301.45'
L8	S10°03'50"E	9.97'
L9	S79°48'08"W	6.41'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL PLAT SHOWING
PARCEL P26

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					5 OF 6

REFERENCE:

Date: Jun 27, 2025, 12:13pm User ID: doballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P26.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	44.51'	30.00'	85°00'43"	S57°41'52"E	40.54'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N79°48'08"E	302.84'
L3	S15°11'52"E	15.57'
L4	S79°48'19"W	18.88'
L5	N10°11'41"W	25.67'
L6	N55°11'41"W	10.17'
L7	S79°48'19"W	301.45'

0 25 50

SCALE: 1"= 50'

NICHOLAS PORTER SURVEY,
ABSTRACT 497,
PATTENED IN CONFLICT WITH THE
ORVILLE PERRY SURVEY, ABSTRACT 10,
WILLIAMS COUNTY, TEXAS

CITY OF
GEORGETOWN

WOLF RANCH PARKWAY
(VARIABLE WIDTH R.O.W.)
(INST. 2002043147, O.P.R.W.Co.TX.)

(CALLED 0.086 ACRE)
(R.O.W. DEDICATION)
(THE RIVERY, PHASE ONE)
(CAB. X. SLD. 193)
(INST. No. 2003040368)
(O.P.R.W.Co.TX.)

MATCH LINE SHEET 5 OF 6

L2 EXISTING R.O.W.
L7 PROPOSED R.O.W.
20' PUBLIC UTILITY EASEMENT CAB. X, SLD. 193-196
C1
L6
L5
L3
L4

PARCEL P26
0.0878 ACRE
(3,825 SQ. FT.)

20' PUBLIC UTILITY EASEMENT CAB. X, SLD. 193-196
25' BUILDING SDETBACK CAB. X, SLD. 193-196

RIVERY BOULEVARD
(VARIABLE WIDTH R.O.W.)

LOT 1D,
CALLED 2.111 ACRES
BLOCK B
REPLAT OF BLOCK B LOT 1B
OF REPLAT OF
THE RIVERY PHASE ONE
BLOCK B, LOT1
DOC. 2011061677
O.P.R.W.Co.TX.

GENERAL WARRANTY DEED
LOT 1D,
BLOCK B
LALANI HOSPITALITY GROUP I, WFTX, LP
a Texas limited partnership
TO
LALANI RIVERY SUITES, LLC
a Texas limited liability company
OCTOBER 03, 2022
INST. 2022117330
O.P.R.W.Co.TX.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO , TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

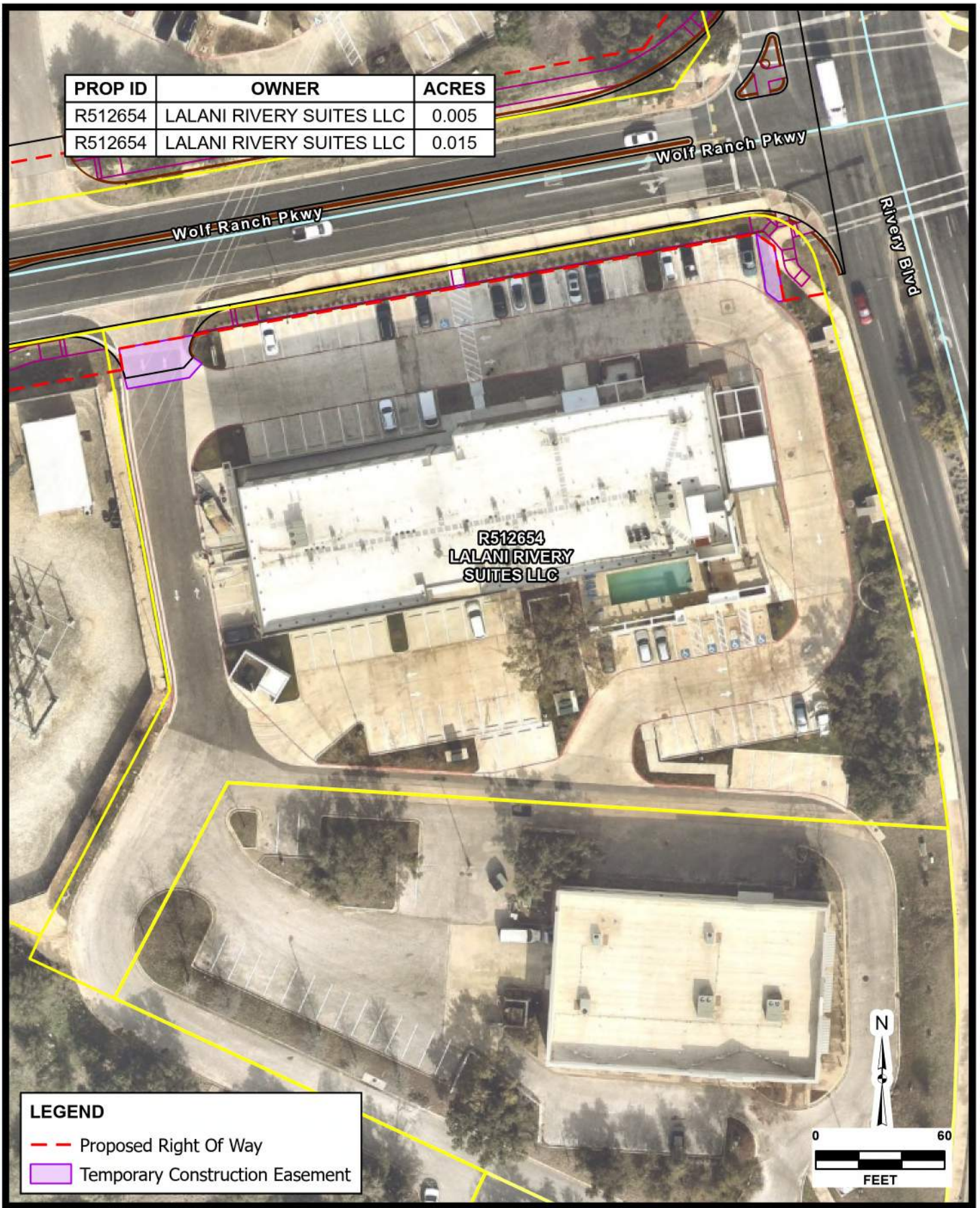
PARCEL PLAT SHOWING
PARCEL P26

FED. RD. DIV. NO.	COUNTY	STATE	ORIGINAL DATE			ROADWAY
X	WILLIAMSON	TEXAS	MAY 2025			WOLF RANCH PARKWAY
DIST.	SCALE:		CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
	1"=50'					6 OF 6

Date: Jun 27, 2025, 12:14pm User ID: doaballero
File: C:\Users\LOCAL_~1\Temp\AcPublish_14632\Parcel P26.dwg

REFERENCE:

PROP ID	OWNER	ACRES
R512654	LALANI RIVERY SUITES LLC	0.005
R512654	LALANI RIVERY SUITES LLC	0.015



LEGEND

- Proposed Right Of Way
- Temporary Construction Easement

JOB NO. 51423-04
DATE May 2025
DESIGNER JS
CHECKED BC DRAWN EH
SHEET 1.0

LALANI RIVERY SUITES LLC

GEORGETOWN, TEXAS

EASEMENT ACQUISITION EXHIBIT

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2025, CAPCOG, Digital Globe, Texas Orthoimagery Program, USDA Farm Service Agency

Date: May 21, 2025 2:25 PM User: ehaster
File: H:\Projects\51423\04\GIS\ROW_Easement_Acquisition.aprx Layout: LALANI RIVERY SUITES LLC Map: Layers Map Frame

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of Georgetown, Texas
City Council
March 24, 2026

SUBJECT:
Resolution pursuant to Government Code Section 2206.053 - Cimarron Hills Force Main and Gravity Sewer Line Extension Project

SUGGESTED ACTION:
Consideration and possible action to approve a Resolution pursuant to Government Code Section 2206.053 finding that portion of property along Leander Road/Hwy 29, Georgetown TX 78628, is necessary for the Cimarron Hills Force Main and Gravity Sewer Line Extension Project and authorizing eminent domain proceedings for the acquisition of a wastewater easement or any lesser interest from said properties –- Scott Mikel, Real Estate Services Coordinator

ITEM SUMMARY:
The City is undertaking design and planning work to improve the Cimarron Hills Force Main and Gravity Sewer Line Extension Project on Highway 29 (the "Project"). The current design of the Project requires the acquisition of a wastewater easement and temporary construction easement from a property owner in order to construct wastewater improvements. City Staff and a contract Real Estate appraiser attempted direct contact via correspondence, email and telephone with the property owners over the past 4 months to acquire said easements without success.

The Property owners impacted by this Project were invited to participate during the appraisal process via written correspondence, and were also contacted by email, telephone and written correspondence to offer the opportunity to negotiate the acquisition of the proposed new easements by City Staff, and respond to and/or address any easement acquisition questions; however, all acquisition attempts with the property owners have failed. In order to meet the Project construction schedule, the City is now required to exercise its right of eminent domain to acquire the easements needed. Under Ch. 21 of the Property Code, before the City can exercise said right of eminent domain, the City Council must authorize the initiation of the condemnation proceeding by a record vote.

This item would approve a resolution finding that public convenience and necessity requires the acquisition of easements from the subject property owners to improve this force main and gravity sewer line, and it authorizes the use of eminent domain, if necessary, to secure the required easements. If future surveys and studies determine that less property is necessary, or that a lesser interest would be sufficient, the resolution authorizes the use of eminent domain to acquire such lesser interests or smaller areas. In all instances, Staff will strive to avoid the need to use eminent domain to acquire the required property interests, but in order to meet the desired Project construction timetable, the condemnation process must run on a parallel track, just in case the parties are unable to reach agreement once negotiations are exhausted.

City Staff recommends approval of this item.

FINANCIAL IMPACT:

City Council has previously approved Right-of-Way acquisition offer amounts; if necessary, Condemnation Award amounts or proposed Settlement offers would be brought before Council for separate future consideration / approval.

SUBMITTED BY:
Susan Demeo, City Attorney's Office/ Real Estate

ATTACHMENTS:
Final PPPt - Item 6.L - Cimarron HIlls Wastewater_PCN.pdf
Final - PCN Resolution Item 6.L.pdf

Cimarron Hills Force Main and Gravity Sewer Line Extension Project Easement Acquisition Status

City Council Legislative Session

Public Convenience and Necessity Resolution

-Eminent Domain Authorization-

City of Georgetown, Texas

March 24, 2026

Overview:

Cimarron Hills Force Main and Gravity Sewer Line Extension Project

- Force main and gravity main was approved by the Water Board and City Council in July 2023
- Expansion and rehab of existing wastewater treatment plant
- New lift station
- Diversion to South San Gabriel Interceptor

Parcel Location:

Leander Road



Impacted Parcel:

Proposed Permanent Easement

Proposed TCE



Previous Council Action and Easement Acquisition Status

- Initial Offer based on appraisal value approved by City Council November 12, 2025
- An Initial Offer and Final Offer was sent to the impacted property owner
- Owner has not settled or agreed to the use of a PUA
- Project construction timeline is fast approaching; we need to advance possession of the required ROW.

Texas Property Code Chapter 21

If Condemnation necessary, must follow steps in statute:

1. Initial offer with appraisal report
2. If Initial Offer is rejected or no response received, send final offer
3. If final offer rejected or no response is received, proceed to Condemnation
4. City Council authorization to use eminent domain
5. File Petition for Condemnation
6. Special Commissioners Hearing
   - Compensation, or “Award”, determined
   - possession of new ROW upon deposit of Award amount by City
7. If either party objects, trial over value

Today's Action:

- Resolution finding that acquisition of a new Wastewater Easement and Temporary Construction Easement is necessary for the Cimarron Ridge Force Main and Gravity Sewer Line Extension Project, as Public Convenience and Necessity.

- Authorization of the use of eminent domain for the acquisition of the remaining property rights for this Project.

- Texas Government Code Chapter 2206 Requires Specific language on the Motion to be read as part of today's action by Council

- Vote must be a record vote

Motion:

- “I move that the City Council of the City of Georgetown Texas, by adopting the proposed Resolution, authorizes the use of the power of eminent domain to acquire a wastewater easement and a temporary construction easement portion of the following property in the John B. Berry Survey, Abstract No. 98, Williamson County, Texas, being a portion of the called 224.413 acre tract of land recorded in Williamson County, Texas, such portion being more particularly described in Exhibit “A” of the proposed resolution for agenda item 6.L, as part of the City’s Annual Intersection Improvements Project.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, FINDING PUBLIC CONVENIENCE AND NECESSITY FOR THE WOLF RANCH PARKWAY IMPROVEMENTS PROJECT; AUTHORIZING EMINENT DOMAIN PROCEEDINGS, IF NECESSARY, FOR THE ACQUISITION OF REAL PROPERTY RIGHTS NECESSARY FOR THE PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in order to facilitate the safe and efficient movement of people and goods within Georgetown, Texas, to control the flow of wastewater within its jurisdiction, to preserve the financial investment of the public in its wastewater and sewer infrastructure, and to protect the safety of the public, the City of Georgetown (the "City") hereby finds that public convenience and necessity requires the acquisition of wastewater easement and temporary construction easement interest to, or any lesser real property interest in, all or a portion of the following properties (collectively, the "Property") for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the Cimarron Hills Force Main and Gravity Sewer Line, in Williamson County, Texas, including any drainage improvements necessary therefore:

3.493 acre wastewater easement and 3.571 acre of temporary construction easement situated in the A.H. Porter Survey, Abstract No. 490 and the John B. Berry Survey, Abstract No. 98, Williamson County, Texas, Williamson County, Texas, as more particularly described in Exhibit "A" and "B" attached hereto and incorporated herein by reference.

WHEREAS, as provided for in Sections 251.001 and 273.001 of the Texas Local Government Code, the City finds and determines that the Property is necessary or convenient for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the hereinafter described Project in Williamson County, Texas, including roadway improvements, drainage improvements, utility improvements, public utility infrastructure improvements, and/or other public uses and purposes related thereto as permitted by law (hereinafter the "Project"), and it is necessary to acquire fee simple rights in the Property or a portion thereof. The City finds and determines that condemnation of the Property, or a portion thereof, may be required.

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that the employees, agents, and/or representatives of the City to lay out the Project and acquire the necessary right of way easements upon, over, under and across the Property for the purpose of construction, reconstruction, operation, and maintenance of wastewater sewer line infrastructure improvements, and appurtenances thereto, and for the use of any excavated materials from the Property for use in construction of such infrastructure improvements;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the acquisition of the Property for the Project;

WHEREAS, in order to acquire the Easement Property, it will be or has been necessary for the City's employees, agents, and/or representatives, to enter upon the Property for the purposes of surveying and establishing said land titles and to determine adequate compensation for the Easement Property, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles; and,

WHEREAS, it is necessary to set out procedures for the establishment and approval of just compensation for Easement Property to be acquired for the Project;

Now, THEREFORE, be it RESOLVED by the City Council of the City of Georgetown, Texas:

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition of easements to the real property described hereinabove for the purposes of laying out, opening, constructing, reconstructing, maintaining, widening, extending, and operating the Project in Williamson County, Texas, including wastewater, sewer, and drainage improvements, and/or other public uses and purposes as permitted by law.

2. That the City's employees, agents, and/or representatives are hereby authorized to:

    a. Lay out the exact location of the land area needed from the Property;

    b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities for the Project, the establishment and acquisition of the required easements, and the construction of permanent infrastructure improvements, and appurtenances thereto;

    c. Enter upon any property necessary for the purpose of surveying and establishing the title, in order to determine adequate compensation for the rights being acquired, and to conduct tests;

    d. Negotiate with the owner(s) of any such properties for the purchase thereof;

    e. To purchase any necessary easements on, over, under and across the Property, and execute all documents necessary to acquire such easements, all subject to the City Council's express approval of the specific, negotiated terms of the acquisition;

    f. Initiate eminent domain proceedings against the owner(s), lienholders, and any owners of any other interests in the Property to obtain the necessary

title(s) for the Property in the event the owner(s) fail(s) to accept a bona fide offer to purchase the Property; and

g. Take whatever further actions are deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by the City's employees, agents, and/or representatives for the establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights in the Property are hereby authorized, ratified, approved, confirmed, and validated.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the Property is adopted and authorized by a single order for the Property, and this first vote by the City applies to all of the Property identified.

IT IS FURTHER ORDERED that the City Attorney is hereby authorized to proceed to condemnation on the Property, if necessary, and directed to transmit or cause to be transmitted this request of the City to legal counsel to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the Property, proceedings in condemnation to acquire in the name of and on behalf of the City, fee simple title to the Easement Property or such lesser estates or property interests as determined necessary, save and except oil, gas, and sulfur, as provided by law.

4. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Georgetown. This resolution shall be effective immediately upon adoption.

RESOLVED by the City Council of the City of Georgetown this ____ day of _____, 2026.

ATTEST: THE CITY OF GEORGETOWN:

By: _____ By: _____
Robyn Densmore, City Secretary Josh Schroeder, Mayor

APPROVED AS TO FORM:

_____
Skye Masson, City Attorney

METES AND BOUNDS DESCRIPTION

FOR A 3.493 ACRE TRACT OF LAND SITUATED IN THE A.H. PORTER SURVEY, ABSTRACT NO. 490 AND THE JOHN B. BERRY SURVEY, ABSTRACT NO. 98, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 224.413 ACRE TRACT OF LAND CONVEYED TO BARBARA SUPAK ET AL, RECORDED IN DOCUMENT NOS. 199986484, 2000002872, 2000002873, 2001003172, 2002029952, 2003013865, 2006112858, 2006112859, 2007002306, 2007002307, 2008091020, 2009017031, 2009017032, AND 2014081883 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.493 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/8" iron rod found (Surface Coordinates: N= 10205122.09, E= 3100095.94) monumenting the northeast corner of said 224.413 acre Supak tract, same being on the northwest corner of the called 1.009 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2012043193 of the Official Public Records of Williamson County, Texas, same being on an angle point in the south right-of-way line of State Highway 29 (right-of-way width varies in this area);

THENCE, N 82°22'44" W with the north boundary line of said 224.413 acre Supak tract, same being with said south right-of-way line of State Highway 29, for a distance of 151.95 feet to a calculated point (Surface Coordinates: N= 10205142.24, E= 3099945.33), for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, through the interior of said 224.413 acre Supak tract, the following seventeen (17) courses and distances:

1. **S 20°07'23" E** for a distance of **116.64 feet** to a calculated point;
2. **S 81°21'33" E** for a distance of **78.65 feet** to a calculated point;
3. **S 61°48'13" E** for a distance of **13.57 feet** to a calculated point;
4. **S 33°45'43" E** for a distance of **9.58 feet** to a calculated point;
5. **S 20°58'29" E** for a distance of **407.85 feet** to a calculated point;
6. **S 23°08'42" E** for a distance of **301.55 feet** to a calculated point;
7. **S 19°37'57" E** for a distance of **477.90 feet** to a calculated point;
8. **S 15°07'43" W** for a distance of **501.19 feet** to a calculated point;
9. **S 20°30'16" W** for a distance of **659.33 feet** to a calculated point;

10. **S 08°42’53” E** for a distance of **494.18 feet** to a calculated point;

11. **S 04°23’55” E** for a distance of **88.13 feet** to a calculated point;

12. **S 06°28’27” E** for a distance of **108.48 feet** to a calculated point;

13. **S 03°46’55” W** for a distance of **238.31 feet** to a calculated point;

14. **S 29°30’30” E** for a distance of **291.37 feet** to a calculated point;

15. **S 81°07’25” E** for a distance of **77.96 feet** to a calculated point;

16. **S 25°29’50” E** for a distance of **859.64 feet** to a calculated point;

17. **S 25°30’32” E** for a distance of **339.80 feet** to a calculated point on a point in the south boundary line of said 224.413 acre Supak tract, same being on a point in the north boundary line of the called 495.781 acre tract of land conveyed to Patricia B. Tippie, recorded in Document No. 2022085684 of the Official Public Records of Williamson County, Texas, for the southeast corner hereof;

THENCE, **S 68°53’56” W** with said south boundary line of the 224.413 acre Supak tract, same being with said north boundary line of the 495.781 acre Tippie tract, for a distance of **30.09 feet** to a calculated point, for the southwest corner hereof, from which a 5/8” iron rod found on the southwest corner of said 224.413 acre Supak tract, same being on an interior ell corner of said 495.781 acre Tippie tract, bears S 68°53’56” W for a distance of 154.63 feet, S 86°28’51” W for a distance of 116.40 feet, and S 70°33’09” W for a distance of 648.00 feet;

THENCE, through the interior of said 224.413 acre Supak tract, the following sixteen (16) courses and distances:

1. **N 25°30’32” W** for a distance of **337.49 feet** to a calculated point;

2. **N 25°29’50” W** for a distance of **843.81 feet** to a calculated point;

3. **N 81°07’25” W** for a distance of **76.64 feet** to a calculated point;

4. **N 29°30’30” W** for a distance of **314.85 feet** to a calculated point;

5. **N 03°46’55” E** for a distance of **244.59 feet** to a calculated point;

6. **N 06°28’27” W** for a distance of **106.33 feet** to a calculated point;

7. **N 04°23’55” W** for a distance of **87.54 feet** to a calculated point;

8. **N 08°42’53” W** for a distance of **500.86 feet** to a calculated point;

9. **N 20°30’16” E** for a distance of **665.74 feet** to a calculated point;

10. **N 15°07’43” E** for a distance of **490.39 feet** to a calculated point;

11. **N 19°37’57” W** for a distance of **467.59 feet** to a calculated point;

12. **N 23°08’42” W** for a distance of **301.20 feet** to a calculated point;

13. **N 20°58’29” W** for a distance of **403.21 feet** to a calculated point;

14. **N 77°21’24” W** for a distance of **108.88 feet** to a calculated point;

15. **N 08°38’27” E** for a distance of **23.37 feet** to a calculated point;

16. **N 20°07’23” W** for a distance of **115.95 feet** to a calculated point on a point in said north boundary line of the 224.413 acre Supak tract, same being on a point in said south right-of-way line of State Highway 29, for the northwest corner hereof, from which a 1/2" iron rod found on an angle point in said north boundary line of the 224.413 acre Supak tract, same being on a point in said south right-of-way line of State Highway 29, bears N 82°22’44” W for a distance of 805.26 feet;

THENCE, **S 82°22’44” E** with said north boundary line of the 224.413 acre Supak tract, same being with said south right-of-way line of State Highway 29, for a distance of **33.90 feet** to the **POINT OF BEGINNING** hereof and containing 3.493 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

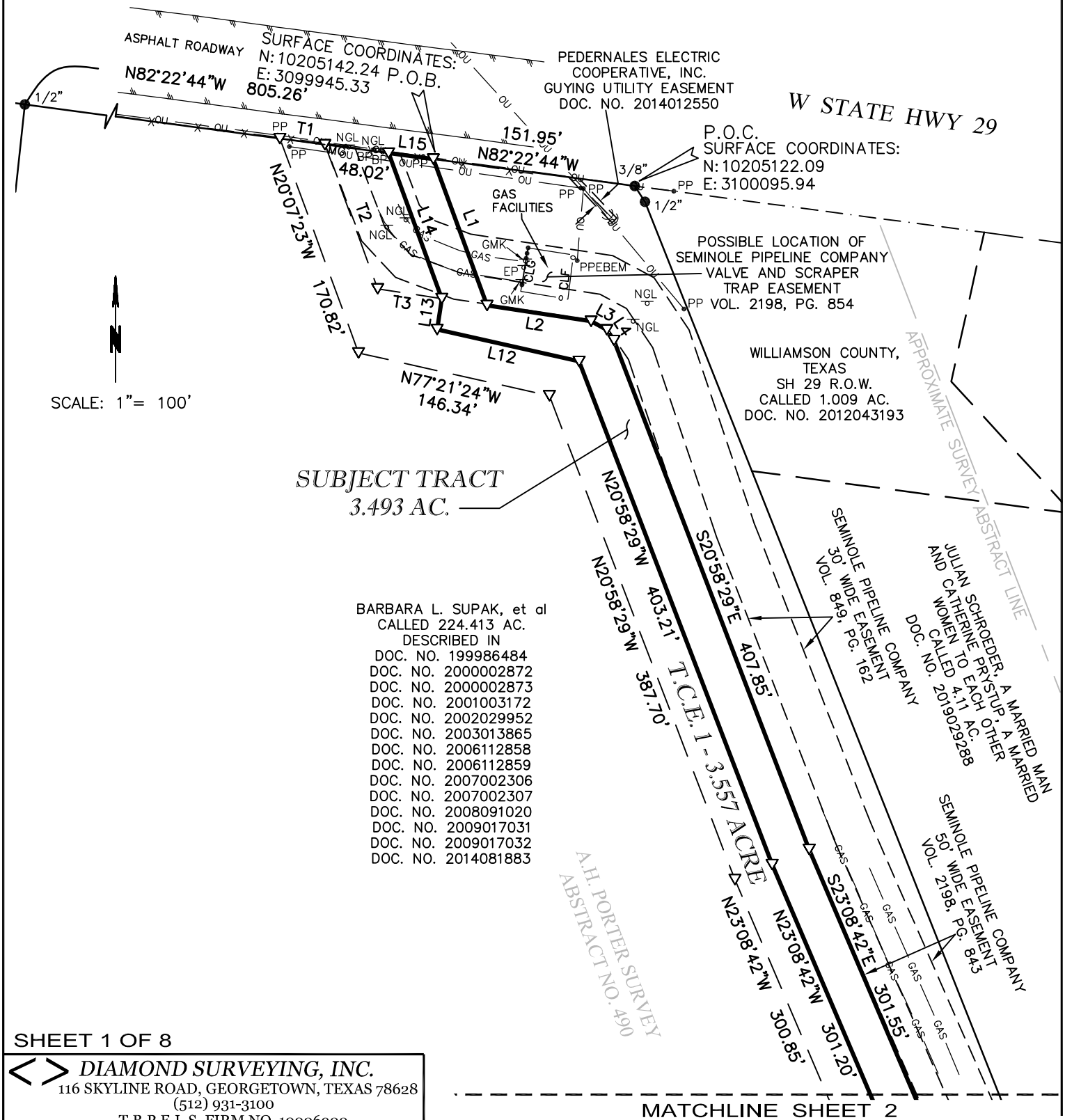
October 10, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.493 ACRE TRACT OF LAND SITUATED IN THE A.H. PORTER SURVEY, ABSTRACT NO. 490 AND THE JOHN B. BERRY SURVEY, ABSTRACT NO. 98, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 224.413 ACRE TRACT OF LAND CONVEYED TO BARBARA L. SUPAK, ET AL AND DESCRIBED IN DOCUMENT NOS. 199986484, 2000002872, 2000002873, 2001003172, 2002029952, 2003013865, 2006112858, 2006112859, 2007002306, 2007002307, 2008091020, 2009017031 2009017032, AND 2014081883 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS PER WCAD: 5451 W HWY 29, LIBERTY HILL, TX 78642

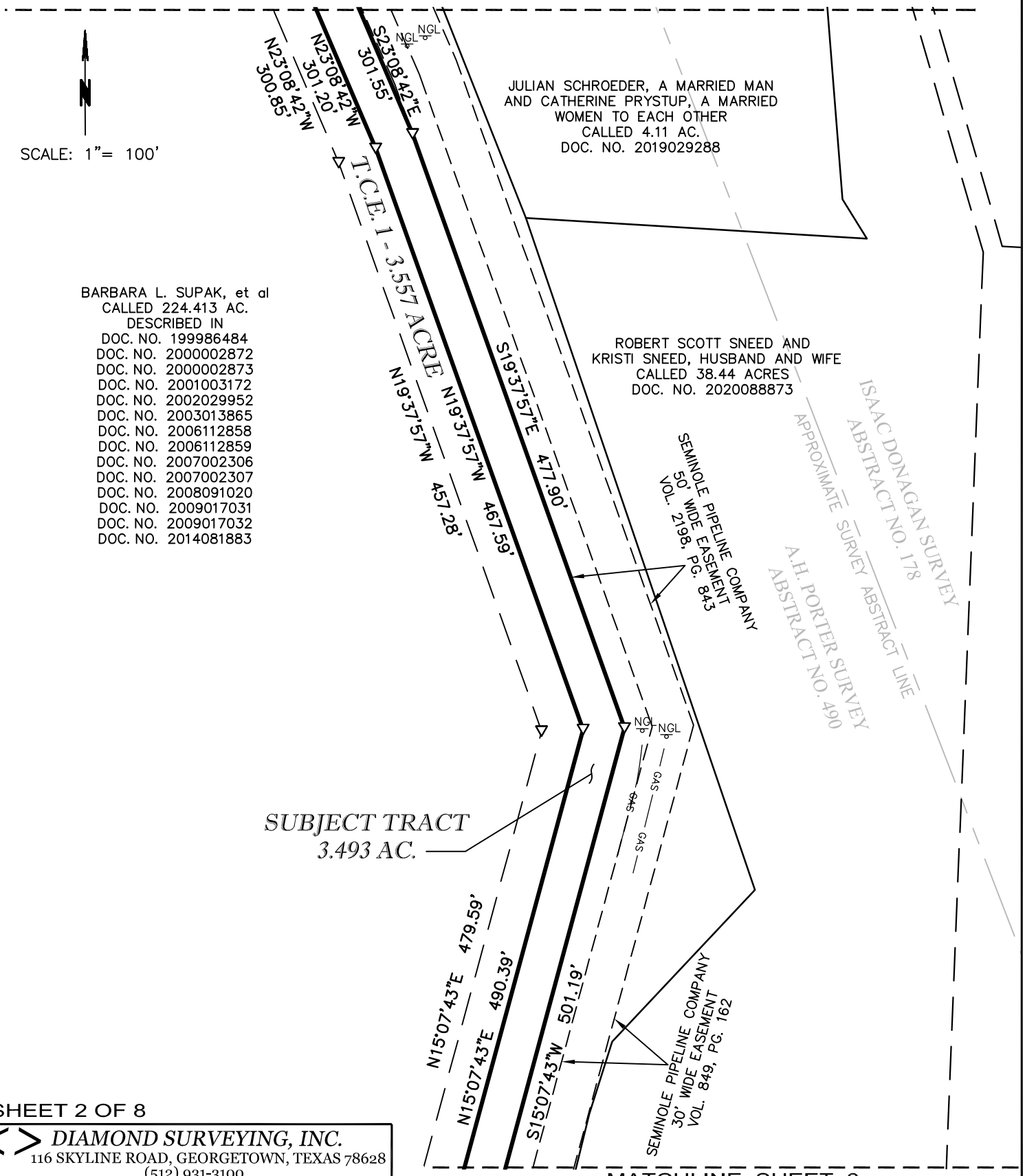


SHEET 1 OF 8

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116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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MATCHLINE SHEET 1



MATCHLINE SHEET 3

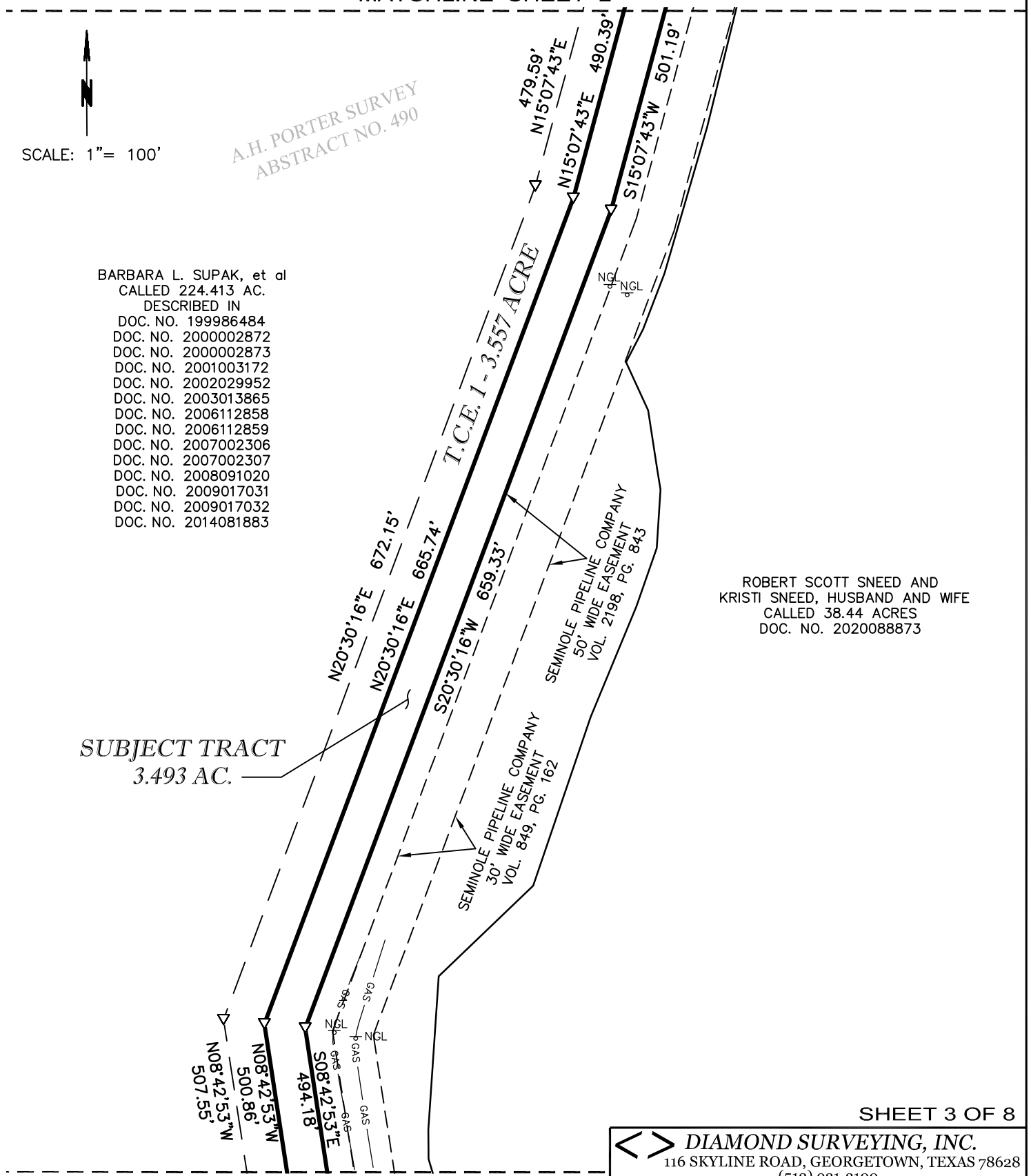
SHEET 2 OF 8

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
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MATCHLINE SHEET 2



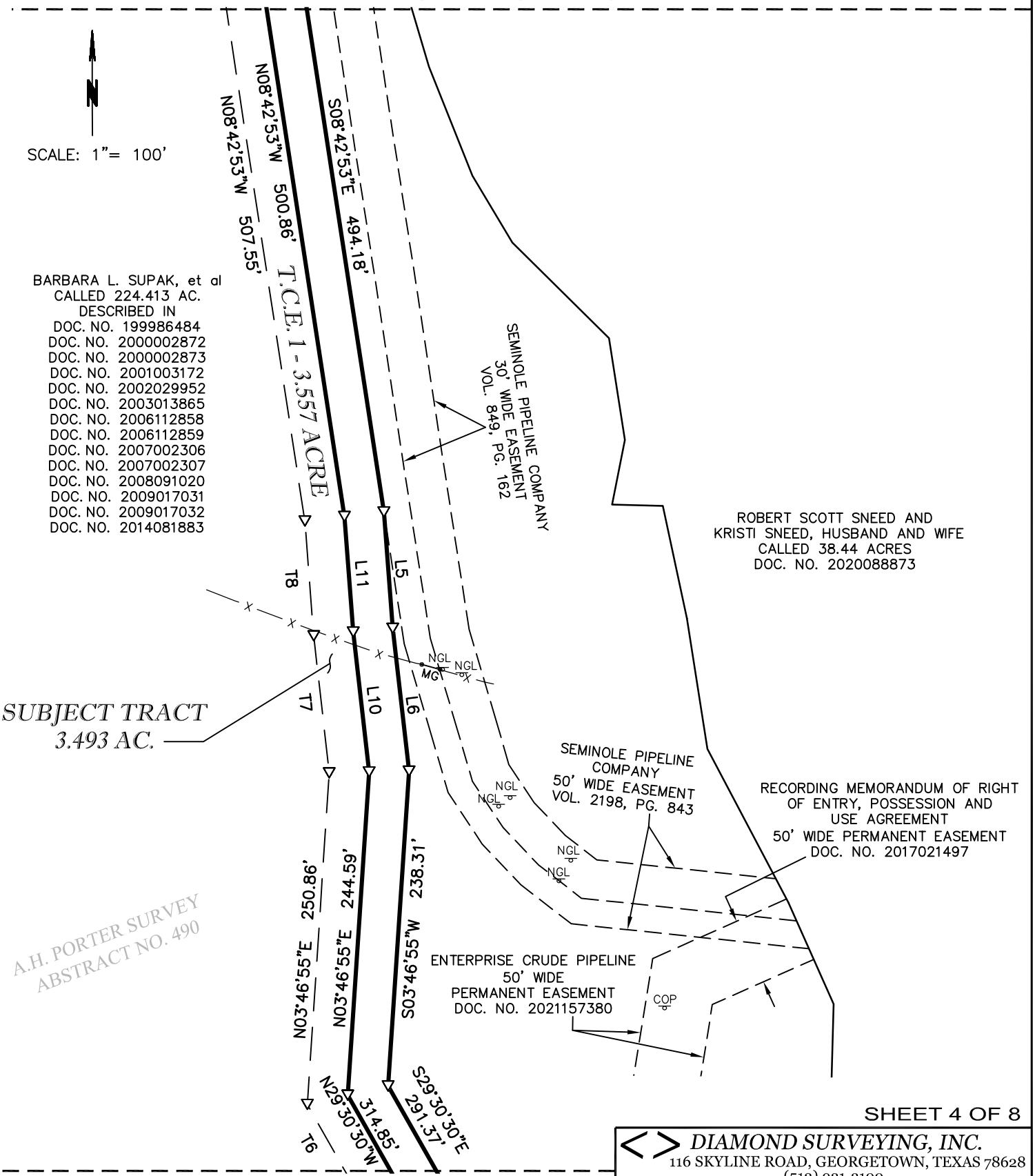
MATCHLINE SHEET 4

SHEET 3 OF 8

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
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MATCHLINE SHEET 3



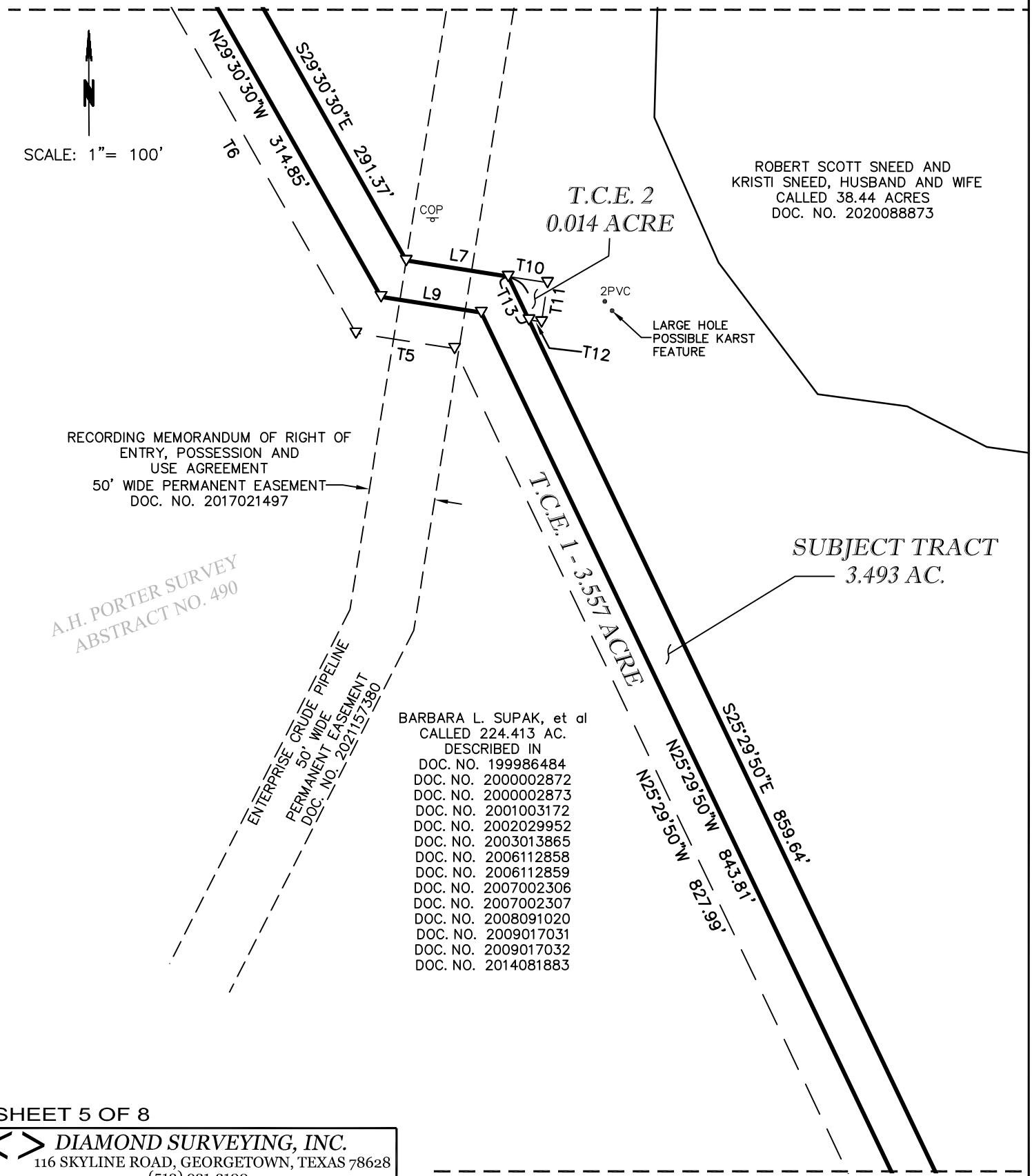
MATCHLINE SHEET 5

SHEET 4 OF 8

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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MATCHLINE SHEET 4



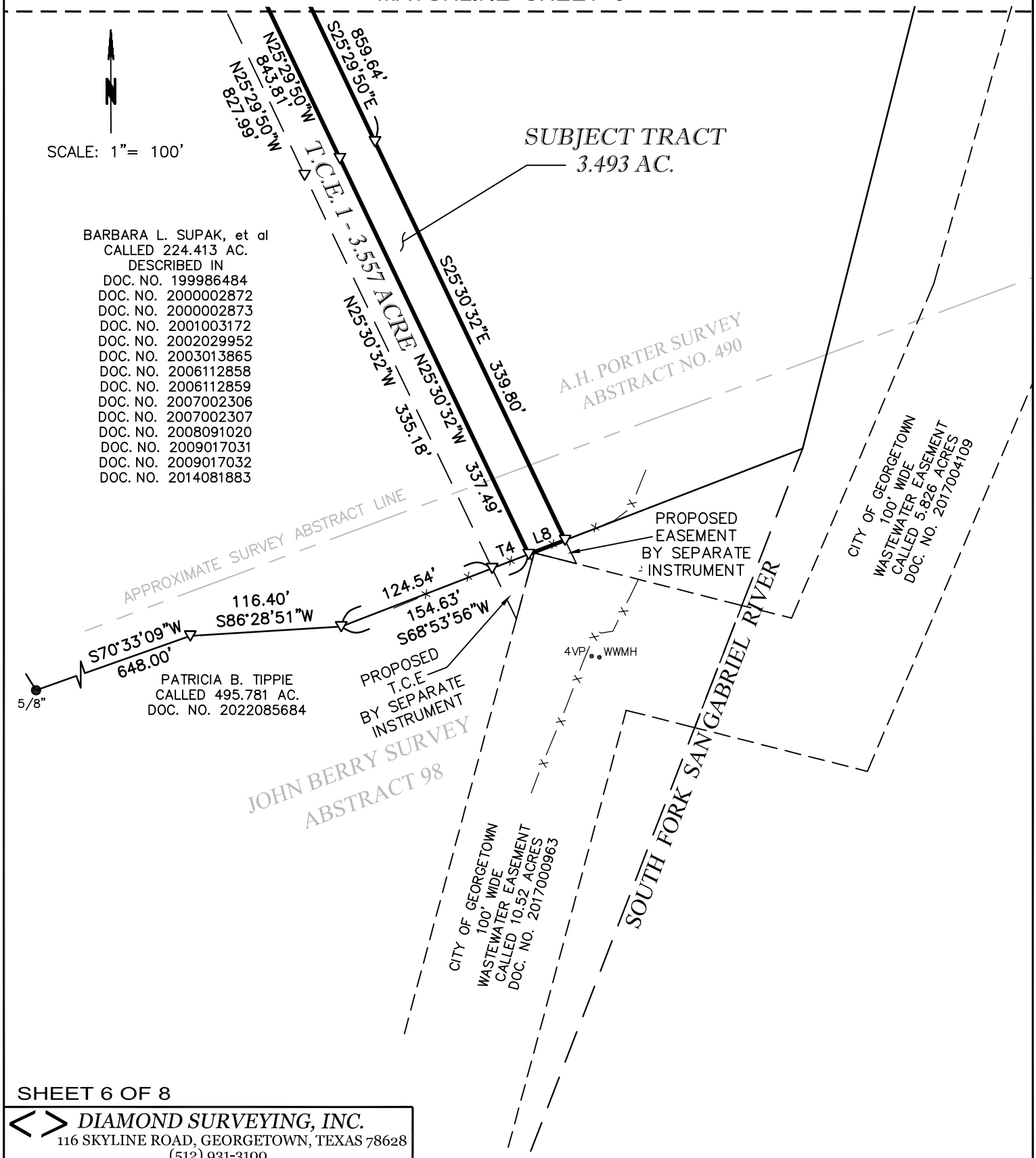
MATCHLINE SHEET 6

SHEET 5 OF 8

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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MATCHLINE SHEET 5



SHEET 6 OF 8

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TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2503685 which bears an Effective Date May 21, 2025 and an Issued Date of May 30, 2025 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

1. The following restrictive covenants of record:
Volume 362, Page 409, of the Deed Records of Williamson County, Texas.
Subject Tract is a portion of the tracts of land described in said instrument.

10h. Right-of-Way Easement granted to Chisholm Trail WSC, as set out in Volume 824, Page 823, of the Deed Records of Williamson County, Texas.
May be a portion of the Subject Tract, however can not be plotted by its description. Said instrument states: "The easement hereby granted shall not exceed 15' in width when the pipelines(s) is installed, the easement herein shall be limited to a strip of land 15' in width the center line thereof being the pipeline as installed."

10i. Grant of Easement granted to Seminole Pipeline Company, as set out in Volume 849, Page 162, of the Deed Records of Williamson County, Texas.
Is a portion of the Subject Tract as shown hereon.

10j. Grant of Easement granted to Seminole Pipeline Company, as set out in Volume 2198, Page 843, of the Official Records of Williamson County, Texas.
Is a portion of the Subject Tract as shown hereon.

10k. Valve and Scraper Trap Easement granted to Seminole Pipeline Company, as set out in Volume 2198, Page 854, of the Official Records of Williamson County, Texas.
The possible location of said easement not a portion of the Subject Tract, however is shown hereon.

10l. Guying Utility Easement granted to Pedernales Electric Cooperative, Inc., as set in instrument(s) filed for record under Document No. 2014012550 of the Official Public Records of Williamson County, Texas.
Is not a portion of the Subject Tract, however is shown hereon.

10m. Terms, conditions and stipulations contained in that certain Recording Memorandum of Right-of-Entry, Possession and Use Agreement, as set forth in instrument filed for record under Document No. 2017021497 of the Official Public Records of Williamson County, Texas.
The 50' wide Permanent Easement described in said instrument is a portion of the Subject Tract as shown hereon.

10n. Terms, conditions and stipulations contained in that certain Memorandum of Permanent Easement Agreement, as set forth in instrument filed for record under Document No. 2021157380 of the Official Public Records of Williamson County, Texas.
The 50' wide Permanent Easement described in said instrument is a portion of the Subject Tract as shown hereon.

10o. Oil, Gas and Mineral Lease dated June 25, 1981 between Harland R. Lee, Jr., et ux, as Lessor and M.L. McGinnis, as Lessee, recorded in Volume 878, Page 178, of the Deed Records of Williamson County, Texas.
Not a survey matter.

DIAMOND SURVEYING, INC.
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PROPERTY ADDRESS PER WCAD: 5451 W HWY 29, LIBERTY HILL, TX 78642

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°07'23"E	116.64'
L2	S81°21'33"E	78.65'
L3	S61°48'13"E	13.57'
L4	S33°45'43"E	9.58'
L5	S04°23'55"E	88.13'
L6	S06°28'27"E	108.48'
L7	S81°07'25"E	77.96'
L8	S68°53'56"W	30.09'
L9	N81°07'25"W	76.64'
L10	N06°28'27"W	106.33'
L11	N04°23'55"W	87.54'
L12	N77°21'24"W	108.88'
L13	N08°38'27"E	23.37'
L14	N20°07'23"W	115.95'
L15	S82°22'44"E	33.90'

TCE LINE TABLE		
LINE	BEARING	DISTANCE
T1	S82°22'44"E	33.90'
T2	S20°07'23"E	114.98'
T3	S81°21'33"E	48.48'
T4	S68°53'56"W	30.09'
T5	N81°07'25"W	75.35'
T6	N29°30'15"W	338.31'
T7	N06°28'27"W	104.19'
T8	N04°23'55"W	86.96'

LEGEND

●	IRON ROD FOUND
▽	CALCULATED POINT
PP	POWER POLE
	DOWN GUY
PBX	ELECTRIC PULL BOX
PPEBEM	POWER POLE WITH ELECTRIC BOX AND ELECTRIC METER
WWMH	WASTEWATER MANHOLE
BP	BOLLARD POST
4VP	4" VENT PIPE
2PVC	2" PVC RISER
GMK	GAS MARKER "WARNING PIPELINE"
COP	GAS MARKER "WARNING CRUDE OIL PIPELINE"
NGL	GAS MARKER "WARNING NATURAL GAS PIPELINE"
EP	ENTERPRISE PRODUCTS SIGN
o——o——o	CHAIN LINK FENCE (CLF)
OU——OU	OVERHEAD UTILITY LINE
X——X——X	WIRE FENCE
	EDGE OF PAVEMENT
GAS——GAS	UNDERGROUND GAS LINE
	RIGHT-OF-WAY DEED LINE
	EASEMENT LINE
PVC	POLYVINYL CHLORIDE PIPE
MG	METAL GATE
CLG	CHAIN LINK GATE
CONC	CONCRETE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

To: City of Georgetown, Texas, Texan Title Insurance Company, and Longhorn Title Company, exclusively,

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on September 03, 2024. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

STATE OF TEXAS
REGISTERED
SHANE SHAFER
5281
PROFESSIONAL
LAND SURVEYOR

SHEET 8 OF 8

OCTOBER 10, 2025
SHANE SHAFER, R.P.L.S. NO. 5281 *DATE*

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900